

**EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS MINUTES**

DATE AND TIME: May 18, 2016

7:00 p.m.

ATTENDANCE: Board Members:

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

Assistant Manager:

Cindy A. Schweitzer

Director of Public Works:

Perry T. Madonna

Director of Planning & Development:

Andrew B. Stern

Chief of Police:

Stephen A. Skiles

Attorney:

Stephen M. Kraybill

ABSENT:

Robert S. Krimmel

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

Announcement – Chief Skiles recognized Officer Chad Nagel for being selected as August’s “Hometown Hero” for his service to our community and our country (*Emerald Asset Management, the Emerald Foundation and the Lancaster Barnstormers*). Officer Nagel will be honored at the August 26, 2016 Lancaster Barnstormers Game. Chairman Russell remarked on the successful Cops & Rodders Community Car Show fundraiser held last weekend that was organized by our police officers and complimented the entire East Hempfield Township police force for their continual high quality of service.

Consent Agenda:

- a) Department Reports - Golf Course, Public Works, Planning & Development, Police.
- b) Diller Tract (09-05-FP): Escrow Reduction of \$38,669.40, leaving a balance of \$136,532.55
- c) Hempfield Rec Road Events: Glow run – 10/22/16, Honey Run – 8/28/16
- d) Treasurers Report for May 1, 2016 covering all funds:

3/31/16	\$9,066,413.80
Receipts-April	\$1,269,654.55
Expenditures-April	<u>\$1,385,431.25</u>
4/30/16	\$8,950,637.10
- e) Invoices from all funds covering 5/7/2016 – 5/20/2016 & totaling \$513,161.29
- f) Approval of minutes: May 4, 2016

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

Action items:

a) Subdivision/Land Development:

- Elms (15-24-FP): Final Land Development – Mr. Stern reviewed the Plan and additional modifications. Sandy Kime, ELA Group, and Don Randall and Stacy Morgan, MBI Development were present to address questions and/or concerns. The following Naomi Avenue residents were recognized from the floor: Mr. Tom Johnson raised concerns and asked to be made a party to any future proceedings relating to this project. Cindy Santiago had questions regarding signs on Elmwood and Mr. Robert Slade thanked the Board, Mr. Stern and Mrs. Schweitzer for their time regarding Coopers Hill. Mr. Stern gave a brief overview of the plans for the Township police expansion, emergency access if Nissley Road is blocked, and provided information regarding park access. Following discussion Mr. Russell stated he supports the plan. He feels the developer has done the best that he could possibly do and that he appreciates all the work and the time and effort he has put into our overall plan to create a second access which will occur within the next two years. There being no further comments or questions (Board or Public) the following actions were taken:
 - Motion was made by Mr. Bingham and seconded by Mr. Wiglesworth to **approve** modifications #1, 5, and 9, and **conditionally approve** modifications #2, 3, 4, 6, 7, and 8, subject to staff and engineer comments. The motion passed (5-0).
 - Motion was made by Mr. LeFevre and seconded by Mr. Bingham to **approve** The Elms, Final Plan #15-24-FP, 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).
- Gerhart Coffee (16-04-FP): Final Land Development - Jim Sanchez, PE, explained the Plan and Mr. Stern reviewed RAV's plan status submittal. After discussion, the following actions were taken:
 - Motion was made by Mr. Brubaker and seconded by Mr. Bingham to **conditionally approve** modifications #1 subject to staff and engineer comments. The motion passed (5-0).
 - Motion was made by Mr. Bingham and seconded by Mr. Brubaker to **approve** Gerhart Coffee, Final Plan #16-04-FP, 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).
- Kellogg's (16-07-WA): Request to waive Land Development – Brian D. Spray, PE, Rettew Associates, presented Kellogg's expansion modification request. Following

discussion, motion was made by Mr. Wiglesworth and seconded by Mr. Brubaker to **waive** Land Development for a 12,000 sq. ft. addition at Kellogg's, 2050 State Road. The motion passed (4-0-1) with Mr. Russell abstaining.

- Elite RV Storage (15-10-FP): Reapprove Final Land Development Plan, originally approved November 18, 2015 – Mr. Stern presented the time extension letter received from Brian Cooley, D.C. Gohn Associates. Following discussion, motion was made by Mr. Brubaker and seconded by Mr. LeFevre to **approve** an extension of time for the November 18, 2015 approval of Final Plan #15-10-FP until August 18, 2016. The motion passed (5-0).
 - Lime Spring Square/Outin (16-08-SK) – Mr. Stern reviewed his memo dated May 12, 2016 regarding Lime Spring Square Sketch Plan/Master Plan and request to waive Preliminary Plan for Lot #11/Building #23. Mark Stanley, McNees Wallace Nurick submitted the Project X Modification Request. Mike O'Brien, Oak Tree Development, Chris Venarchick, RGS Associates, and Craig Mellott, Traffic Planning & Design, Inc. were present on behalf of 206 Rohrerstown Road, LP to update the Board on the Plans before they go on to detailed engineering. They asked for Board support and feedback and were seeking board action at tonight's meeting. Following discussion, motion was made by Mr. Brubaker and seconded by Mr. Bingham to **approve** a waiver from submission of a preliminary plan for Lot#11/Building#23, also known as Project X for Plan #16-08-SK Lime Spring Square/Outin. The motion passed (5-0).
 - Comprehensive Plan – authorization to advertise for adoption consideration. Chairman Russell publically thanked Mr. Michael O'Brien for serving on the Comprehensive Plan Committee, attending all the meetings, providing a valuable voice in development of the Plan and representing the community very well during the entire process in making sure we had a balanced plan. Mr. Stern then recapped the Plan and the next step before the Board. Following discussion, motion was made by Mr. Bingham and seconded by Mr. Wiglesworth to **authorize** staff to advertise the 2016 Comprehensive Plan for a public hearing and possible action on June 1, 2016. The motion passed (5-0). The Board thanked Mr. Russell for Chairing the committee and Mr. Stern for doing the writing.
- b) Dreampark bid/trail review and award – Ben Craddock reviewed the bid results for the Dream Park Playground and Multi-purpose Trail. The Dreampark Committee's memorandum dated May 13, 2016, potential cost reductions and funding were discussed. Following discussion, motion was made by Mr. Bingham and seconded by Mr. LeFevre to **award** the lowest playground bid contract in the amount of \$507,075.30 with the identified cost reductions (and/or additional reductions) in order to meet the current advertised build dates of September 27-October 2, 2016 as submitted and defer action regarding the Multi-purpose Trail until the next meeting. The motion passed (5-0). The committee will continue fundraising until construction of the playground is complete; however, the potential remains

for a funding gap that would need to be covered with Township funds. On behalf of the Board, Chairman Russell thanked Mr. Craddock for all his work.

- c) Stanley Avenue stormwater project – award bid (bid opening on Monday, 5/16). Following discussion, motion was made by Mr. Brubaker and seconded by Mr. Wigglesworth to **award** the Stanley Avenue Stormwater Project to the low bidder, Eagle Contracting, Inc. in the amount of \$89,440.30. The motion passed (5-0).

- d) Sale of old police cars to constables – Mr. Madonna reviewed the offers received from two constables to purchase retired police vehicles. Following discussion, motion was made by Mr. LeFevre, seconded by Mr. Brubaker and passed (5-0) to **accept** the following offers:
 - Michael Cantanese 2010 Charger \$3,000.00
 - Dustin Dommel 2012 Charger \$4,300.00

- e) Non-Uniformed Pension – correction of prior ordinance change – Ord. #2016-03. Following discussion, motion was made by Mr. Bingham and seconded by Mr. Brubaker to **approve** the correction to the prior change of Ordinance #2016-03. The motion passed (5-0).

Old Business - None

New Business

- Memorial Wreaths – Replacement. Following discussion, motion was made by Mr. LeFevre and seconded by Mr. Brubaker to **approve** the purchase of two new memorial wreaths at an approximate cost of \$160.00. The motion passed (5-0).

- Annual Memorial Service for Veterans – Mr. Russell noted the Cub Scouts did an excellent job of cleaning up the area around the pavilion and asked that Public Works do one final clean-up prior to the Memorial Service. He encouraged everyone to attend the ceremony scheduled for 2:00 p.m. Sunday, May 29, 2016. There will be a speaker from the Carlisle War Barracks, the Hempfield High School Band will be playing and the Cub Scouts will present the wreaths.

Board Group Reports

- Public Safety – Mr. Wigglesworth reported the committee met on May 13 and reviewed the following:
 - Police Building –Perry Madonna has offered to be the ‘construction point man’ between the Township and Kimmel Bogrette during construction of the new building expansion. Chief Skiles has reached out to PoliceOne, an organization that specializes in researching law enforcement grants.

 - Emergency Management Proposal - A meeting is scheduled with Diane Garber for June 6, 2016 to discuss looking at the possibility of including other townships in the MOU.

- Fire Department Consolidation – A meeting is scheduled for a week from now to establish a barometer on how other fire companies will participate or not.

Traffic Commission Report - Chairman Russell reported a Traffic Commission meeting was held May 18, 2016 prior to the Supervisor's meeting at which time the following business was discussed:

Paddington Drive/Nolt Road traffic concern – A letter was received from Craig Schnee and Sandra Smith, 805 Paddington Drive expressing their concern about parked cars on Paddington Drive as you exit Nolt Road and the potential for an accident because of the curvature of the roadway and limited lighting. Discussion was held and the Commission desires to better understand the issue and desires staff to reach out to the property owner where the cars are parked. The item was tabled to allow further research.

Lime Spring Square/Outin Tract (Rohrerstown Road/Noll Drive – Mike O'Brien, Oak Tree Development Group and Craig Mellott, Traffic Planning & Design, Inc. explained that after scoping meetings with PennDOT they have four feedback items to review with the Township:

1. Traffic Signal Systems (PennDOT TIS comment #8) – Mr. Mellott reviewed the potential options for traffic signals. The commission supports the protect/permitted signalization with the new PennDOT flashing yellow provided there is an educational initiative to educate motorists and appropriate signage.
2. Pedestrian and Bicycle Accommodations along Route 741 (PennDOT TIS Comment #10) – Mr. Mellott explained that the corridor where improvements will occur will have 4' shoulders where feasible. Pedestrian accommodations will be provided at signalized intersections with bicycles accommodated via the improved shoulders. The Commission agreed that bike lanes along Route 741 corridor are not desirable.
3. Marginal LOS Degradations (PennDOT IT comments #16 and #17) – Mr. Mellott explained that a reduction of LOS B to LOS C will occur at the Noll Drive/Rt. 741 and Embassy Drive/Rt. 741 intersections after build out. Moving from a LOS B to C is equivalent to 10 additional seconds of wait time. The Commission feels that since both Columbia Ave./Rt. 741 and Marietta Ave./Rt. 741 intersections are at LOS F, moving from LOS B to C in the middle is fairly insignificant and within tolerances.
4. Roundabout Proposal (PennDOT TIS comment #18) – The Commission indicated their support of moving forward with the roundabout at Running Pump Road/Noll Drive/Old Tree Drive.

Mr. O'Brien provided the Township with a draft response letter. The Commission supports signing the letter after it is modified to reflect the discussion this evening.

Manager's Report

Mr. Krimmel was attending the APMM Convention in Gettysburg. In his absence Assistant Manager Cindy Schweitzer presented the Manager's Report listing the following general updates:

1. Centerville Road North - Mr. Krimmel will be meeting with one of the remaining two property owners on May 20, 2016 concerning granting of the easement. He anticipates having both easements ready for approval at the June meeting.

2. Four Seasons land lease - No additional information has been received from the Redevelopment Authority. Mr. Krimmel will call the Executive Director for an update.
3. Bridge Projects - The Amtrak agreement for Holland Street has not yet been received. Mr. Krimmel will work on obtaining it for action at the June meeting. McCormick Taylor is working on the ROW Plan for the Old Rohrerstown Road bridge project. This ROW acquisition will be more complicated on this project because of PennDOT regulations.
4. Spooky Nook Sports Assessment Appeal - No further news. Last email from our attorney, George Cook, still indicated that the school was deciding on how long the agreed upon assessment would last. . . for a few years or until the next assessment. Research has shown that this appeal came up in September of 2014.
5. Dream Park Fund raising - Mr. Krimmel is pursuing some of our vendors for donations and most are being very generous for this special event.

Adjournment

By unanimous consent of the Board, Mr. Russell adjourned the meeting at 9:44 p.m.

Respectfully submitted,

Cindy A. Schweitzer, Assistant Manager