

**MINUTES  
NORTH LEBANON TOWNSHIP  
PARKS & RECREATION BOARD  
OCTOBER 5, 2004**

The meeting of the North Lebanon Township Parks & Recreation Board was called to order at 7:00 PM at the North Lebanon Township Municipal Building located at 725 Kimmerlings Road, North Lebanon Township. The meeting started with the pledge to the flag.

The following members were present:

Clyde Ebersole	Vice Chairman
Jay Snavely	Member
Steve Smith	Member
Heather Pederson	Member
Sheila Wartluft	Asst. Manager

Also in attendance this evening was Constance Snavely of Janet Avenue.

At this time, Vice-Chairman Ebersole wanted to thank Sheila and Tina for the prompt manner in which the minutes were received. He wasn't able to attend the last meeting, and by reading the minutes, he felt as if he hadn't missed the meeting at all. He just wanted them to know that he really appreciated their efforts. He then asked for a motion to approve the September minutes.

**MOTION: Motion was made and second to approve the September minutes. Motion unanimously approved.**

**COMMENTS FROM THE PUBLIC**

There were no comments from the public this evening.

**NEW BUSINESS**

**Rental Fees**

Vice-Chairman Ebersole asked if there have been any comments about this. Sheila said she sent a memo to the Board of Supervisors about the discussion that was held at our last meeting, and they did have a discussion about the rates and they decided to keep the rates the way they are. They felt since it would only affect a few groups, it was not worth the effort to go through changing the rates. They also didn't feel it would bring in any other groups. One of the other concerns was about our thoughts from the last meeting concerning not having to bring an employee in to open and close when they are already here. But then, what if this were to occur in the summer and someone only wants to use the facility from 7 or 8 at night? Then we would have to pay someone to come in and open up and close the pavilion, so we would not be saving anything there. Like she

### **Rental Fees (cont'd)**

said before, the Board of Supervisors did discuss this as we had asked, but after the discussion, felt it was better to leave the rates the way they are. Sheila said she would either call or send a letter to the woman that had requested the change and inform her of the decision and the reasons behind the decision.

### **Fees-in-lieu of Projects and Update**

Vice Chairman Ebersole said he assumes everyone has received the fees-in-lieu of schedule that was handed out by Sheila. Sheila asked if they want to discuss the items on this schedule now or wait until later? Vice Chairman said they would wait until they get to pertinent issue to discuss them.

### **Comprehensive Plan Update**

Vice Chairman Ebersole asked Heather is she is familiar with this plan? The plan itself is a 10-year plan that involves the Township as it stands, the Park and Rec people. It also involves the Board of Supervisors. The plan itself is very self-explanatory, once we sit down and work with the engineers that were hired to do the plan, which is Rettew and Associates. It will be a feasibility study that Rettew will tell us what they think, with our input, what we should have in that 10-year period that will help the residents in each of the three districts with recreational facilities. He explained that this is new to all with the exception of Jay and possibly Sheila that have probably gone through the last one. Sheila said the last comprehensive plan outlined the building and the development of Lions Lake. They gave guidelines and certain criteria for these types of projects, which is why we purchased the property on the east side. That was one of their recommendations with the last plan, to provide recreational space for the residents of the east side of the Township. She said they did meet with Tim from Rettew and he is going to have a rough draft for us to submit with our grant application because the deadline for this grant session is the second or third week of October. He is applying for a grant on our behalf to obtain 50% funding for this plan. We will only find out in spring or summer if we get the grant, which is why we are putting the whole process off for a little while. They are also changing the grant program and we don't know those details yet. Tim is putting in a master site plan for the Narrows Drive property that we purchased as well with this grant. He is to have this information to us early next week. One of the things that we discussed with him was that we wanted to look into the fees-in-lieu of funds to address not only capital expenditures, but also other types of things, such as maintenance, etc. So this will be included in this plan. Another thing that we are looking at in the immediate near future is to see if it is feasible to increase our developer's fees right now. We had looked at it about a year or two ago and were told that what we are charging is pretty much the going rate. But after talking to other municipalities, their fees are substantially higher than what our fees were. Right now, we charge \$750, or a calculation, which is based on land value, and the developers are allowed to use this as well. Basically, they go with the \$750 per lot. We are looking to see if we can justify an increase in this fee now, instead of waiting until the comp plan is approved. Some of the other surrounding Townships

## **Comprehensive Plan Update(cont'd)**

have increased their rates up to \$1,200 to \$1,500 per lot. This is considerably higher than our \$750 per lot. We have asked Tim to look into this for us.

## **Tulpehocken Greenways Meeting**

Sheila said it was a great meeting. The steering committee is made up of volunteers, so you know they are truly interested in the program. There are people on this committee that are very familiar with the area and obviously have lived here for a long time. The insights that they give are very interesting. She said they sent out a survey and received a 14% response rate, which is the norm she is told. They are still working on this and they have a one-year time frame. They have a draft that was put together and now the members have to review this. She feels they will find that it is going to be tough to accommodate a walking trail or bike trail. She thinks they will also find that it will be easier and more productive to preserve the land that they have. There are people that have concerns with other people being on their property. Vice Chairman Ebersole asked if she said at the August meeting that a lot of the people had concerns with us being on the tail end of the greenways situation? Sheila said there is actually a lot more land in Lebanon County than was originally thought, about 53%. Now this is not in North Lebanon Township alone, rather Lebanon County itself. Vice Chairman Ebersole asked if this includes the old Union Canal Park area? Sheila said no, rather the land more to the east. In some of the feasibility studies, they did include the Union Canal Park, but in the original plan, it was not included. It stopped in the east side, near the Mt Zion Road area around the Tulpehocken Creek. Ebersole said that is a lot further north than he thought it would be. He said the Union Canal itself went somewhere behind the Tulpehocken Manor Farm along Rt 422 in Myerstown. Sheila said the group has one map that shows the area and is very interesting to see all of the historical areas and National landmarks in the County. She also noted that there are a lot of these landmarks in the project area. Right now they are doing a lot of fact finding and then will come up with some sort of recommendation at the end of the project and then give it to the Conservancy. Then the Conservancy will venture out and try to get various property owners to preserve their land. They are fortunate in this greenways presentation that a lot of the properties are in the Ag Security program, so this should help. Sheila said she finds this program very interesting, but it is not interesting to everyone. She also wanted to pass along a bit of information that really has nothing to do with Park and Rec, but something they might find interesting. She was at a sewer function the other day and there was a gentleman there selling pipe. He has nothing to do with Park and Rec, in fact he is not even from this area. They were there to find a way to maintain pipe longer and be lower cost and maintenance in the future. This gentleman then said "It's good that you look ahead at things like that. Just think if those people way back then, had not preserved parkland areas? We would have no place to go. Have you ever been at Central Park in New York? Sheila told him years ago. He said imagine if no one had ever had the foresight to stake that out. There would just be homes and homes and homes in that space. There would be no recreation. People have to understand how important recreation is. We can't just play with these "gizmos" all the time. They have to go outside and enjoy the nature around us." This really impressed her and made her understand that there are people out there that do understand and appreciate the value of nature.

## **Emergency Action Plan – Ebenezer**

Vice Chairman Ebersole asked Sheila how the plan worked at Ebenezer with the heavy rains that we had? Sheila said the only problem they had was with the cell phones and the Nextels. They did not cooperate at all. She could not call the radio station to broadcast the emergency, so she had to come back to the Township building to use a landline in order to get the word out. Ebersole asked if the dam breast was lowered? She said it was. We had Ron Miller, the Township Emergency Coordinator come out and assist in this. He did a great job and got everybody together to get the job done. They decided since they had everyone there, they might as well lower the dam and close the road to do so. With the exception of the phone problem, everything went very well. Her job was to check on the lake in the evening hours. She had to go out every hour to make sure that there was no rise in the lake or the dam abreast. She said when they originally went out to the lake early in the morning, the walking path was covered with water, the trees along the lake, were totally under water, the one bench had only a little bit of concrete peeking out, the boat launch area was totally covered, it was really high. The bottom area totally covered. When she went out around 4:30 for her check, there were people walking on the walking path with their dogs. So it went down very fast. The training we had before was a big help in this circumstance. We had the phone numbers in place, we knew whom to contact right away. With the exception of the phones, it went very smoothly. Ebersole asked if they learned from this incident anything that they should have done differently or could improve on? She said the first time this happened, we were told if 6" of rain are forecasted in a period of 24 hours, you could start this emergency plan. The difference between the last time and this time is that, we did not have notice what so ever. Vice Chairman Ebersole said that surprises him. He said he would think they would gauge this and when it gets to a certain point on the gauge, they would call the appropriate people. Sheila said they had a meeting in her office on Friday afternoon around 3:55, right before leaving for the weekend and were looking out the window. After looking at the sky they thought the storm must have blown over, because it didn't come when they said it would. But that's another story. But what she did learn is that anything can happen, even when there is no prediction and we have to be ready for action. We also learned that we need to keep the radios in the vehicles. That is the only way they could communicate back and forth between the employees. She feels we should probably do a practice run, even if we don't have another emergency, to keep us current with what needs to be done. It's amazing that this incident was almost to the day of the last one, last year. It is also very fortunate that we are at one of the highest points of the county or it could have been worse.

Sheila asked if anyone has visited the Township website yet? Resident Constance Snavelly said she heard something about it. Sheila then gave the address for the website as: [www.twp.northlebanon.pa.us](http://www.twp.northlebanon.pa.us) .

## **OLD BUSINESS**

### **Budget**

Vice Chairman Ebersole said he doesn't think they brought up a whole lot at the last meeting as far as improvements for the three areas in the Township, as he is sure we will

## **Budget(cont'd)**

be involved in that. Sheila said she would tell of the budget as what she knows so far. Dave put together the budget. The Capital things that he asked for, was 2 "Billy Goat" mowers. We are hoping for one for sure, since the budget is very tight. Right now we are using a regular homeowners type mower that really isn't doing the job the way it should. She then showed the board a picture of the mower Dave is requesting. This mower is good for a hillside. Jay asked who handles this type of mower? Sheila said she thinks Bombergers, because he had one demo'ed a while back on our grassy bank areas. That is probably the only thing that would be coming out of the Capital fund. The rest of it, so far, is earmarked for the fees-in-lieu of monies. Dave is currently working on the lighting over at the Ice Cream Shop. The lights came from Dixon. Hopefully, this will be done this year. When they sat down and did the preliminary budget, they came up with a wish list and do it until the money is gone. So far they have the paving over off of Long Lane for the parking area. She is not sure what this is going to run, but she is sure it is quite big. The next expenditure would be the wetland path over at the lake. We need to get some ideas on how to get the people away from this area, so we will have to re-route the path. We still have to do some checking to see if we actually can remove the existing path. Another thing we would like to do is, we had applied for a grant earlier this year for a walking path over here at the Township Building coming in off of the new fields on North 8<sup>th</sup> Avenue. This would get the people in to be able to see these fields down here. We won't know if we got this grant money until late spring. Something else we included in the budget was the fencing that the sports organization had requested along the bank at Long Lane. We also are hoping to get the concrete pad in that they requested under the bleachers. Right now it is stoned. Ebersole said since we are on this subject, he noticed they again asked for something behind or on top of the concession stand. He wants to go on record stating how he feels about this. A second story on this building does not make sense to him, personally. An announcer's booth and maybe storage is what they are proposing. You don't build a second story saying maybe, what do you gain from it? The announcer's booth and that is it. That will benefit only one group of people, the baseball people. Where that would be located does not make sense to him. It would mean cutting tress down that we just put in again. On top of that, the view from that point, on top of that building, does not justify an announcer calling out sports events. He would say, if he were to make a recommendation, it should be behind the backstop or on the concrete pad that we are looking at. Sheila said, quite honestly, we are going to run out of money before we get to that point. At this point, it cannot be a consideration. We just spent a lot of money upgrading those things in the concession stand to L & I standards and we cannot start changing them around and get L & I approval again. Clyde said even so, that second story, for whatever amount of money it is going to cost to build, is still going to cost more than building a separate pavilion area which a lot more residents would have available to them, than just a small group of people. Sooner than accommodate a small group of people that would only use the booth a portion of the year, it is better to serve the entire community for the entire year. Again, he said this is only his opinion, but he felt it should be on the record. Jay said we had discussed at the last meeting and pretty much turned the idea down after it was discussed quite heavily. Sheila mentioned that we also had another break in over there this week. Some uniforms and a bunch of things were stolen. Jay said he would think with the residents across the street would deter this type of action, but so far has not. Clyde said he lives across the street, but he is hard of hearing,

## **Budget(cont'd)**

which is why he may not have heard anything, depending on when it was done. It must be the times that it is done. It must be someone that knows the traffic that goes there and picks the right times to break in. It is really disappointing that this keeps happening. It boils down to the fact that by changing this building around will not get L & I approval and we had to work very hard to get it the last time. Plus you can only get so far, because the sewer right-of-way is there and cannot be disturbed or have anything placed on it. Clyde said since these ball organizations are getting involved in these statewide events, is there anything we can do eventually, to help the situation in this area if they are going to use it for these types of playoffs? He realizes that lighting is one of those things that they had previously discussed, but they never got back to us on that. Somewhere down the line, what can we anticipate with a statewide event there that would make us look good too? He is wondering if Rettew might not have some suggestions where this is concerned. He thinks this is something we should keep in mind. Sheila said, as hard as she is trying to visualize where a pavilion could go there, she just cannot picture it. Clyde said he did some measuring and it is going to depend on how they lay it out. Even so, they will have to cut some trees down and move the batting cages. Sheila said another thing that came up is the dug out roofs at the girl's fields need to be done. Also, we have picnic tables for over there and then the pavilion is last on the list. Is the money going to hold out for all of these things?? Clyde said he is surprised that they did not ask for player's benches. That was one of the comments they had at the last meeting. He thinks they may have repaired some of them. Sheila again mentioned that we have a long list of things that have been requested, it is just a matter of how the money "shakes out". We were lucky enough to have several donations to help us out this past year in saving money such as shingles from ELK Corp, paving from Pennsy Supply, etc. This saved us a bunch of money. These are the types of things that are going to help us save money and still get the things done that need work.

## **Community Service Project**

At this time, Sheila reported that last year, she gave our name to Cedar Crest High School. They have senior projects that they have to do in order to graduate. She figured they would never call, but they did and took us up on our offer for help. She received a phone call from one of the counselors asked her if we are still interested in doing this? She said we sure are. They have a senior community project person all lined to do some volunteer work in the Township at the parks. Dave met with this person today and received some more information from the student. He will be doing some staining over on the new pavilion, weeding some flowerbeds, and some general community service. He lives near the lake, so that would be convenient for him to be able to work at different hours.

## **Wetland Plantings**

Sheila said the Internet has opened so many doors for us in obtaining information that otherwise we would be aware of. She said she receives a newsletter from a watershed organization that advertised several different varieties of plants that is considered a "wetland" nursery. They have such an over abundance of these plants that they are

### **Wetland Plantings(cont')**

giving them away, **FREE!** So we are not really sure what we are going to get, but they are small plantings, in a 3-1/2" pot that would normally sell for \$3.95-4.95 per plant. We ordered them the first day it came up on the website, so she thinks we may have a pretty good chance of getting some. They are hoping that this young man that is doing community service for his senior project would be able to plant these as well as part of his project. Clyde asked if would someone be giving us the information we need to plant these as far as location, the soil, distance apart, etc.? Sheila said when we talked to County Conservation and DEP, they had given us a very thick booklet of all the different plants that would be beneficial to us. She then gave this book to Dave for his review. This free plant place is part of the Chesapeake Bay Watershed organization, so their plants are all designed for use in wetland, what we were looking to do. They also had some trees on the list as well. We ordered some trees, we ordered some plants and we will see what we get. They are to come in flats of 25 plants each, so we will see exactly what we get. We are not quite sure how we will get all of these plants here, so we may need a convoy of pick up trucks. Clyde said to let Dave know if we need a large truck, let him know, he will see that we have a large truck to transport them back here. **IT WAS KIZMET!!!!**

### **Pertinent Issues**

Clyde asked if there was anything with pertinent issues that we need to discuss? There were none.

### **INFORMATION ITEMS**

There were no information items this evening.

With there being no more business brought before the Recreation Board, meeting was adjourned at 8:00 PM.

Respectfully submitted,

Tina M. Haser  
Recording Secretary