

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, MARCH 4, 2013**

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

SWEARING IN CEREMONY – WHT Fire Police

Chairman Klein performed the swearing in ceremony. Members sworn in included: Paul Huber, Ken Kline, Linda Knapp, Larry Knapp, Bill McCahan, Kyle Miller, and Tyler Smith.

APPROVAL OF MINUTES

Regular meeting- February 19, 2013- Mr. Megonnell pointed out a correction to the minutes regarding the meeting date on page 5 for review of the ARLE grant. The correct meeting date is March 4th.

Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the meeting minutes of February 19, 2013, as amended with the correction. Motion passed unanimously.

Workshop meeting- February 19, 2013- *Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve the workshop meeting minutes of February 19, 2013. 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 were brought up for discussion:

FROM: Solicitor Jon Yost **TO:** Chris Keller, Premier Construction **RE:** Extended Warranty- Mrs. Zimmerman thanked Solicitor Yost for the correspondence to Premier Construction.

Mr. Steinmeier requested that information on the Local Gaming Grants be included in the next Township newsletter. He wants residents to be informed that the Township has applied for grants to help in the funding of projects.

Mr. Megonnell thanked Ms. Riley for her work in completing the paperwork to receive funding from FEMA for Tropical Storm Lee.

PUBLIC COMMENT

Neil Woodward, 772 North Fairville Avenue- Mr. Woodward addressed the Board regarding the correspondence sent from the Township to residents regarding the FEMA flood plain update. He stated that the Township used an outdated map, and that not all residents have been informed. He said he spoke to Mr. Rosario, Zoning Administrator, regarding this problem. Mr. Rosario addressed his questions and concerns. Mr. Woodward believes that there are residents in Fishing Creek Valley that are affected by the flood plain update and have not been informed. He commented that the letter he received from FEMA addressed meeting or exceeding the minimum requirement for flood plain management. He questioned why residents would want to exceed FEMA financial requirements. Mr. Steinmeier commented that the Township must adhere to federal government mandates.

Beth Carricato, 699 Knight Road- Mrs. Carricato informed the Board that the Zoning Hearing Board information in the 2013 Township directory is incorrect. Matt Miller is the Vice Chairman and MaryAnn Yahn is the Hearing Officer. She has already informed Township staff of the correction.

PUBLIC HEARING/MEETINGS: None

PRESENTATIONS, STAFF/BOARD REPORTS

Mrs. Zimmerman commented that the EAC annual report is very good.

EAC Annual Report- Patti Estheimer, EAC Chairperson, reported that the EAC sponsored 13 community events in 2012. One of the most popular events was the native plant workshop; Shirley Halk was the presenter. Mrs. Halk will speak at the invasive plant workshop being held on April 13th from 10:00am-12:00pm at the Township building. Mrs. Zimmerman commented the E-Cycling center is scheduled to open on April 13th at 11:00am. Mrs. Estheimer stated that recycling pilot project in the Township parks was a success. The EAC has worked with the parks and recreation department to apply to the Coca Cola grant program to obtain permanent recycling bins for the parks. The Township building parking lot planting bed project is underway with the help of the public works department. The EAC has asked the community to join in the completion of the project by donating plants and helping with the spring planting. A grant application has been submitted to DEP which if awarded will be used to help fund a stormwater/rain barrel workshop to be held in 2014. Mr. Megonnell commented that the Blue Bird trail report is very interesting and the project is an asset to the Township. Mr. Megonnell asked for an update on the recycling of anti-freeze at the public works facility. Mrs. Estheimer commented that she is working with Mr. Harman and a program will be put into place in the near future.

Mrs. Zimmerman informed the Board that she attended the Creating an Implemental Comprehensive Plan workshop last week with Mr. Rosario and two Planning Commission members. She commented that it was very informative and interesting to hear the questions and concerns of area Townships. It was suggested that a workshop be held when the project is 1/3 complete so the Board can be aware of the progress of the project.

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 March 1, 2013 | \$1,546,524.71 |
| Total Liquid Fuels Balance as of March 1, 2013 | \$127,142.16 |
| Total Capital Reserve Fund Balance as of March 1, 2013 | \$1,717,202.14 |

B. Deposit Activity since February 19, 2013 \$76,342.88

Mr. Steinmeier reported the gross payroll of February 22, 2013 totaled \$28,565.78. *Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the payroll of February 22, 2013 in the amount of \$28,565.78. Motion passed 4-0 with Mr. Harman abstaining.*

Mr. Steinmeier reported the vouchers prepaid to meet due dates was \$62,944.47. *Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the vouchers prepaid to meet due dates in the amount of \$62,944.47. Motion passed unanimously.*

Mr. Steinmeier asked Mr. Harman for a brief review of the repairs that were performed on the Public Works vehicles that were completed by Triple K Fleet.

Mr. Steinmeier reported the total for the vouchers to be approved is \$88,377.51 *Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the vouchers in the amount of \$88,377.51. Motion passed unanimously.*

Mr. Steinmeier reported the total for the vouchers to be approved and paid from Fire Tax is \$3,231.69. *Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers to be paid by Fire Tax in the amount of \$3,231.69. Motion passed unanimously.*

Mrs. Zimmerman asked why the senior van had repair work done at Freedom Toyota. Ms. England explained that the 2007 Dodge Caravan goes to Freedom Toyota for service and repairs. The 2012 Transit Connect, which was purchased from Hoffman Ford, has service and repairs at Hoffman Ford.

PLANNING COMMISSION REPORTS AND PLANS

12.003 Manada Hill Apartments. Request to Reconsider FILO requirement.

David Tshudy, legal counsel for Metropolitan Development Group, addressed the Board regarding their request for a reduction in FILO fees based upon a percentage of the proposed on site recreational facilities and additional sidewalks. Chairman Klein stated that Mr. Rosario contacted local municipalities and none said they have negotiated a reduction of FILO fees. Mrs. Zimmerman asked if they have obtained any invoices for the proposed on site recreational facilities. Brian Kobularcik, VP of Development for Metropolitan Development Group, said they have obtained a budget number based upon a development that is currently under construction, but has no invoices. He pointed out

that at the recommendation of the Township Planning Commission they are adding an additional amount of sidewalk. He commented that to this point he feels it has been amicable relationship between the Township and Metropolitan Development Group and he was hoping there would be some consideration on behalf of the Township for a reduction in the FILO. Chairman Klein responded that once considerations are made for one developer, other developer's will follow suit with similar requests. Mr. Steinmeier commented that he recommends the Township stick to the current Ordinance. Mr. Kobularcik asked if the Board would consider a reduction of FILO fees based solely upon the addition of the additional sidewalk. The Board did not approve a reduction to the FILO fees.

#12.003 FLD/SB Manada Hill Apartments. Action by 03/11/13.

Jim Snyder, engineer for Metropolitan Development Group, addressed the Board regarding the final land development plan for Manada Hill apartments. Mr. Snyder stated that the developer is not in full agreement with some of the comments to the plan that were received today. There was discussion regarding plan comments and conditions to the plan. Mrs. Zimmerman asked for specific items that the developer believes need to be addressed and discussed. Mr. Snyder briefly reviewed the comments that they believe are not applicable to the project. Mr. Kobularcik approached the Board and suggested that Metropolitan Development Group grant an extension to the Township since the comments regarding the plan were only received today. He would like to meet with Mr. Snyder, Mr. Brulo, and Mr. Rosario to review the comments before the final plan comes before the Board. Mr. Kobularcik suggested a sixty day extension be granted to the Township. Ms. England suggested an extension be granted until May 7th.

Mr. Klein moved, seconded by Mrs. Zimmerman to accept the time extension granted by Metropolitan Development Group for Manada Hill Apartments until May 7, 2013. Motion passed unanimously.

#12.007 Creekvale Phase 1. Appraisal request.

Chairman Klein explained that Williams Holding Group, LLC is requesting that the fair market value (FMV) for the development known as Creekvale be based on the FMV of \$32,000 per acre as recently approved by the Board for the property located at 100 Hershey Road. Mr. Steinmeier suggested that this request be tabled so he can review the appraisal in question.

Mr. Steinmeier moved, seconded by Mr. Megonnell to table the request of Creekvale Phase 1, Appraisal request until March 18, 2013. Motion passed unanimously.

OLD BUSINESS

Ordinance 2013-02, Chapter 85, Outdoor Burning. Table.

NEW BUSINESS

Motion – Consent Items: Section 607. (4): None

Motion – Installation of Carpet Tiles at Fire Station 1

The fire company is requesting to install carpet tiles in the fitness room and EOC office at Fire Station 1. Mrs. Zimmerman stated she thought this request could have been handled by Resolution 2013-27, which appointed her and Mr. Megonnell as liaisons to the Fire Company. She suggested that the Board establish a certain dollar amount which would allow them to approve such requests.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the request to install carpet tiles in the fitness room and the EOC at Fire Station 1. Motion passed unanimously.

Solicitor Yost suggested that the liaisons sign off on the requests from the fire station so there will be no questions at a later date. Mrs. Zimmerman stated that they would bring any projects approved by her and Mr. Megonnell to the Board. Chairman Klein suggested that any changes/purchases for fire station #1 over \$10,000.00 must come before the Board, and changes/purchase under \$10,000.00 can be made at the discretion of the liaisons to the fire company.

Mrs. Zimmerman moved, seconded by Mr. Harman to approve that any changes/purchases for Fire Station #1 over \$10,000.00 must come before the Board, and changes/purchase under \$10,000.00 can be made at the discretion of the liaisons to the fire company. Motion passed unanimously.

Motion – Award Bid 2013-01, Mowing and Landscaping

Chairman Klein stated two bids were received for the mowing and landscaping contract. Mrs. Zimmerman commented that in the past few years the work being paid for in the parks has not been completed; Mr. Harman agreed with Mrs. Zimmerman. She stated “you get what you pay for”. Chairman Klein reviewed that the bids can be kept as one or split into two parts with one consisting of the weed and feed, aeration, and slice seeding and the second of standard cuts, special cuts, and special services. Mr. Megonnell questioned if there was any indication why nine bid packets were purchased yet only two bids submitted for consideration. Ms. England stated that the ratio is consistent with past year bidding. Mr. Harman suggested that the bid be kept as one and not split the services. It was the consensus of the Board to keep the bid as one. Mr. Steinmeier asked if the Fire Company will pay for services performed at fire station #1; Ms. England said the Township owns the building and will pay for the landscaping services.

Mrs. Zimmerman moved, seconded by Mr. Harman to award Bid 2013-01, Mowing and Landscaping, to Chad Heisey for the total bid of \$24,543.06 for all landscaping services. Motion passed unanimously.

Motion - Authorize Advertisement of Bid 2013-05, Public Works Improvement Project

Al Brulo, Township Engineer, reviewed the schedule for the proposed project. Mr. Megonnell commented that even though the Board voted to construct a dome building he thinks the rectangular building type would be the best option for the project. Mr. Harman commented that a dome building will require less maintenance. There was general discussion regarding the best type of building for the project.

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to authorize the advertisement of Bid 2013-05, Public Works Improvement project. Motion passed unanimously.

Motion – Verizon Site Access Agreement

Chairman Klein briefly reviewed the requirements for site access agreement for Verizon to complete its Environmental Phase II assessment at the Public Works facility. There was general discussion regarding the agreement and the possibility of a cell tower on the facility.

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve the execution of the Verizon Site Access Agreement for site number 20120815608, the Public Works facility at 402 N. Fairville Ave. Motion passed unanimously.

Motion - ARLE agreements

Chairman Klein provided a brief overview of the PennDOT agreement for the ARLE grant. The proposed project will cost \$65,500 for improvements to the intersection of Allentown Blvd. (Route 22) and Hershey Road (Route 39). The approved grant will pay \$56,500 with a Township match of \$9,000. The Township fronts the costs and then is reimbursed by PennDOT. Mrs. Zimmerman asked if there is a timeline for reimbursement. Ms. England stated the PennDOT has 30 days from the time of invoice for reimbursement to the Township.

Mr. Steinmeier moved, seconded by Mrs. Zimmerman to approve PennDOT Agreement No. 08A086 for the ARLE grant in the amount of \$56,500 for improvements to the intersection of Routes 22 and 39. Motion passed unanimously.

Resolution 2013-32, ARLE Agreement

Mrs. Zimmerman moved, seconded by Mr. Megonnell to adopt Resolution 2013-32, ARLE Agreement with PennDOT. Motion passed unanimously.

Motion – Approve Scope of Work for ARLE grant engineering/design

Mr. Steinmeier moved, seconded by Mrs. Zimmerman to approve the Scope of Work for the ARLE grant improvements to the intersection of SR0022 and SR0039 in the amount of \$15,000. Motion passed unanimously.

Motion – Request for Contribution Refund

In 2004 the Township began developing plans for the relocation of the intersection of Jonestown Road and Blue Ridge Avenue. The Township actively solicited contributions for the project from developers in the area whose projects would impact the traffic at that intersection. In 2010 after several unsuccessful attempts at soliciting funding the Board voted to cancel the project. At that time the Board also voted to recover the engineering costs spent to date and offer to return the balance of contributions received. Attached is a recent request from John Zervanos at Yingst Homes for return of the balance of their contribution, \$15,068.90, from the Maple Glen development.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to authorize the refund of the contribution in the amount of \$15,068.90 from Yingst Homes on behalf of the Maple Glen development for the cancellation of the Jonestown/Blue Ridge Avenue intersection project. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Mrs. Zimmerman had a request from a resident on Myrtle Drive to patch a pot hole. Mr. Harman confirmed that pothole has been repaired.

Mr. Steinmeier stated that the Water and Sewer Authority are considering cancelling the worm farm project and leasing out the building.

Mr. Megonnell said the E-Cycling center is scheduled to open on April 13th at 11:00am. He encouraged the Board to attend and he will follow up with East Hanover Township. DEP will issue press releases.

PUBLIC COMMENT

Beth Carricato, 699 Knight Road- Mrs. Carricato informed the Board that at the T at Green Hill road and Oak Grove road the power line is completely covered by trees and is six inches off the ground. Mr. Harman said that he thinks it may be a phone line and that utility companies will only come out when service is interrupted. Mrs. Zimmerman suggested that a letter be sent to the service provider since it is a safety issue. Mr. Harman will confirm the type of utility. Solicitor Yost suggested a letter along with pictures be sent to the PUC to get the problem resolved.

Patti Estheimer, 309 South Clover Lane- Mrs. Estheimer informed the Board that there is a drain pipe on the east side of Clover Lane that drains down into the stream below her property. The ground near the pipe has washed away and is in need of repair. Mr. Harman will repair the problem.

SUPERVISORS COMMENTS

Mr. Megonnell reminded everyone of the following upcoming events in the Township:

- March 5th Floodplain Meeting
- March 16th Craft Fair
- March 30th Compost center opens
- March 30th Easter Egg Hunt
- April 18th Earth Day
- May 3rd Fulton Bank sponsored lunch
- Gopher Van Dine to Donate Fundraiser, 2nd Thursday of each month

The West Hanover Helping Hands group will help military families and “first responders” in addition to senior citizens.

Mr. Megonnell congratulated the Fire Company on their banquet which was held on February 22nd.

Mr. Steinmeier said volunteers are needed for the Easter egg hunt.

Mr. Megonnell asked everyone to save and donate “Box Tops for Education” for the elementary school. There is a drop off box in the Township building.

ADJOURNMENT: 8:35 pm