

**EAST HEMPFIELD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES**

**DATE AND TIME:** April 19, 2017 5:00 p.m.

**ATTENDANCE:** Board Members: John D. Bingham  
Douglas W. Brubaker  
G. Edward LeFevre  
H. Scott Russell  
W. Scott Wiglesworth

Manager: Robert S. Krimmel  
Assistant Manager: Cindy A. Schweitzer  
Director of Public Works: Perry T. Madonna  
Director of Planning & Development: Jon E. Beck  
Chief of Police: Stephen A. Skiles

The meeting was called to order at 5:00 p.m. by Vice-Chairman Brubaker, followed by a moment of silence and the Pledge of Allegiance. Mr. Brubaker reported Chairman Russell will be joining the meeting shortly.

**Public Comment** – None

**Consent Agenda:**

- a. Richter Precision (15-23-RFP) – escrow reduction
- b. Department Reports - Golf Course, Public Works, Development Services, Police & EMC.
- c. Treasurers Report for March/2017 covering all funds:

2/28/17 combined cash	\$9,026,730.23
March receipts	\$1,482,795.21
March expenditures	<u>\$1,362,512.47</u>
3/31/17 combined cash	\$9,147,012.97
- d. Invoices from all funds covering 4/8/2017 – 4/21/2017 & totaling \$346,636.20
- e. Approval of minutes: April 5, 2017
- f. State Road: Perry Madonna briefly summarized the meeting he attended in Harrisburg with PennDOT regarding State Road. The time-line was discussed: PPL will be starting their portion in July, the contract will be let in February/2018. Construction will start on the eastern side of the project the end of March or early April. They will be closing the eastbound on-ramp and westbound off-ramp during construction of the bridge. If all paperwork is completed and the schedule holds, they are looking at a completion date of June 1, 2020. Mr. Krimmel, Attorney Steve Kraybill and several staff members will be attending a meeting with the project manager for State Road and PennDOT’s general counsel to discuss the liability agreement. Mr. Krimmel is very encouraged by the information he has received and, barring problems with the liability agreement, things will proceed. Additional information will be available by the next Board of Supervisors meeting.

There being no further comments or questions (Board or Public), the consent agenda was *approved* as discussed by motion of Mr. Bingham, second by Mr. LeFevre and passed unanimously by the Board (4-0).

**Action Items:**

a. Development Services:

**1) 16-08-FP1: Lime Spring Square**

• **Deed of Dedication (Hempfield School District/Township)**

Jon Beck presented the partially executed original Deed of Dedication between the Hempfield School District and the Township. This is part of the Lime Spring Square Phase 3 project for road improvements and additional right-of-way for the Noll Drive and Rohrerstown Road intersection. Michael J. O'Brien, Developer and Attorney Mark Stanley, McNees Wallace & Nurick, LLC were present. Following discussion, motion was made by Mr. Bingham and seconded by Mr. Wiglesworth to approve the deed of dedication between Hempfield School District and East Hempfield Township, subject to all staff and engineering comments. The motion passed (4-0).

*Chairman Russell joined the meeting at 5:12 p.m.*

**2) 15-19-FP: Springbrook Annex at Good Drive**

• **Time Extension**

Jon Beck reviewed the time extension request received from Robert Gabriel & Associates, Inc. Mr. Gabriel was present. Following discussion regarding the status of the project, motion was made by Mr. LeFevre and seconded by Mr. Bingham to *approve* a time extension for the Springbrook Annex at Good Drive Final Plan Phase 1 until June 7, 2017, subject to all staff and engineering comments. The motion passed (5-0).

**3) 17-03-SW: Landis Poultry Barn**

• **Establish Escrow**

Jon Beck submitted the escrow estimate submitted by the applicant and RAV's recommendation. Mr. Bingham questioned RAV's notation that the escrow account provided by the applicant is not sealed by a professional engineer, which is required by the Municipal Planning Code. Mr. Beck stated the amount of escrow is based on RAV's interpretation of what the cost would be. If there was a formal requirement, Mr. Beck is certain that RAV has taken care of that. The Board concurred. Following discussion, motion was made by Mr. Brubaker and seconded by Mr. Bingham to *establish* the SWM financial security in the amount of \$90,387.55, as referenced in RAV recommendation letter, dated April 6, 2017. The motion passed (5-0).

• **SWM O&M Agreement**

Jon Beck presented the SWM O&M agreement review received from RAV in their letter dated April 6, 2017. Following discussion, motion was made by Mr. Bingham and seconded by Mr. LeFevre to *approve* the SWM O&M agreement for plan 17-03-

SW, known as the Landis Poultry Barn project, subject to all staff and engineering comments. The motion passed (5-0).

- **Modification Request**

Jon Beck presented the Plan Status: Third Review received from RAV in their letter dated April 6, 2017. Following discussion motion was made by Mr. Brubaker and seconded by Mr. Wiglesworth to *conditionally approve* the modification request to waive the requirement for a topographic survey as required by Sec. 260-25.J.4 of the Township SWM Ordinance, subject to all staff and engineering comments. The motion passed (5-0).

4) **17-13-ZA: Petition for Zoning Ordinance Amendment**

- **Request to add “Micro Acute Care Facilities” as a permitted use in the RCC Zone**

Mark Stanley, Esq., McNeas Wallace & Nurick LLC representing the applicant, 206 Rohrerstown Road, LP presented the petition and briefly reviewed the basics. He explained that “Micro Acute Care Facilities identifies a type of hospital. Following discussion, motion was made by Mr. Bingham and seconded by Mr. Wiglesworth to *accept* the petitioner’s request to amend the East Hempfield Township Zoning Ordinance and send the proposed Zoning Ordinance amendment to the Lancaster County Planning Commission and the East Hempfield Township Planning Commission for review and recommendations. The motion passed (5-0).

b. **Centerville Road Project**

- **PPL Agreement to move utility pole**

Mr. Krimmel presented the agreement regarding payment for moving the poles and explained the terms. He thanked Attorney Steve Kraybill for drafting a simplified agreement. The agreement was sent to PPL and they immediately signed and returned it. Following discussion, motion was made by Mr. Bingham and seconded by Mr. Wiglesworth to *approve* the agreement between East Hempfield Township and PPL Electric Utilities Corporation, subject to all staff and engineering comments. The motion passed (5-0).

**Old Business**

- **Draft Master Park Plan** – Previous meeting discussions were reviewed and Jon Beck provided overhead visuals of the updated plan draft which reflected those discussions. The Draft Plan gives a picture of what we can possibly do with the park and helps with planning. It is being driven by all improvements currently being discussed which include improvements to the current municipal building, the police building, the Dream Park, requests coming in from those who wish to use the park, continued use by the Soccer Club with their very successful program and to lay out a game plan for the park. Mr. Bingham stated there is no specific time-line but the current draft is what they came up with when working with David Miller/Associates for potential future expansion of the park.

Mr. Krimmel stated one portion of the walking trail is included in the Dream Park and is planned for this summer. Mr. LeFevre asked if consideration could be given to expediting creating the entire trail to take advantage of the low paving prices recently received. A survey and design work would be necessary. The Township did not budget to create the entire trail; however, consideration could be given to reallocating funds.

Concern was raised regarding MS4 requirements and ADA regulations. Mr. Russell reiterated his previous comments regarding location of some of the proposed parking facilities. He expressed concerns about the proposed dog park area as it would be a prime area for a future MS4 project. He also noted the Boy Scouts are interested in having a Gaga ball pit located somewhere in the park. Mr. Krimmel recommended waiting to bid out paving for the trail until after the May 3, 2017 Board of Supervisors meeting when the plan will be formally presented and there will be more information. The Board concurred.

The Master Park Plan will be formally presented at the May 3, 2017 meeting of the Board of Supervisors for discussion and action. Various organizations will be invited to attend and participate in the meeting. Mrs. Schweitzer suggested changing the map to reflect Board comments. The Board concurred.

- **PSATS 2017** - Mr. LeFevre presented the 2017 Proposed Resolutions, Bylaws Change and Nomination Report. He has reviewed the resolutions and recommended they be accepted as shown. The Board concurred. Mr. LeFevre will be attending the PSATS' Annual Educational State Conference and Trade Show being held April 23-26, 2017 in Hershey, PA and is the voting delegate for the Township at the general session on Tuesday, April 25, 2017.

**New Business** – None

### **Board Group Reports**

- **Annual Pension Board Review** – Chairman Russell reported on the meeting held with police department representatives, township staff and citizen representative. The Township has done a very good job of funding their pensions. Mr. Brubaker added there is a potential market correction coming. He agreed that both police and staff pension funds are in very good financial health. The police pension fund is 73.1% funded and the non-uniformed is 87.8%.

**Traffic Commission Report** – Mr. Russell reported the traffic commission was rescheduled to next month due to the 5:00 p.m. start of today's Board of Supervisors meeting.

### **Manager's Report**

1. **Executive Session:** After the last Board meeting on April 5, 2017 an executive session was held starting at 9:10 p.m. and ending at 10:20 p.m. The topic of the session was a legal matter related to the police building expansion in the park. Mr. Krimmel will be seeking Board

authorization to move forward with the preparation and filing of a petition to the Orphan’s Court related to the police building expansion project.

- 2. **PennDOT Pilot Project:** Mr. Krimmel reported that PennDOT is doing a pilot program with Manheim Township to replace two bridge culverts (Lititz Road and Miller Road) and remove one bridge culvert (West Roseville Road). While there is no financial contribution needed from the Township, PennDOT will be requiring signed documents to allow them to acquire needed right-of-way in East Hempfield. Mr. Krimmel provided the PennDOT cover letter and maps locating the culverts.
- 3. **Driving Range:** The poles at the driving range need to be raised to keep balls from going into the residents’ properties. Jim Micilcavage has received a price of \$33,062.54 to raise key areas of the range. Since this is not a budgeted expenditure Mr. Micilcavage has reviewed his budget and will be eliminating planned purchases as outlined in Jim’s email dated April 18, 2017. Additional work would be planned in 2018 to protect the end of the range from those who hit drivers or long distance clubs. The Club now emphasize that irons are the only clubs permitted. Mr. Russell called for a motion to *approve* extending the height of the fence as discussed and offsetting this with budget adjustments in order to pay for this expense. The motion was made by Mr. Wiglesworth, seconded by Mr. Bingham and passed by the Board (5-0).

*The regular Board of Supervisors April 19, 2017 meeting paused at 6:15 p.m.*

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*The Board of Supervisors regularly scheduled April 19, 2017 meeting resumed at 7:00 p.m.*

**David Miller/Associates, Inc. – New Township Engineer of Record – “Get to Know” Working Session**

Scott Hain, Brian McElroy, DM/A, and Jodie Evans, Christopher Bauer, McMahon Associates (traffic engineer consulting for DM/A) visited with the Board of Supervisors to discuss current projects and processes. The purpose of the work session was to get to know the new engineering firm principals and for them to get a better understanding of the Board.

**Adjournment**

By unanimous consent of the Board, Mr. Russell *adjourned* the meeting at 8:41pm

Respectfully submitted,

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Robert S. Krimmel, Manager/Secretary