

**EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS MINUTES**

DATE AND TIME: March 16, 2016

7:00 p.m.

ATTENDANCE: Board Members:

John D. Bingham
Douglas W. Brubaker
G. Edward LeFevre
H. Scott Russell
W. Scott Wiglesworth

Manager:

Robert S. Krimmel

Director of Public Works:

Perry T. Madonna

Director of Planning & Development:

Andrew B. Stern

ABSENT:

Cindy A. Schweitzer
Stephen A. Skiles

The meeting was called to order at 7:00 p.m. by Mr. Russell, followed by a moment of silence and the Pledge of Allegiance.

Public Comment – None

Consent Agenda:

- a) Department Reports - Golf Course, Public Works, Planning & Development, Police.
- b) Hempfield Fall Classic park special event 11/19&20 with field set-up 1/5, 6,12,13,18.
- c) Treasurers Report for February/2016 covering all funds:

	1/31/2016 balance	\$8,511,494.08
	February receipts	
\$1,155,933.67		<u>February</u>
expenditures	\$ 909,173.46	
2/29/2016 balance	\$8,758,254.29	

- d) Invoices from all funds covering 3/4/2016 to 3/18/2016 & totaling \$367,415.25.
- e) Approval of minutes: March 2, 2016.

Following discussion and there being no further comments or questions (Board or Public), the Consent Agenda was **approved** by motion of Mr. Bingham, seconded by Mr. LeFevre and passed by the Board (5-0).

Action Items:

- a) Subdivision/Land Development:
 - 16-04-SK Gerhart Coffee, 224 Wohlsen Way, Sketch Plan and Request to Waive Preliminary Plan - Mr. Stern reviewed the request and sketch plan. Darrel L. Burns, Jr., owner of Gerhart Coffee and James R. Sanchez, PE, Sanchez & Associates, Inc. were present to address questions and comments. Following discussion, motion was made by Mr. Wiglesworth and seconded by Mr. Bingham to **approve** a waiver from

- requirement to submit a preliminary land development plan for a 2,422 square foot building addition at Gerhart Coffee, 224 Wohlsen Way. The motion passed (5-0).
- 16-05-SK Burger King, 5300 Main Street, Sketch Plan and Request to Waive Preliminary Plan – Mr. Stern reviewed the request and sketch plan. Peter Seckinger, PE, Omni Consulting Services, Inc. was present representing Burger King to address questions and comments. Following discussion, motion was made by Mr. Wiglesworth and seconded by Mr. Brubaker to **approve** a waiver from requirement to submit a preliminary land development plan for a new 3,129 square foot building to replace the previous 3,500 square foot building that was destroyed by fire. The motion passed (5-0).
 - 15-17-FP Stony Battery Self Storage, Re-approve Revised Plan, Establish Escrow and fee in-lieu-of road improvements – Mr. Stern reviewed the proposed changes. Todd M. Shope, Senior Project Manager, Pioneer Management was present to address questions and comments. Following discussion, and there being no further comments or questions by the Board or audience, the following actions were taken:
 - Motion was made by Mr. Bingham and seconded by Mr. LeFevre to **conditionally re-approve** Stony Battery Self Storage, Final Plan #15-17-FP, as revised, including all modifications previously approved January 20, 2016, conditioned on resolution of all remaining staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void. The motion passed (5-0).
 - Motion was made by Mr. Brubaker and seconded by Mr. Bingham to **establish** the amount of escrow for Final Plan 15-17-FP, Stony Battery Self Storage, at \$392,143.13. The motion passed (5-0).
 - Motion was made by Mr. LeFevre and seconded by Mr. Wiglesworth to **accept** fee in-lieu-of road improvements for Final Plan 15-17-FP, Stony Battery Self Storage, in the amount of \$10,696.40. The motion passed (5-0).
- b) Dream Park project – authorization to bid project. Mr. Krimmel reviewed the Dreampark Committee’s comprehensive memorandum dated March 11, 2016 and requested authorization to advertise for two bids – Dream Park and Multi-purpose Trail. Mr. Krimmel, Mr. Madonna and Mr. Craddock will be handling the bid process. Following discussion, motion to **authorize** staff to advertise bidding of the Dream Park and Multi-purpose Trail was made by Mr. Bingham, seconded by Mr. LeFevre and passed by the Board (5-0). Mr. Craddock confirmed there was no need for the designer, Play by Design, to review the bids.
- c) Spooky Nook Emergency Plan – authorization to have work performed to complete plan. In response to the Board’s request at the February 17, 2016 meeting, Mr. Krimmel presented his findings in a memorandum dated March 16, 2016. He confirmed that Emergency Management Coordinator, Diane Garber will write a comprehensive emergency plan for Spooky Nook that would include various emergency plans to address several possible

scenarios that would require the emergency responders to be called to the site. Following review of the information and planning forms submitted, the Board requested that a measure to deal with potential building structural failure and inflated dome problems be included in the plan. Mr. Krimmel reported that Chief Skiles and he support this plan and asked the Board to approve it be completed by Ms. Garber with compensation at \$35.00 per hour as stated in his memo. Following discussion, motion was made by Mr. LeFevre and seconded by Mr. Wiglesworth to **authorize** staff to have the work performed to complete the plan as discussed. The motion passed (5-0).

- d) HARC Cooperative Agreement – review of revisions and authorization to distribute to other participants. Mr. Krimmel reviewed revisions to the draft made by the Township and HARC; however, as the finalized agreement was not available further action was **tabled** until the next Board meeting.
- e) Holland Street Bridge Design and Construction Agreement with Amtrak. Mr. Krimmel reviewed a draft of the agreement and noted minor questions and changes. The document has been reviewed by the Township Engineer, Matt Goudy, McCormick Taylor, Solicitor Stephen Kraybill, PennDOT and the Insurance Company. Mr. Krimmel also spoke with West Donegal Township and Mount Joy Borough who have been involved with similar agreements . Comments have not yet been received back from Amtrak. Mr. Krimmel hopes to have the finalized agreement available at the next Board meeting.

Old Business - None

New Business – None

Board Group Reports

- Public Works – A meeting regarding MS4 is scheduled for Thursday, March 24, 2016 to review the DEP audits.
- Public Safety – The committee is meeting with the architect on Wednesday, March 30, 2016 regarding the police department expansion.

Traffic Commission Report – Mr. Russell reported the Traffic Commission met at 6:15 p.m. March 16, 2016 and briefly reviewed the agenda meeting items. Authorization was given to add ‘yield to pedestrian’ signage on Bethel Drive at the trail crossing.

Manager’s Report

1. Centerville Road paving. The school district could not come up with an alternative to the school bus entrance on Centerville Road to avoid a traffic congestion problem. They did ask if a turn lane could be placed at the elementary school entrance.
2. Holland Street Bridge Removal. A draft of the agreement was distributed and discussed earlier in the meeting under Action Item (e).

3. The Amos Herr House Board is nearing completion of their plan to open the barns on the property to the public. A plan is being drafted for some site work that needs to be completed before the tours can be started. Mr. Krimmel will share a copy with the Board when it is finalized.
4. Four Seasons Golf Club -Approval to bid the driving range. Even though we are considering a proposal to change the location of some of our golf facilities on Church Street, the staff would like to move forward with the installation of the approved driving range this year. We believe any changes to the facilities would not occur in 2016 or 2017 and the revenue would almost cover the cost of the driving range over that two year span. The poles and netting can be reused in another location if required. We wanted to discuss this with the Board and get your thoughts. Another location could be at the end of hole # 11, coming off Nolt Road.
5. Centerville Road Property Appraisals have been received. Mr. Krimmel is working with Attorney Kraybill and Interstate Acquisition Services to prepare offers to the three landowners using the amounts in the appraisals. Hopefully this next round of offers will result in more serious discussions and agreement.

Adjournment

By unanimous consent of the Board, Mr. Russell adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Robert S. Krimmel, Manager