

# MINUTES

## BOARD OF SUPERVISORS SPECIAL MEETING

May 10, 2023  
6:30 PM

The Silver Spring Township Board of Supervisors met in a special session on Wednesday, May 10, 2023, in-person and via teleconference. The purpose of the meeting was to discuss the proposed Public Works facility.

Chair Machamer called the Board of Supervisors meeting to order at 6:30pm and the Pledge of Allegiance was given.

Supervisors participating: Carldon R. Machamer, Nancy Konhaus Griffie, David R. Lenker, II, Harry D. Kotzmoyer, Jr. and Laura Brown.

Staff members participating: Raymond Palmer, Township Manager; William Brown, Public Safety Director/EMC; Tyler Fairchild, Parks & Recreation Manager; Christopher Guarino, Land Planning & Development Manager; Willetta Huth, Administrative Assistant/Township Secretary; David Jenkins, Police Lieutenant; Scott Maldonado, Land Planning Specialist; Cheryl Neidig, Assistant Township Manager; Christopher Raubenstine, Police Chief; and Sean Shultz, Township Solicitor.

Staff participating remotely: Aaron Moyer, Township Engineer and Johnna Ruby, Human Resource Manager.

### Others in attendance:

Wayne Stevenson	Ami Thompson	Doug Parfet
Christine Musser	Rich Shoaff	Rob Filson
Glen Hostetler	Nancy Shoaff	Rich Maffett
Susan Hostetler	Kelly McClain	Barbara Maffett
Debra B. Wiest	Dennis Morgan	Sam Herbert
Randy Duncan	Robert Stailey	Glenda Farner
Kathy Pifer	Don Sokoloski	Nicole McKee
Tom Miller	Maddie Seiler	Lonnie Miller
Sue Miller	Frank Coleman	Jeremy Raudabaugh
Barbara Cline	Rich Rosen	Pete Sandys

### Others via remote:

Pam Long	Victoria Greenberg	Tim Wonder
Curt Miller	John Lake	
Kathy Stump	Frank Evelhoch	

### OVERVIEW OF PROJECT

Township Manager, Ray Palmer, Mr. Bill Deegan of Alloy5, and Mr. Chris Dellinger of HRG, presented an overview of this project which includes the construction of a Public Works facility on Township-owned property on Woods Drive (Hempt site). The proposed facility would include a 71,259 Sq, low-height building, with landscape screening, on-site fuel pump, salt storage sheds, and

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compost center. Such expansion of the Public Works facility has been considered for almost ten years. Ms. Neidig read a portion of a 2015 PA Economy League needs assessment for Public Works facility growth.

A timeline of the project was reviewed, and Mr. Palmer outlined efficiency opportunities associated with a new facility including:

- Consolidation of multiple Public Works storage sites into one central location
- Savings of off-site storage rental costs
- Reduction in travel time and costs since road maintenance materials could be stored on-site
- Ability to bulk purchase salt, road materials and seed at lower costs and store for future use
- On-site repair and maintenance of vehicles
- Secure location to protect Township assets
- Inside storage of Township equipment
- On-site fuel pumping station at lower than retail costs
- Increased workplace safety
- Provide expansion and promote planning for future infrastructure needs
- Township-owned and maintained compost facility

Mr. Palmer explained that the proposed facility is estimated to cost \$31.5 - \$34.5 Million, but until a competitive bid process is completed, an exact cost cannot be determined.

### PUBLIC COMMENT

The following Township residents commented, and a summary is included for each participant.

Ms. Sue Miller asked if the developer (HSS, LLC) of the Hempt property was going to install and pay for the utility services to the site. Mr. Palmer indicated that the developer has not confirmed this, but that discussions toward this end have been initiated. Supervisor Lenker clarified that the Township's property borders the residential portion (east side) of this development, away from the industrial section (west side). Until the residential portion is developed, utility-sharing would not be possible.

Mr. Richard Rosen urged waiting for HSS to finance the utility installation for the whole property.

Mr. Don Sokoloski agreed with Mr. Rosen's statement to wait for a cost-sharing opportunity with the Hempt developer. Supervisor Lenker agreed that any type of cost-saving option should be investigated.

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Ms. Kathi Pifer inquired as to why the meeting was not mentioned in the Township's newsletter, as she is concerned that many residents do not have access to the internet. Mr. Fairchild explained that due to the newsletter being only quarterly, and because of publication deadlines, sometimes events do not coincide with a newsletter distribution date.

Mr. Rob Filson inquired about the building cost vs. site costs. Mr. Deegan responded that the building cost would be approximately \$255 to \$265 square foot. Supervisor Lenker replied that the building would be about \$18 to \$20 million.

Ms. Debra Basehore Wiest, as adjoining property owner, expressed concerns about the proposed site layout, specifically the compost facility. She is concerned about odors and dust from the facility, as well as noise from trucks and vehicles on the access road. Supervisor Lenker responded that while noise may be a problem, the compost facility will have a surrounding fence to stop debris from blowing offsite. He explained that compost facilities generally do not generate considerable odor since green vegetation is not accepted, which eliminates decay on site.

Christine Musser agreed that better public notice needs to occur for this project. Ms. Musser asked how this proposed facility compares to Upper Allen or Hampden Township's facilities. Supervisor Lenker stated that any facility comparisons need to be based on the square miles of each municipality and their build-out limitations. He stated that a facility needs to be planned and completed correctly. He stressed the need to mitigate overall disruption to Ms. Wiest.

Ms. Glenda Farner Strasbaugh expressed concern about a possible tax increase and the need to conserve funds. She also asked that Board of Supervisor meeting Agendas better define each item. Ms. Farner requested a copy of the needs assessment for the project. Supervisor Lenker stated that any budget overage is banked for future infrastructure needs; Mr. Palmer confirmed that such funds are deposited into the Township building and capital fund.

Ms. Wiest questioned why the compost facility could not be located at the other end of the site.

Mr. Wayne Stephenson stressed the need to have a final price and funding in place before proceeding.

Mr. Frank Coleman asked if alternatives to construction have been investigated, such as utilizing current warehousing facilities, either on a short-term or long-term basis.

Ms. Victoria Greenberg questioned the ownership of the land in this area. Supervisor Lenker confirmed that the Township purchased 49 acres in 2021 for municipal use. Additional acres were purchased and reserved for greenspace. Ms. Greenberg stressed coordinating utility development of the commercial site with the municipal site. Chair Machamer indicated the ideal situation is to cost share utility coordination; and this is a matter of timing and negotiation.

Mr. Dellinger confirmed that only sewer and gas utilities would need to be extended to the site; water and electricity are already available. Ms. Greenberg inquired if the site plan could be flipped so that the compost center is to the rear of the facility building. Supervisor Lenker outlined the advantages of this option. Mr. Dellinger listed general operation procedures for compost facilities to lessen negative surrounding impact.

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Mr. John Lake inquired as to the size of the proposed compost center. Mr. Deegan reported that the total site acreage is 7.14 acres, but the compost area itself is 5 acres. Mr. Lake asked if the compost site could be located at Stony Ridge Park instead. Mr. Fairchild stated that the park was built with Federal Land and Water Federal Funding which puts an easement on the property prohibiting its use for non-recreational purposes. Supervisor Lenker stated the importance of keeping Public Works functions centralized for efficiency. Mr. Lake suspects that the location of fuel and salt stations along the storm water detention area will cause water runoff problems and recommends reversing the building plan to alleviate this concern. Mr. Lake also expressed concern about transparency and communication. He recommends project updates be posted on the Township website.

Mr. Rich Rosen inquired as to funding sources for the facility.

Ms. Christine Musser expressed concerns about zoning and increased transparency and community interaction.

Mr. Don Sokoloski asked if Woods Drive will be expanded. He was advised that the need for and manner of an expansion and improvement is being discussed.

Mr. Palmer outlined potential financing options, including sale of the current Administration Building, grants, the capital & building fund budget, and potential bond issuance. Until formal bids are received, an exact financing plan cannot be determined.

Ms. Victoria Greenberg asked if it was necessary to move administration offices, but instead just focus on consolidating Public Works and Police Department to the new site. Mr. Palmer indicated that eventually combining Township functions provides the most efficiency. Supervisor Lenker reported that the most pressing need is Public Works and the other suggested phases of the complex are not being considered at this time and fiscal prudence should be considered.

Chair Machamer stressed that there is no commitment to the overall master plan for a municipal campus. This is a fluid proposal and can be revised. The Public Works facility remains a pressing need, but other recommended phases may occur be well in the future, if at all.

Ms. Debra Wiest requested that the Public Works site be located away from her residence, at the other end of the property.

Ms. Kathi Pifer inquired if the lobbyist firm, Long & Nyquist, can be utilized to help secure grants. Mr. Palmer indicated that this firm will be a good resource for this purpose.

### SUPERVISOR AND STAFF COMMENTS

Mr. Palmer indicated that current project details will be posted on the Township website, with updates in the newsletter. Further open meetings will be held to present material changes. Mr. Palmer thanked three Public Works employees who were in attendance at the meeting.

Chair Machamer thanked everyone for their participation and input.

Supervisor Kotzmoyer stated that he believes in keeping taxes as low as possible and responsible debt management. He appreciates the needs for community involvement.

Supervisor Lenker recommends investigating all project plan and funding options.

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Supervisor Brown also agrees with enhancing community outreach. She would like staff to investigate the possibility of reversing the site plan as outlined.

Supervisor Griffie thanked everyone for their attendance and interest.

Mr. Palmer expressed his appreciation for everyone's input.

### ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:34pm.

Recorder: Willette D. Huth  
Willette D. Huth

APPROVED: Carlton R. Machamer  
Carlton R. Machamer, Chair

Willette D. Huth  
Willette D. Huth, Township Secretary