

**EAST HEMPFIELD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES**

**DATE AND TIME:** February 21, 2018 7:00 p.m.

**ATTENDANCE:** Board Members: Douglas W. Brubaker  
G. Edward LeFevre  
H. Scott Russell

Manager: Robert S. Krimmel  
Director of Planning & Development: Jon E. Beck  
Director of Public Works: Perry T. Madonna  
Police Chief: Stephen A. Skiles  
Township Engineer: Scott Hain

**ABSENT:** Cindy A. Schweitzer  
Thomas A. Bennett  
W. Scott Wiglesworth

The Board of Supervisors meeting was called to order at 7:10 p.m. by Chairman Brubaker, followed by a moment of silence and the Pledge of Allegiance.

**Public Comment (non-agenda items only) – None**

**Consent Agenda:**

- a. Department Reports - Golf Course, Public Works, Development Services, Police, ESC.
- b. 08-06-FP LGH Women’s & Babies – Financial Security Release
- c. 10-21-FP LGH Cancer Center – Financial Security Release
- d. 103-FP-06 LGH Rehab Hospital – Financial Security Release
- e. 17-05-FP JMS Motors – Time Extension Request
- f. Treasurers Report for February/2018 covering all funds:

Fund balance 12/31/17	\$10,190,420.02
Income January	\$ 1,570,978.69
Expenses January	<u>\$ 1,681,004.27</u>
Fund balance 1/31/18	\$10,080,394.44
- g. Invoices from all funds covering 2/10/2018 – 2/23/2018 & totaling \$428,383.94
- h. Approval of minutes: February 7, 2018.

Mr. LeFevre thanked Chief Skiles for being proactive in providing Mental Health First Aid training to 100 percent of EHT police officers and also for the speeding detail information contained in his report. Mr. Russell asked for and received confirmation that all follow-up items pertaining to the Gentry Heights Sidewalk Survey were addressed in accordance with the February 7<sup>th</sup> minutes. Following discussion, it was agreed that further conversations regarding Gentry Height’s sidewalk will take place with staff. Mr. LeFevre asked the status of salt and chemical levels and Mr. Madonna reported it to be in very good shape. There being no further comments or questions (Board or Public) the consent agenda was ***approved***

by motion of Mr. Russell, second by Mr. LeFevre and passed unanimously by the Board (3-0).

**Action items:**

**a. Development Services:**

- **16-20-FP Police Bldg. Expansion** – modification and final plan. Mr. Beck provided background and explanations relating to the Police Building Expansion utilizing overhead visuals. He reported that the Planning Commission has recommended approval of the modification for sidewalks, and approval of the Final Plan, and commented on the “cleanest” review letter ever received from the Township Engineer. Scott Hain, David Miller/Associates and Ben Craddock, Lancaster Civil were present. At close of discussion, the following actions were taken:

- Modification – Motion was made by Mr. Russell and seconded by Mr. LeFevre to **approve** Modification #1, subject to all staff and engineering comments, as referenced in David Miller/Associates letter dated February 9, 2018. The motion passed (3-0).
- Final Plan – Motion was made by Mr. LeFevre and seconded by Mr. Russell to **approve** Plan #16-20-FP for the East Hempfield Police Department Building Addition project, subject to all staff and engineer comments. The motion passed (3-0).

- b. **2018 Paving Bid Results** – authorization to accept. Mr. Madonna reviewed his memorandum dated February 15, 2018 with the attached list of 2018 paving bids submitted. Following his recommendation for award of 2018 paving bids, motion was made by Mr. Russell and seconded by Mr. LeFevre to **accept** the low bidder, Pennsy Supply Inc., Annville, for in-place paving and the low bidder, Highway Materials, Inc., Blue Bell for materials FOB. The motion passed (3-0).

**c. Land Studies Proposal of Services**

- **Stormwater BMP’s (A. Herr Park), EHT Maintenance Facility** - design and construction services. Mike LaSala, MS4 Storm Water Consultant, and Robert Gray, Project Manager, led discussion of the Land Studies Proposal of Services dated February 8, 2018. Mr. Krimmel clarified ‘Task 6’ – and the necessity of bidding some of the work because it exceeds the bidding limit. Following discussion, motion was made by Mr. Russell and seconded by Mr. LeFevre to **accept** Land Studies proposal of services for design and construction services for the A. Herr Park and EHT Maintenance Facility BMPs and to **authorize** staff to bid any components that may need bid in accordance with Land Studies Proposal Letter PD-0762.04-17 dated February 8, 2018. The motion passed (3-0).

- d. **Lancaster County Drug Task Force** - 2018 contribution rate of \$1.00 or \$1.25. The 2018 Invoice/Informational Letter received from Lancaster County Drug Enforcement Task Force was reviewed and discussed after which motion was made by Mr. LeFevre and seconded by Mr. Russell to **contribute** \$1.25 per resident to the Lancaster County Drug Task Force in 2018. The motion passed (3-0).

**e. Lancaster County Tax Collection Bureau** – appointment of regional municipal reps:

- Andrew Stern, Manager for West Hempfield Township-representative
- Karen St. Clair, Treasurer for East Petersburg Borough-alternate

Motion was made by Mr. LeFevre and seconded by Mr. Russell to **appoint** Andrew Stern, West Hempfield Township and Karen St. Clair (alternate), East Petersburg Borough to serve as the Hempfield Regional Municipal Representatives. The motion passed (3-0).

**Old Business**

- Gibble Kraybill and Hess LLP memorandum regarding options for property at Church and Stony Battery (Four Seasons Golf Course). Mr. Krimmel began discussion with a general overview of the Township's desire to attract more people to use the golf course area through further development of property at Church and Stony Battery as the Board wishes to reduce the deficit carried by the Golf Course and also help the Recreation Center.

The Board asked Dwight Yoder, a Real-Estate Attorney, to research how the Township could do that within the Pennsylvania rules and regulations of a 2<sup>nd</sup> class township. Attorney Yoder conducted the research and drafted a letter outlining the procedure. Township Solicitor Stephen Kraybill reviewed these findings and issued a legal memorandum of agreement regarding same.

Tonight the Board wishes to discuss the best process, as outlined and agreed upon by the two attorneys, to move forward to start to redevelop the corner portion of the golf course property (Church and Stony Battery). The best, most simplistic approach is to set up an Authority to handle that land with very specific guidance by the Board. Given previous discussions, Attorney Yoder's letter, and Solicitor Kraybill's agreement, a meeting will be scheduled with the Finance/Admin Group and Attorneys Dwight Yoder and Frank Mincarelli, (land use attorney with Blakinger Thomas) to discuss the steps for creating an Authority.

Mr. Russell continued discussion providing the specific steps leading up to this point and relating the many details that will be needed to be resolved to achieve the long, complicated process of setting up an Authority, under direct control of the Board, to handle a land redevelopment plan that will best serve the community. There also was discussion to address concerns expressed by Mr. LeFevre related to future visionary goals. Christine Hauser, Randy Road, was present and asked questions to gain a better understanding and to provide some input from a resident's point of view.

- Annual BOS/PC Joint Meeting – March 28, 2018 – The Board agreed to **Table** discussion/decision on this item until the next meeting when a full Board is present.

**New Business**

- Centerville Road South – project update. Mr. Krimmel and Mr. Beck provided the Board with a summary of the project which includes:

- Creating 5 lanes of traffic on Centerville Road between Marietta and Columbia Avenues.
- Adding sidewalks/pathways on both sides of Centerville Road.
- Improvements to the 30 interchange and the intersections of Centerville/Columbia and Centerville/Marietta.
- Widening of Marietta to Stony Battery to accommodate a merge lane (right-of-way needed).
- Widening of Centerville (north side of Marietta) to provide for improved traffic flow through the intersection (right-of-way and/or property taking may be necessary).

Staff is currently working with the JMT engineering team and PennDOT to fine tune the scope of this Federal, State and Locally funded project which is projected to be bid in 2020. Meetings with business owners will be taking place this spring to brief them on the impact the roadwork improvements may have on their businesses.

### **Board Group Reports**

- Public Safety. Diane Garber reported the Act 172 Volunteer Firefighter Tax Credit Ordinance that was approved for advertisement at the last BOS meeting is under final review by the Township Solicitor and will be advertised once he has completed his review.

**Traffic Commission Report** – Chairman Brubaker reported on action taken by the Traffic Commission:

- Farmingdale Road Traffic Calming Evaluations by McMahon Associates, Inc. were presented and approved by the Commission:
  - Southbound Left-turn restriction
  - All-way stop control (Farmingdale/Oreville)
- It was also noted that going forward, on-going or recurring projects such as the State Road project, traffic studies and other road projects will be listed as “pending” and remain on the Traffic Commission’s meeting agenda.

### **Manager’s Report**

1. **Centerville Road South**: This will be on as a regular agenda item and was discussed earlier in tonight’s meeting.
2. **The Audit Process**: The professional auditors have been in the office starting Monday February 12<sup>th</sup> and are working in earnest for the next few days. As usual the audit will not be complete until late March or early April. The holdup is always the pension reports.
3. **Police Building Expansion**: The staff continues to investigate the construction of the addition and recording equipment. K-B is responding to our inquiries. Security of the building is our main topic right now. The owner’s representative agreement is being

finalized. The solicitor has reviewed the draft and Fidevia is modifying the language. JoeRobinson is working with our attorney to coordinate the RFP for the loan. There will be a meeting with the Fidevia Group Thursday, February 22<sup>nd</sup>.

4. **State Road and 283 Project:** Mr. Krimmel held a telephone conference with PennDOT and county planning on the State Road Project on Wednesday February 14<sup>th</sup>. PennDOT representatives expressed some confidence on having all the work to be completed, including the Amtrak Agreement, to meet the November 2018 let date for the project. It was confirmed that Amtrak would like to have all the ROW issues resolved before they address the agreement with us.
5. **Holland Street Bridge Removal:** The Township was notified in writing by PennDOT that they would reimburse our environmental liability and indemnification costs, at the same rate as the rest of the project. We are waiting for a supplemental agreement for this project to adjust the amounts for reimbursement. The email from Nathan Walker of PennDOT regarding this was attached.

**Good of the Order**

- The Borrowing Agent Agreement will be on the next Board of Supervisors meeting agenda.

**Adjournment**

By unanimous consent of the Board, Chairman Brubaker *adjourned* the meeting at 8:56 p.m. to executive session for a personnel matter.

Respectfully submitted,

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Robert S. Krimmel, Manager/Secretary