

**EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS MINUTES**

DATE AND TIME: June 15, 2016

7:00 p.m.

ATTENDANCE: Board Members:

John D. Bingham
Douglas W. Brubaker
G. Edward LeFevre

Manager:

Robert S. Krimmel

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

ABSENT:

H. Scott Russell
W. Scott Wiglesworth

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

Public Comment – Several residents commented on various Farmingdale Road issues as they relate to The Manheim Township Crossing’s development: Francis Haefner, 726 Farmingdale Road requested the Board consider speed bumps on the south side of the railroad tracks. Robert Miller, 917 Farmingdale Road asked the Board to consider measures to reduce speeding traffic. Merle and Sherry Dissinger, 731 Barr Blvd asked the Board to consider making Wickersham one way towards Rt. 30. Dan Gillis, 1770 Wicklawn Drive stated that Manheim Township claims Farmingdale Road is East Hempfield Township’s problem. Sarah Young-Fisher asked that a committee be formed to best determine the use of the funding due from High Associates for road improvements. Mr. Brubaker advised that there is a Traffic Commission which is heavily involved in traffic related issues in the Township and will most likely be used to review options for these improvements. There have been many good suggestions; however, nothing has or will be decided until the scope of the development has been further designed. The Board advised that safety is paramount. They are aware of the need to be proactive in looking at potential problem areas and solutions but also need to cautiously move forward to assure the best use of the funding to be received.

Consent Agenda:

- a) Department Reports - Golf Course, Public Works, Planning & Development, Police.
- b) St. Leo’s escrow reduction
- c) 15-23-FP, Richter Precision: 90 day extension of plan approval
- d) 15-21-FP, South Tree Hotel, 60 Day Extension of Plan Approval
- e) 15-22-FP: Dutch Valley Auto Works, 60 Day Extension of Plan Approval
- f) Susquehanna Valley GTOs Inc. use of park on 8/19/17 with rain date of 8/26/2017.
- g) John Nikolaus (764/768 Centerville) grant of easement (last one for the project)
- h) Treasurers Report for May/2016 covering all funds:

Beginning (4/30)	\$ 8,950,637.10
Revenues	\$ 4,103,987.74
Expenditures	\$ 1,724,548.84
Ending (5/31)	\$11,330,076.00

- i) Invoices from all funds covering 6/4 to 6/17 & totaling \$296,235.83
- j) Approval of minutes: June 1, 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. LeFevre and passed by the Board (3-0).

Action items:

a) Subdivision/Land Development:

- Resolution #2016-17: State Road/Yellow Goose Traffic Signal. Following discussion, motion was made by Mr. LeFevre and seconded by Mr. Bingham to **adopt** Resolution #2016-17 authorizing signature on the Application for Traffic Signal Approval at State Road (T-554) and Yellow Goose Road (T-802)/Site Driveway to the Pennsylvania Department of Transportation. The motion passed unanimously (3-0).
- 1501 Columbia Avenue - Mr. Stern reviewed LASA's Request for Guidance regarding the request from Frey's Greenhouse for relief from LASA from paying the quarterly sewer fee since the service is not used. The property has no restroom facilities and relies on the use of porta-potties. Copies of the Ordinance and an e-mail from our building official were also provided for discussion. Mr. Joel Frey, owner of Frey's Greenhouse was present. Following discussion, motion was made by Mr. LeFevre and seconded by Mr. Bingham to **table** making a decision at tonight's meeting regarding compliance to the Ordinance. Mr. Frey was asked and agreed to secure a cost proposal that would determine the feasibility of connecting versus continuing the current use of porta-potties and respond back to the Board at the July 20, 2016 meeting. The motion passed unanimously (3-0).

a) Performance Management Proposal from Ed Krow, Turbo Execs: Mr. Krimmel reviewed the proposal received from Turbo Execs for developing East Hempfield's Performance Management System and scope of work. Following discussion, motion was made by Mr. LeFevre and seconded by Mr. Bingham to **approve** the proposal as submitted. The motion passed unanimously (3-0).

b) Thomas Johnson vs. East Hempfield Township Re: Appeal of the Elms Development Approval – Solicitor Kraybill's memo dated June 10, 2016 outlined the appeal process and requested the Board allow his firm to intervene on behalf of the Township to defend the decision of the Board granting final land development approval to the Elms Development. Daniel Turkston, Naomi Avenue spoke on behalf of several residents from Naomi Avenue. Following discussion and there being no further comments or questions (Board or Public) motion was made by Mr. Bingham and seconded by Mr. LeFevre to **authorize** the Township

Solicitor to intervene on behalf of the Township in this appeal. The motion passed unanimously (3-0).

- c) Police Building Expansion design proposal costs/budget supplemental appropriation– Resolution #2016-18. Mr. Krimmel reviewed the resolution. Following discussion, and there being no further comments or questions (Board or Public), motion was made by Mr. Bingham and seconded by Mr. LeFevre to *adopt* Resolution #2016-18 appropriating the sum of \$270,000 from un-appropriated funds on hand in the capital reserve fund for the purpose of design of the Police Station Expansion/Renovation. The motion passed unanimously (3-0).

Old Business

- Gentry Heights – Board discussion to hold a resident meeting to discuss sidewalk/curbing/paving. Mr. Madonna reported that home-owners have been told it is their responsibility to replace sidewalks and curbing. Mr. Stern reported that he and Chairman Russell are working on a draft ordinance. Mr. Russ Stiles, Gentry Dr. commented that Hempfield Water Authority admits the water lines in the Gentry Heights area is their worst. He fully supports a resident/neighborhood meeting and the inclusion of a representative from the Water Authority. The Board *concurred* that the entire water structure needs to be addressed and agreed to contact the Water Authority. The Board will further discuss at the July 20, 2016 meeting.

New Business – None

Board Group Reports

- Admin/Finance – Mr. Brubaker remarked that discussions of the Admin/Finance Committee were previously reported during tonight’s meeting.

- Parks & Recreation – Mr. Brubaker reported that many very favorable comments were made about the golf course during the meeting held at the Four Seasons. The condition of the course is exemplary. Score cards have been paid for by an advertising company thus saving approximately \$5,000 in printing costs this year. The junior program is going very well . . . best attendance ever. An Assistant Greens Superintendent position is being created due to an impending vacancy. There is renewed interest in the installation of a driving range and options/opportunities for more efficient use of the land at the corner of Church Street and Stoney Battery Road continue to be investigated. The rental of the vacant house on Nissley Road was discussed. Mr. Krimmel stated there is a need to determine safety, and ensure there are no hazards and no liability prior to renting the property. A year-to-year lease is being considered. After further discussion regarding the driving range, motion was made by Mr. LeFevre and seconded by Mr. Bingham to *authorize* staff to advertise for bids to build a driving range at the upper end of the parking lot. The motion unanimously passed (3-0).

- A Herr Dream Park – Mr. LeFevre reported that an all day workshop was held this past Saturday, June 11, 2016. A Play-By-Design representative was present and offered guidance and suggestions to the various team captains attending. Three members of the Mountville Playground experience were present and offered suggestions and a willingness to participate. There will be a two-phase build in September (phase 1-9/8-9/11 and phase 2-9/27-10/2). Mr. LeFevre then outlined the daily shifts and goals planned for each build phase and concluded with the committee’s sincere appreciation for the Board’s action to ensure that the playground is going to be built.
- Public Works – Mr. LeFevre reported the committee met this evening prior to the Board meeting and discussed the recommendation from Mr. Madonna regarding manpower and equipment challenges in his department, particularly during snow removal, as one of the major subcontractors has decided to no longer do snow removal on municipal road. Mr. Madonna will prepare a plan on how to handle these challenges.

Traffic Commission Report

A meeting was held at 6:15 p.m. prior to tonight’s Board meeting. Mr. Bingham reported on the following:

State Road/Yellow Goose Traffic signal permit application to PennDOT –The Commission supported moving this traffic signal permit application to the Board of Supervisors for consideration.

Paddington Drive/Nolt Road traffic concern – The Commission authorized ‘no parking here to corner’ signage on the north and south side of Paddington Drive at Nolt Road for a distance of approximately 25 feet.

Steinmetz Coins & Currency Inc., 350 Centerville Road – Adjustments to street addressing was discussed as it relates to this business.

Manager’s report

1. Centerville Road North; the final ROW was approved under item (g) of tonight’s Board consent agenda. McCormick - Taylor will be notifying Verizon and PPL to start on the utility relocations.
2. Four Seasons land lease; there is a memo from Solicitor Steve Kraybill addressing the position of the Lancaster County Redevelopment Authority on this real estate venture. It appears other avenues need to be considered in order to address the potential for commercial development of the corner property at the golf course (Church and Stoney Battery).
3. Township Risk Assessment; Staff will be meeting with Mr. Tod Bergen, McConkey & Co. regarding a risk assessment on coverages and values.
4. Kimmel and Bogrette Agreement; at the last meeting the Board approved the agreement for the Kimmel and Bogrette Architects to continue the design of the police department addition. The 2016 budget only appropriated enough to fund the first design phase. The next phase will

cost \$327,850.00 to complete. A Supplemental Appropriation Resolution, (2016-18), was provided to designate unappropriated funds in our Capital Account to cover this next phase of design. K&B was contacted to ascertain how much of the next phase work would be completed to the end of the year and we were told bidding documents would be ready to advertise in early year 2017. Looking at their proposal to accomplish this work it would include the Design Development and the Construction Documentation and Bidding work totaling \$255,000. The resolution calls for an adjustment of \$270,000. Staff recommends approval of the resolution to adjust the balances in concern. Resolution #2016-18 was unanimously approved at tonight's Board meeting.

5. Marietta Avenue - PennDOT has scheduled Marietta Avenue for repaving and Lancaster City will be doing water line work in 2017. This will cause potential traffic issues because the Township's Centerville Road project detour may overlap the Marietta Avenue roadwork. A meeting will be held with PennDOT and Lancaster City Water to coordinate the projects.
6. Mr. Krimmel will be on vacation June 26 – July 1, 2016.
7. The next Board of Supervisors meeting is on July 20,-2016. The first meeting in July has been cancelled; however, there will be a check run which will need signatures.

Adjournment

By unanimous consent of the Board, Mr. Brubaker adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Robert S. Krimmel,
Manager/Secretary