

**EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS MINUTES**

DATE AND TIME: September 5, 2018 8:00 p.m.

ATTENDANCE: Board Members: Thomas A. Bennett
Douglas W. Brubaker
G. Edward LeFevre
H. Scott Russell

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

ABSENT: W. Scott Wiglesworth

The Board of Supervisors meeting was called to order at 8:00 p.m. at the Four Seasons Banquet Facility, 949 Church Street, Landisville by Chairman Brubaker, followed by a moment of silence in remembrance of 911 and the Pledge of Allegiance.

Police: Ryan Adams – hiring recommendation as police officer.

Consistent with the Board’s approval to hire an officer to fill the vacancy left by the retirement of Sgt. Mark Earhart, Chief Skiles recommended that Ryan Adams be appointed to the position of East Hempfield Township Police Officer based on his background and positive references. Motion was made by Mr. LeFevre and seconded by Mr. Russell to *authorize* the hiring of Ryan Adams as a police officer with a hiring date of September 10, 2018. The motion passed (4-0). The Board and all those present congratulated Officer Adams and photographs were taken.

Public Comment/ Visitors (non-agenda items only)

- Lancaster Public Library – Lori Dietrich, Director of Development, was present representing the Library. She distributed and reviewed a handout documenting the Library’s services for East Hempfield Township and thanked the Board for the \$16,000 contribution. She was asked to reach out to Mr. Krimmel or Mrs. Schweitzer to arrange a meeting with the finance group.
- East Hempfield Recreation Authority - Frank Mincarelli was present to answer any questions regarding the formation or operation of the Authority. Chairman Brubaker explained Mr. Mincarelli’s presence at tonight’s meeting was for informational purposes and that a Hearing is scheduled for two weeks from tonight and will be an action item on the September 19, 2018 Board of Supervisors meeting agenda.

- ✓ **BOS:** Who develops the mission statement?
Mr. Mincarelli: The Ordinance states the Authority is being created in order to, among other things, own, lease, manage, maintain, administer and/or operate the Township's public golf course and all of its related facilities. The Authority would create the mission statement.
- ✓ **BOS:** Level of Township authority?
Mr. Mincarelli: The Authority is independent except for needing the Township to possibly act as a guarantor on a loan.
- ✓ **BOS:** Number of Authority Board Members?
Mr. Mincarelli: Board size will be 7 but can be reduced to 5 with five being the minimum.
- ✓ **BOS:** Are Members of the Board of Supervisors permitted to serve on the Authority?
Mr. Mincarelli: Two Supervisors can be written into the by-laws to serve as members of the Authority. Any more than that would be a quorum of the Board of Supervisors.
- ✓ **BOS:** Once established, what keeps the Authority moving in the direction the Board of Supervisors wants?
Mr. Mincarelli: The Township always has the right to disband the Authority but the Township would assume assets and all liabilities.

Mr. Russell informed that the Admin/Finance Group met and had questions and dialogue. A list of questions and answers developed by the committee will be submitted to Mr. Mincarelli for comment and provided to the Board of Supervisors.

Consent Agenda:

- a. 17-07-FP Lidl Grocery Store (Good Dr. & Columbia Ave.)
 - a. Approve SWM O&M Agreement
 - b. Approve Access & Drainage Easement Agreement
 - c. Approve MOU for Financial Security
 - d. Approve Fair Share contribution for traffic improvements in the amount of \$12,125.00
 - e. Establish Financial Security in the amount of \$840,539.46
 - f. Establish SWM Permit Fee and SWM Inspection Fee each in the amount of \$8,951.73
- b. 17-19-FP Western Corners (2933-2993 Columbia Ave.)
 - a. Authorize the release of Financial Security in the amount of \$157,627.60, leaving a balance of \$27,087.26
- c. Approval to pay invoices from all funds covering 8/18/18 – 9/7/18 & totaling \$657,214.79
- d. Approval of minutes: August 15, 2018

There being no further comments or questions (Board or Public), the Consent Agenda was **approved** as presented by motion of Mr. Russell and seconded by Mr. Bennett. The motion passed (4-0).

Action items:

a) **Development Services:**

- Spooky Nook Rd./ PA Route 283 Traffic Improvements – Developer request for Letter of Support from the Board of Supervisors.

Mark Stanley, McNees Wallace & Nurick, representing Triple J Associates, reviewed the developer's proposed transportation improvements project and its associated grant application to the Commonwealth Financing Authority's Multimodal Transportation Fund program. Amy Kronenberg, GMS Funding Solutions, walked the Board through the request for a Planning Consistency and Support Letter.

Mr. Krimmel explained this is one way the Township can move road projects to the County's Transportation Improvement Plan (TIP) program. Dr. Richard Szarko, Shenck Road, commented on his concern about increased traffic. He stated he feels Triple J's interest is predicated upon the future development of the driving range property which they own and strongly believes the integrity of the neighborhood cannot tolerate any additional traffic or development. Chairman Brubaker stated this could be looked as an opportunity to improve a growing and existing traffic situation on somebody else's dollar. Mr. Stanley stated the grant request is not tied to anything specific – it is simply to perform a traffic study in the Routes 283 and 230 corridor and is looking at possible funding.

Mr. Russell stated he is in favor of the Support Letter but has some concerns on the round-about designs being proposed. Chairman Brubaker stated the Board is taking this request on its own merit. Mr. Stanley reiterated that this is a limited and focused request not related in any way to any other specific requests or future development. Mr. LeFevre stated he agrees, with reservations.

There being no further comments or questions (Board or Public), motion was made by Mr. LeFevre and seconded by Mr. Russell to **authorize** signing the letter of support for the Spooky Nook Rd./PA Route 283 traffic improvements funding request. The motion passed (4-0).

- State Road Commerce Park, Phase 1 – MOU for financial security.

Mr. Beck explained the Memorandum of Understanding for Financial Security (Developer's Agreement) for the State Road Commerce Park Phase 1, Lot 2 Final Land Development Plan. The Township Solicitor has reviewed the MOU and recommended minor changes. Staff recommends approval of the MOU for Financial Security for the State Road Commerce Park Phase 1, Lot final Land Development Plan, conditioned on the resolution of all outstanding staff and Township Solicitor comments. There being no further questions or comments (Board or Public), motion was made by Mr. Bennett and seconded by Mr. LeFevre to approve the Memorandum of Understanding and Financial

Security for the Final Subdivision Plan for Lots 1-3 & Land Development Plan for Lot 2 from State Road Commerce Park, Township #18-18FP, subject to resolution of all outstanding staff and solicitor comments. The motion passed (4-0).

b) **Gentry Heights** – Virginia Deaner - 681 Gentry Drive requesting 50% reimbursement of costs related to sidewalk and tree removal. Mrs. Schweitzer provided bills and correspondence submitted by Mrs. Deaner relating to her request. Following discussion, motion was made by Mr. Bennett and seconded by Mr. Russell to **table** action on this request to permit staff to look at specific criteria to establish a hardship and potential impact to project costs. The motion carried (4-0).

c) **Special Event approvals for 2019:**

- SVPS Walk Run for Life 5K at the Junction Center, 5/11/2019 – Diane Garber presented the application. Following discussion, motion was made by Mr. Russell and seconded by Mr. LeFevre to **approve** SVPS/WJTL application to hold their Run Walk for Life 5K on Junction Road on Saturday, May 11, 2019 as discussed. The motion passed (4-0).
- SVGTO All Pontiac Car Show at A. Herr Park 8/17/2019 (rain date of 8/24/2019) – Diane Garber submitted the application. Following discussion, motion was made by Mr. Bennett and seconded by Mr. Russell to **approve** SVGTO's application to hold their 12th annual All Pontiac car Show at Amos Herr Park on Saturday, August 17, 2019 (rain date August 24, 2019) stipulating that the fee may change with the 2019 Fee Schedule to be approved at a future BOS meeting. The motion passed (4-0).

d) **Hempfield Recreation Commission Intermunicipal Cooperative Agreement** – consider authorizing to be part of joint advertising of the ordinance to update the agreement.

Mrs. Schweitzer reviewed the amended agreement. Copies were provided to the Board along with income statement summaries, membership trends and membership charts. Mr. Bennett stated he was pleased to see such positive reports. Following discussion, motion was made by Mr. Bennett and seconded by Mr. LeFevre to **authorize** participating in a joint advertisement for adoption of the Ordinance to amend the Intermunicipal Cooperative Agreement involving the Hempfield Recreation Commission. The motion passed (4-0). Chairman Brubaker thanked everyone who was involved in working out all the nuances of the agreement.

e) **EHT Stormwater BMP Implementation Grant – bid award recommendation from Land Studies**

f) **Village Grande BMP Implementation Grant – bid award recommendation from Land Studies**

Mr. Krimmel provided the information submitted by Land Studies for the above bid award recommendations and stated both he and Joe Robinson have reviewed the numbers. Following discussion, motion was made by Mr. Russell and seconded by Mr. LeFevre to **award** the Contract for construction of the East Hempfield Township Maintenance Facility

and A. Herr Park stormwater BMPs to BR Kreider and Son, Inc. in the amount of \$92,117.00 in accordance with the Contract requirements and contingent upon further confirmation, approval, and Notice to Proceed from DEP - - - **AND** - - - to *award* the Contract for Construction of the Village Grande at Millers Run stormwater BMPs to BR Kreider and Son, Inc. in the amount of \$43,239.00 in accordance with the Contract requirements and contingent upon further confirmation, approval, and Notice to Proceed from DEP. The motion passed (4-0).

Old Business

- Farmingdale Road Temporary Improvements – update. Chairman Brubaker explained that temporary improvements (one-way yield and round-a-bout) focusing mainly on Farmingdale Road are planned for installation as soon as possible. Mr. Madonna reported that the proper materials have been received and installation is tentatively scheduled by the end of next week. Ted Zellers, Wickersham Lane, reported his property is on the corner of Wickersham and Farmingdale and traffic is still speeding and cutting the corner in front of his home even with the temporary speed bumps installed on Barr Blvd.
- Farmingdale Road long term improvements project – update. Chairman Brubaker explained that long term improvements are a work in progress, a lot of which going on right now is planning. A project status and schedule were received from McMahon Associates. Mr. Bennett suggested putting a chart on the website and/or mailing out a time line to residents. Mr. Krimmel would like to get the date for the preliminary design moved up for budgeting purposes. Mrs. Schweitzer reported the Township is now on the Nextdoor app and information will be posted on it. Various residents then came forward with their questions and concerns.
 - Mark Brackbill, Hansom Drive, stated he is against making Farmingdale Road one-way. Mr. Brubaker replied there are some things that are still a work in progress.
 - Ken Giurlando, Barrcrest Lane, talked about the survey flyer that he assisted in distributing to residents and Carl Shultz asked if the Board had received it, which they had. Mr. Giurlando explained that there are residents that desire to wait to see what the traffic impact will be after the Crossings is in full operation.
 - Bonnie Sowers, Barrcrest Lane, expanded upon Mr. Guirlando’s comments and questioned the timing for the long-term plans to be finished. Chairman Brubaker stated that should be later this year.
 - Fran Chong asked if a survey could be done or a meeting held to allow continued discussion on the impacts and options. Chairman Brubaker stated both have already been done.
 - Ted Zeller, Wickersham Lane, questioned the effectiveness of the Wickersham/Farmingdale round-about and suggested a raised intersection similar to that used by Willow Valley Lakes. Mr. Zellers also suggested the engineer look at an alternative to the southbound one-way on Farmingdale Road. He explained that adding a pork-chop configuration at the Farmingdale and Oreville intersection would force northbound Farmingdale Road traffic to Good Drive and allow eastbound Oreville Road traffic to go north on Farmingdale Road. Mr. Krimmel will advise the engineer to take a look at that configuration.

- Bob Mellinger, Farmingdale Road, stated he is concerned about increased traffic and stressed the need for additional speed control and close monitoring by police.
- Cindy Brodbeck, Farmingdale Road, thanked the Board for all their efforts but reminded that in 2006 Farmingdale residents voted to close the road and now, twelve years later, there is a compromise.
- Kathy Ashworth, Farmingdale Road, thanked the Board for being extremely transparent and reported there was minimum response to the survey flyers that had been mailed to residents.

New Business

- HARC – acknowledgement of 6-month financials and potential for 2019 capital needs. Six-month financials have been submitted to all municipal partners. Mr. Bennett reports that HARC is going to need additional support from the municipal partners for future capital improvements. The plan is to develop a proposed budget by October 1, 2018 for the Township to review and will include a capital presentation to township managers and several board members within the next few weeks. Mr. Russell and Mr. Bennett are sitting in on the meetings and will report back to the finance group. Mr. Bennett acknowledged Dave Lounsbury who heads up the finance committee for HARC. He reported that the Commission will be looking at significant renovations to both locker rooms over a span of two budget years. Chairman Brubaker thanked Mr. Lounsbury and asked him to convey the Board's thanks for all the hard work the Commission has done.

Manager's Report

1. **Centerville Road South**: No new information. We should have a completed preliminary plan in October. Also, I believe I have convinced PennDOT to take the lead with interacting with Norfolk Southern on Centerville. We would be splitting the costs on the 80%-20% basis.
2. **Police Building Expansion**: The Police Department staff has fully been relocated to their temporary offices and locations. Demolition of the old station is occurring and the new road is ready to pave. We did run into extra costs with the subgrade due to clay soils and extra top soil that needed removed. Project on schedule and new road should be paved the week of September 10th.
3. **State Road and 283 Project**: No new information. Still scheduled for bid awarding in December of this year.
4. **Holland Street Bridge Removal**: We received the approved second monetary supplement from PennDOT. Work should start up again from McCormick Taylor. Also, we are waiting for the historical review to be approved.
5. **Centerville Road North Project**: Storm water pipes and inlets are continuing to move forward. The new water line is installed but the contractor is having difficulty having the pressure test approved. The new pipe could have a bad joint South of Spring Valley Road which has slowed the completion of the water services but not the stormwater system. The contractor will be seeking a 1-week extension to the completion date in the contract.

6. **Roundabout on Running Pump Road:** I have contacted Interstate Acquisition Services to perform an appraisal for the ROW needed from GG Schmitt Company on Running Pump Road. We should be able to begin the acquisition next month.
7. **Landisville Storm Sewer and Road Paving:** The water Authority's waterline extension has started and is half way complete. In 3 weeks, the township will begin its upgrade of the storm water system and repaving on Elizabeth Street. This project will be completed in October.
8. **Gentry Heights:** The water authority is beginning work on the water line this week.
9. **Development Services Technician:** We have hired Nathaniel Sturgis in this newly created position. He will begin employment on September 10th. Mr. Sturgis just finished a stormwater internship at East Lampeter Township and they have given him a positive recommendation. He recently graduated from Millersville University with a major in Geography and a minor in Geology. He also served in the United States Air Force and Reserves.
10. **Old Rohrerstown Road Bridge:** LASA is waiting to receive authorization from PennDOT to start the design and relocation of their sewer main that is in conflict with the new bridge location. This is the major hold up at this time.
11. **Request to Distribute Workers Comp Dividends:** The Township received a dividend check from our municipal trust in the amount of \$10,834.81 as represented for the years of 2009, 2011, 2012 and 2013. Just as in the past, I request a portion of this amount be redistributed to the active full-time employees at the individual amount of \$125.00. This would total \$8250 for the 66 employees. Thank you for your consideration. *Motion was made by Russell and seconded by Mr. LeFevre to **approve** a portion of the \$10,834.81 dividend check received from municipal trust for the years of 2009, 2011, 2012 and 2013 be redistributed to the active full-time employees at the individual amount of \$125.00 for a total \$8,250.00 for the 66 employees. The motion unanimously passed (4-0).* Chairman Brubaker asked Mr. Krimmel to convey the Board's thanks and gratitude to the employees.
12. **Letter from Lebanon Farms:** The Township received the letter from Lebanon Farms that their business was sold to Waste Industries. As I mentioned in a previous meeting, the service will remain the same.

Adjournment

By unanimous consent of the Board, Chairman Brubaker adjourned the meeting at 9:36 p.m.

Respectfully submitted,

Robert S. Krimmel, Manager/Secretary