

**MINUTES**  
 Workshop Meeting  
 Hummelstown Borough Council  
 Thursday, September 12, 2024  
 7:00 PM

**Call To Order – 7:06**

**Roll Call**

Mayor and Council Members:		
Mayor Dave Roeting	Christopher Black, President	Dee VanGavree, Vice-President
Robert Weber	Kelly Williamson	Barbara Miller
Chris Weaver	Jamie Brubaker	
Also in Attendance:		
Theresa Eberly Borough Manager	Eugene Spencer Sergeant	David Willard Public Works Director
Traci Eismann Finance	Brett Flower Solicitor	Isaac Underhill, HRG

**1. Presentations/Announcement**

**2024 Summer Recreation Review**

Teisha Eismann, Program Director was present at meeting to talk about the success of the Summer Recreation program over the summer as well as give her thanks to staff, Borough Manager, Borough Council, Public Works Director-Dave Willard, Police Department, Counselors, Kelly Williamson and anyone else that helped make her first season with the Borough such a great experience. As long as she is invited, Teisha looks forward to returning for the summer of 2025 and is already coming up with new ideas and planning out the process. Manager Eberly has a meeting set with Teisha in a few weeks where they will start the long process and get a jump start for next year. President Black personally thanked Teisha for her leadership with camp.

**South Hanover Quarry Plan-** Hanover Company’s Preliminary Land Development Plan for Hummelstown Quarry Industrial Park and Preliminary Subdivision Plan for Grandview Homes.

Jack Studer and Steven Cordaro, South Hanover Board of Supervisors were present to discuss the many concerns of the Borough as well as a modified plan they would like to be considered. This project has been ongoing for a long time and was presented as a sketch plan last year and they are not happy with several parts of the plan. This plan would put warehouses near many residents and would create an avenue between Hershey Park Drive and Grandview drive which is already a very heavily traveled area when there are events in Hershey. Mayor Roeting also pointed out that residents on Kokomo also have concerns over noise and lighting. There are roughly 500 acres between the Quarry properties and the Mumma properties so if the current proposed plan was used there would be excessive traffic on Grandview after Mumma properties builds an estimated 300 houses. South Hanover feels the Borough should be kept in the loop of progress since the Borough will be impacted by many of the changes. South Hanover prepared a modified plan to try and alleviate some of these problems. The new plan would move warehouses away from residential properties as well as isolate traffic at Grandview Drive and would be directed to Hershey Park Drive. Hershey Entertainment Resorts also has some plan for a new attraction in this area but wasn’t making it public at this point, but did say due to these plans they are not in favor of the access being granted to Hershey Park Drive. A formal plan has been submitted but the 90-day decision deadline has been waived if there is progress being made on the other plan but are able to reinstate original plan at any time, there is hope the HOP out to Hershey Park drive will be approved by PennDOT.

## 2. Public Comment – None

### 3. Borough of Hummelstown Trash and Recycling Service (Moved from end of Agenda to Item #3)

Discussion on the bids received for either a Three-Year or Five- Year contract for Trash and Recycling Service in the Borough.

Andy Wentz from Republic was present to acknowledge that they were the successful bidder out of 3 responses, coming in at .01 less than our current rate with them. This includes a 5-year contract, they are trying to remove the Borough from Mondays and will be sending out a mailer explaining how the carts work to residents. President Black asked if a trial could be started with a specific area, but Republic needs to wait until other bids finalize as well as ordering of the new carts. Council Member Williamson thanked Manager Eberly along with Republic for all the hard work and the positive turnout. A resident present inquired if trash would be moved to Main Street, but at this time there were no details on the changes. Mr. Wentz stated he would communicate those changes through Manager Eberly.

Motion to **Approve** Republic Services as the low- cost bidder for a 5- year service contract for Trash and Recycling Services for the Borough of Hummelstown made by Bob Weber and seconded by Kelly Williamson.  
Motion carried

### 3. PPL Agreements-Temporary Access Agreement and the Encroachment for Hummel Nature Trail

Discussion on the Temporary Access Agreement

PPL would like to enter into a formal agreement requesting the borough grant permission to use the entrance to our park to access their property and to include permission to pave the park trail. PPL is interested in constructing and maintaining temporary access from our entrance to the Hummel Nature Trail to PPL property next to our park. This is where the power lines are currently located. They would like access to the PPL Transmission Facility. This includes the right to cut down/trim brush and trees. At the April 11<sup>th</sup> meeting Borough Council requested that PPL be approached about providing the Borough with the ability to pave the sections of the trail that are on PPL property. In addition, BC asked staff to inquire about the possibility of expanding the West End Park that is currently farmed.

Since our last discussion, PPL has agreed to allow the borough to pave the trail section. They have provided the borough with the Encroachment Agreement to formalize the approval. Our solicitor has reviewed and approved.

Discussion on the Encroachment for Hummel Nature Trail

Solicitor Flower has concerns regarding the language of the agreement, making the Borough responsible for fixing damages to the Boroughs land by PPL. It was agreed that Borough Council understood her concerns if they decided to proceed with the approval of the agreement.

Motion to **Approve** Temporary Access Agreement and Encroachment Agreement made by Jamie Brubaker and seconded by Dee VanGavree.

Motion carried

### 4. Hummelstown Criterium Bike Race

Discussion on the bike race to be held in 2025

Residents and business owners attended the August 8<sup>th</sup> meeting to voice concerns about the annual bike race. A few Borough Council members, the Chief and Borough Manager met with organizers to discuss concerns and then invited the organizers to attend Borough Council meeting on September 12<sup>th</sup>. Organizers of the bike race Loren & Megan attended the meeting to explain more details of what all the bike race entails. A list of organizations that they have supported through the event was prepared for Council as well as donations that have been made to Hummelstown organizations. New for the organizers is a corporate sponsorship program as well as getting involved in the bike rodeo that is already currently held at Nye elementary school. Council formed a steering

committee to come up with 10-12 items that they would like to see the organizers improve or implement to help improve the bike race. A resident inquired out of 350 riders how many were from Hummelstown, but those numbers were not available, and his concern was how much does this event actually supports the residents within the Borough.

Motion to **Add** the 2025 Criterium Bike Race Event to the 9-19-24 agenda made by Barb Miller and seconded by Chris Weaver.

Motion carried

## 5. Volunteers:

### *Agreement*

#### Discussion on the volunteers' agreement

The Borough recognizes that a lot of our functions are driven by volunteers and the Borough is very thankful for this. There are many ways to volunteer and different tiers of volunteering when it comes to safety and liability. The Borough was looking for a way to protect the volunteers as well as the Borough with this volunteer agreement.

Motion to **Add** to the September 19<sup>th</sup> meeting agenda made by Dee VanGavree and seconded by Chris Weaver.

Motion carried

### *Insurance*

#### Discussion on volunteers' insurance.

Along with the volunteer agreement the Borough will be covering certain volunteers that are more at risk of injury or accident with a new volunteer injury policy at a cost of \$2.91/year per volunteer that is added. The policy will cover \$100,000 per accident as well as \$50,000 for dismemberment.

Motion to **Add** to the September 19<sup>th</sup> meeting agenda made by Dee VanGavree and seconded by Chris Weaver.

Motion carried

## 6. Schaffner Park Survey

#### Discussion on the HRG proposal for additional costs to survey Schaffner Park

The stormwater project at Parkside requires a section of the Schaffner Park to have a survey. This cost will be assigned to the Stormwater Fund. It was noted that we should complete a survey of the park for future needs, such as grant funding. The additional cost to survey the rest of the park would be assigned to the General Fund. The Borough of Hummelstown has requested HRG to submit an agreement to provide surveying service at Schaffner Park in addition to the survey that is needed as part of the stormwater project at Parkside. The additional cost would be \$3,500.00 added to the original quote received.

Motion to **Add** to September 19<sup>th</sup> meeting agenda made by Jamie Brubaker and Barb Miller.

Motion carried

## 7. Vacancy Ordinance 2024-06

#### Discussion on the Vacancy Ordinance 2024-06

The Borough is looking to enforce a vacant building ordinance to help protect public safety and make neighborhoods more stable. This would help identify non-complying structures that are possibly dangerous and unsafe, and may be vulnerable to fire, flooding, and collapse. Keven Sidella from HERA explained how outsourcing this procedure would look for the Borough and a general explanation of the process. Our solicitor has looked over the agreement and with their suggestion of a few changes agrees it would benefit the Borough. There are two types of properties they could help with, one being foreclosures and the other being vacant properties. Foreclosure success rate is 90-100%, where success rate on vacant properties is only around 35% and are harder to identify. HERA keeps \$125 on every fee they collect, with the average fee being around \$300.00 and the rest would go to the Borough. Borough Council had added exceptions last fall but are going to readdress these exceptions before

next meeting. Per Codes & Zoning officer in the last year there were 39 properties that used zero water consumption in the last year and 52 properties in the last 6 months, but the Borough would not know if this is due to foreclosure, vacancy, an estate, sheriff sale, etc. and that is where HERA would be assisting.

Motion to **Table** for 30 days until meeting in October made by Jamie Brubaker and seconded by Chris Weaver.  
Motion carried

## 8. Schaffner Park Improvements

A. Discussion of improvements to Schaffner Park.

Recently there was a water leak which caused damage to the pavilion, mostly to the kitchen area and restrooms. Borough Council wanted to do a fair assessment and look at ways to possibly not spend the insurance money received only to undo the repairs in the near future with park renovations that have been being discussed. After looking over options, Council has decided to use the insurance money to make the needed improvements to make the park functional again for everyday use and event activities. The park renovations are slated in year 2026 of the five-year plan and due to the planning and grants expected to be utilized for this project, which is not a quick process, it makes sense to make only the needed improvements at this time.

## 9. Proposed Wawa Food Market and Fueling Station

Discussion on the proposed Wawa subdivision plan submitted by Swatara Paxton Developers, LLC  
Review of the Planning Commission's recommendations for plan improvements.

Council Member Weber explained the 7 concerns that Planning Commission and Borough Council have which includes the adding of a sidewalk on North side of street, a slowdown ramp off 322, no right turns out of facilities parking lot for tractor trailers and widening the street at the exit of the parking lot. Planning Commission and Borough Council is not against the addition of the Wawa they would just like to see the public safety concerns addressed. With no reply to their first letter a new letter is being submitted to Swatara Townships supervisors with signatures from all of our Council members once again addressing the concerns of Hummelstown.

Motion to **Approve** recommendations prepared by Planning Commission be sent to Swatara Township Board of Commissioners made by Barb Miller and seconded by Kelly Williamson.  
Motion carried

## 10. Talisman 7 Ventures, LLC Financial Security Release

Review of the release of the financial security of \$113,828 approved on 6-15-23 and discussion on HRG's recommendations.

The Borough of Hummelstown received a request from Talisman 7 to release their improvement guarantee established at the June 16, 2023 Borough Council meeting. HRG has performed and reviewed the inspection and made recommendations to remove \$87,041.00 from the financial security.

Motion to **Approve** the reduction from the amount of \$113,828, leaving a remaining balance of \$26,787 made by Kelly William and seconded by Chris Weaver. Vice President VanGavree abstained from vote due to conflict of interest.

**Other Business - None**

**Executive Session - None**

**Adjourn – 9:03**

Respectfully Submitted,  
Traci Eismann  
Finance

**September 2024**

9/11 Remembrance Ceremony 6pm-7pm Hummelstown Fire Company  
9/13 Second Friday 6pm-8pm Downtown  
9/14 Arts Festival 9am- 4pm Downtown  
9/16 Shade Tree Commission – 5 pm  
9/19 Borough Council – 7 pm  
9/23 Hummelstown Community Foundation- 6pm  
9/25 Zoning Hearing Board (If Needed) – 7 pm

*Our Journey in 2024*

*Investing in Infrastructure and Connectivity\* Maintaining our Charm-Property Maintenance and Rental Property Program\* Improving Communication with Residents\* Investing in Economic Development\* Improving Sustainability /Efficiencies\* Supporting our Fire and EMA Partners*