

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, DECEMBER 3, 2012**

CALL TO ORDER – 7:00 p.m.

Chairman Klein called the meeting to order at 7:00 PM followed the Pledge of Allegiance and the invocation.

ROLL CALL

Harold Harman, Supervisor
Jay Megonnell, Vice Chairman
Gloria Zimmerman, Supervisor

Adam Klein, Chairman
Don Steinmeier, Secretary-Treasurer

APPROVAL OF MINUTES

Regular meeting – November 19, 2012- Mrs. Zimmerman pointed out a correction to the minutes regarding her question to Ms. Ehmann for the agenda item under the Old Business section. She asked that the following statement be added to the minutes “ Mrs. Zimmerman asked Ms. Ehmann what the barn was going to be used for; Ms. Ehmann said her primary use of the barn is to provide shelter for rescue horses.”

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve the meeting minutes of November 19, 2012 as amended with the correction. Mr. Megonnell abstained, motion passed unanimously.

CORRESPONDENCE

Chairman Klein briefly reviewed the correspondence items and informed the public that all correspondence is available for review. The following item was brought up for discussion:

FROM: Dauphin County Community & Economic Development **RE:** Community Development Block Grant Disaster Recovery Funding – Mr. Steinmeier asked if the Township will apply for this grant. Ms. England stated that the Township Engineer will send a representative to the meeting to inquire about drainage projects.

PUBLIC COMMENT

John Shearer, 7949 Slepian Street- Mr. Shearer provided an update to the Board on the West Hanover Citizens Helping Hands group (WHCHH). The group completed over 80 hours of community service as of September 23rd. Thanks to the article in the winter newsletter two more residents have volunteered; currently there are ten volunteers. Snow and ice removal this winter will be coordinated with KCS. Mr. Shearer presented a check for \$125.00 to the senior van from the WHCCH. The funds are a result of donations from the residents that WHCCH has helped this past year. Mr. Shearer commented that the volunteers wanted to donate the funds to help the senior citizens of the Township. The Board thanked Mr. Shearer and all the volunteers for all their time and effort.

PUBLIC HEARING/MEETINGS: None

PRESENTATIONS, STAFF/BOARD REPORTS

Ms. England brought up the EAC grant application has been completed and submitted to the DEP. The grant request is for \$4,200.00, the EAC must match 20% of the request, which is \$840.00. This amount has been budgeted for in 2013.

Chairman Klein brought up the fire station punch list update. Ms. England stated she received a schedule today and that by the end of the week Premier will complete several items on the list. Mrs. Zimmerman asked if Mr. Sowers provided a schedule for the Board; Ms. England said it is attached to the inspection report. She briefly reviewed the items that need to be completed. Mrs. Zimmerman asked if the letter of warranty has been received; Ms. England stated it has not been received, but expects it by the end of this week. Mrs. Zimmerman stated that the right of way at the Weikel's needs to be resolved. Premier has informed Ms. England that a survey crew will be sent out by the end of this week to complete the right of way issue. Mrs. Zimmerman asked Ms. England to remind them; Ms. England said that the Township is still holding money for the outstanding items. Mr. Steinmeier commented that the storm drains near the Weikel's property have a lot of debris in them. Premier is scheduled to remove the inlet protections in all storm drains this week. Mr. Steinmeier brought up the ditch on Manor Drive, he commented on the design. Mr. Harman said the road crew will address the issue in the next few weeks. Mr. Steinmeier asked if the retention ponds were designed to drain out. Ms. England said they were designed to have water in them, and will form their own ecosystems. Mr. Steinmeier commented on the trees from the Weikel property that hang over the vinyl fence. He said the trees should have been trimmed. There was discussion regarding a one year warranty for the trees that will be planted on the Weikel property. Mrs. Zimmerman said that there is an extended warranty for the trees at the fire station that died.

Margaret Weikel, 7730 Baseshore Drive- Mrs. Weikel brought up problems that they have had dealing with Premier. She commented on the following issues: (1) Vinyl Fence- She said Premier has not cleaned the area by the fence, she commented it should have been cleaned prior to the installation. She said they will not trim the trees; Premier will say the trees are on the Weikel's property. (2) Inlets-There is dirt and mud in the inlets (3) Issue behind the Zink Fence- Since construction water has washed away the area and as a result there is standing water on the Weikel's property. They have discussed this problem with Premier and Bill Swanick from HRG. Mr. Swanick told her the Township would handle the problem. (4) End Wall- The end wall is partially on the Weikel's property and the Township right of way. She said this is to be confirmed when the survey is completed. (5) Tree installation- Mrs. Weikel said they agreed at the October 9th meeting that they want four trees and no boulders, but they are not sure who will purchase the trees and how much they can spend. Mr. Megonnell asked what was in the contract regarding the planting of the trees. Mrs. Weikel stated there was nothing in the contract regarding the planting of the trees. As far as the Weikel's knew, Premier will plant the trees. Mrs. Zimmerman commented that the Weikel's have been good faith neighbors; and that they should have their property restored to its original condition. Mrs. Weikel said that they want at least a one year guarantee on the trees.

Ms. England said that the Township is still holding money for uncompleted site work.

Mr. Steinmeier suggested that Premier and Bill Swanick meet with the Weikel's to resolve these issues. Ms. England said that Bill has been in contact with the Weikel's. Mrs. Zimmerman said that Bill from HRG was willing to attend this evenings meeting and she requested Chris Keller from Premier be contacted to attend as well to settle these issues. Ms. England said she received a schedule from Chris today that they survey and inlet boxes will be completed this week. Mrs. Zimmerman wanted to make it clear that she would help any resident in this situation.

TREASURER'S REPORT

Mr. Steinmeier reported the following fund balances:

A. Fund Balances (Fund balances are presented for reference only.)

General Fund Balance as of November 30, 2012	\$976,322.57
Total Liquid Fuels Balance as of November 30, 2012	\$301,244.32
Total Capital Reserve Fund Balance as of November 30, 2012	\$2,155,360.50

B. Deposit Activity since November 19, 2012

\$44,629.27

Mr. Steinmeier reported the gross payroll of November 30, 2012 totaled \$27,258.15. *Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the payroll of November 30, 2012 in the amount of \$27,258.15. Mr. Harman abstained, motion passed unanimously.*

Mr. Steinmeier reported the vouchers prepaid to meet due dates was \$24,211.36. *Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers prepaid to meet due dates in the amount of \$24,211.36. Motion passed unanimously.*

Mr. Steinmeier reported the total for the vouchers to be approved is \$38,891.22. *Mr. Harman moved, seconded by Mrs. Zimmerman to approve the vouchers in the amount of \$38,891.22. Motion passed unanimously.*

Mr. Steinmeier reported the total for the vouchers to be approved and paid from Fire Tax is \$2,592.08. *Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers to be paid by Fire Tax in the amount of \$2,592.08. Motion passed unanimously.*

PLANNING COMMISSION REPORTS AND PLANS: None

OLD BUSINESS: None

NEW BUSINESS

Motion – Consent Items: Section 607. (4): Village Glen, Improvement Guarantee Reduction #4

Mr. Steinmeier moved, seconded by Mr. Harman to approve the reduction of the Improvement Guarantee for Village Glen by \$49,365.00 from the amount of \$162,095.55 leaving a balance of \$112,730.55. Motion passed unanimously.

Motion – Waiver Request, Chapter 137-7, Resubdivision along Kiwanis Rd

Mr. Rosario, Zoning Administrator, provided a brief overview of the waiver request to the Board. The homeowners requested and received a variance from the Zoning Hearing Board in 2011 to add an addition to their home. Upon receipt of the permit application Mr. Rosario contacted Dauphin County Tax Assessment to confirm the joining of Lots 2 & 3. It was discovered that the Tax Assessment Department combined billing of invoices of the three lots into one invoice only; they did not legally combine any properties. Mr. Rosario discussed this issue with the Township Solicitor and the Zoning Hearing Board Solicitor. The homeowners are requesting to combine the three existing lots into one lot and therefore are requesting a waiver of the subdivision and land development. Mr. Rosario supports the request of the homeowner. There was discussion among the Board regarding this request as well as the need for a new deed to be obtained.

Mr. Megonnell moved, seconded by Mr. Steinmeier to approve the Subdivision and Land Development Wavier request for this specific project and in accordance with the conditions presented by all parties to combine existing 3 Single Family lots, known as Tax Id #'s 68-021-027,028, & 029 into one subject to a new deed being drawn up to show the three single family lots have been combined into one single family lot, which cannot be re-subdivided without Township approval. Motion passed unanimously.

Motion - Park & Rec Maintenance Personnel hours

Mrs. Fesig, Park & Recreation Coordinator, is requesting an additional 100 hours for part time maintenance employees for 2012. The additional hours would allow the fence project at Skyline Commons park to be completed as well as assist with class and rental set ups. The additional 100 hours would still be under the 1500 hours that was approved by the Board for 2012.

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve an additional 100 hours for part time Park & Recreation maintenance personnel for 2012. Motion passed unanimously.

Motions - Rec Center roof repairs

Chairman Klein briefly reviewed the condition of the recreation center roof as well as the options for repair. Houck Services, Inc. inspected the roof and provided the following information. There are two different types of roofing on the Rec Center. The barrel roof over the social hall area is the oldest section of roof and in the worst condition. Houck Services, Inc. suggests either (1) Restoration through

cleaning, resealing seams, and coated for an estimated cost of \$15,200 or (2) A recovery process involving a full overlay and new flashings and membranes with a 15 year manufacturers warranty at an approximate cost of \$24,860. The second type of roof is rubber, or EPDM, which is over the bays and the building additions. There are sections of damaged membrane and flashing and several coping stones are broken. There is also the issue of the unused equipment, antennas, sirens, etc., that still remain on the roof. The quote from Houck Services totals \$9,600 for the repairs plus an unknown time & material cost for the removal of the equipment. Staff stated that the Fire Company assured the Township that the roof was in good condition and had been maintained over the years therefore the roof was specifically excluded from the current renovation project. Mrs. Zimmerman commented that Mr. Houck took care of the roof for the fire company, so if it is in bad shape, perhaps it was not taken care of as much as the Fire Company thought. Chairman Klein asked if the roof leaks. Mrs. Fesig stated she has not seen any leaks however that there are ceiling tiles that have water stains throughout the building.

Mr. Megonnell moved, seconded by Mr. Harman to table the rec center roof repairs. Motion passed unanimously.

Ms. England stated that tabling the proposed project may remove it from the overall renovation project due to time constraints. There was general discussion regarding the proposed project and the Rec center renovation project. The possibility of applying for a casino grant for the roof repair was briefly discussed. It was the consensus of the Board to table until the workshop at 6:30pm on December 17th. Jeremy Chubb of Houck Services, Inc. who inspected the roof will be present to answer any questions of the Board.

Motion – Proposed Purchase of Used Street Sweeper

Mr. Harman provided a brief overview of the used street sweeper available for sale from by Lower Saucon Township. Assistant Roadmaster Chris Mumma and public work mechanics inspected the vehicle. Mr. Mumma and Harold Harman recommend the purchase of this vehicle to supplement our current street sweeper. Lower Saucon Township will accept sealed bids until Friday, December 14, 2012, with a minimum bid of \$35,000. Mr. Harman suggested a bid of \$42,000.00; Mr. Megonnell suggested a bid of \$43,000.00. There was discussion if the bid needed to be discussed at an executive session. It was decided that the vote should be made public.

Mr. Megonnell moved, seconded by Mrs. Zimmerman to bid on the used 2000 Elgin Geovac Broom-Assisted Vacuum Street Sweeper offered for sale by Lower Saucon Township. Motion passed unanimously.

Mr. Klein moved, seconded by Mr. Megonnell for Roadmaster Harman to supply a bid to Lower Saucon Township for the 2000 Elgin Geovac Broom-Assisted Vacuum Street Sweeper not to exceed \$43,000.00, payable from the Capital Reserve Fund. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Mrs. Zimmerman presented a proposal to the Board from ECS for an HVAC maintenance contract for Station #1. The annual fee is \$3, 110.00; Mrs. Zimmerman suggested that the maintenance contract

be approved. Ms. England will make copies for the Board to review and discuss at the meeting on December 17th.

PUBLIC COMMENT

Tom Stewart, 7795 Manada Creek Drive- Mr. Stewart commented as a member of the Park & Recreation Board. He stated that the Board has committed to spend \$600,000.00 on renovations to the Recreation why do they want to wait to repair the roof for \$25,000.00? He said it would be a shame if the roof was not repaired and eventually caused damage to the renovated building. There was discussion that the roof will be fixed, however the Board would like to get further information before making a final decision.

Margaret Weikel, 7730 Baseshore Drive- Mrs. Weikel referenced the comment made by Mr. Steinmeier regarding the retention pond at the fire station. She said she asked about all the water and the mosquitoes; she was told that the pipe was dug too deep where the pipe goes to their drainage system. She asked what is the purpose of the vinyl fence. Mr. Megonnell said it was for aesthetic value.

SUPERVISORS COMMENTS

Mrs. Zimmerman asked that a thank you letter be sent from the Board the Zumba instructors and their classes to thank them for the generosity in collecting food for a Thanksgiving basket. Mrs. Zimmerman and Mrs. Fesig delivered five bags of groceries and a turkey to a family in the Township.

Mrs. Zimmerman invited everyone the annual carol sing and burning of the Yule log will be held on December 8th at 6:00pm in Fairville Park.

Mr. Megonnell stated there will be no workshop on December 10th. The Township office will be closed on December 21st from 11:30 am to 1: 30pm.

Mr. Steinmeier stated the Water & Sewer Authority will finalize the 2013 rates at their December 18th meeting.

Mark Childs, 228 Brookridge Court - Mr. Childs asked for clarification of the number of EDU's for a 200 unit apartment complex. Mr. Steinmeier stated a 200 unit apartment complex would use 200 EDU's.

Mr. Steinmeier informed the board the final rate for the Sewer Authority Bond Issue, Series 2012 was 2.15% .Through the new bond issue, the Authority will realize a savings for ratepayers of over \$800,000 over the next 18 years.

ADJOURNMENT: 8:15 pm