

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, OCTOBER 7, 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 invocation. He informed the public there was an Executive Session held at 6:30 pm to discuss personnel issues.

ROLL CALL

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

Adam Klein, Chairman
Don Steinmeier, Secretary-Treasurer-Absent

APPROVAL OF MINUTES

Regular meeting – September 16, 2013 – Mr. Megonnell commented that he thought the Township was going to contact the warehouse by Winslett and request that signage be erected so tractor trailers do not miss the warehouse. Mr. McCahan, PSAB Chairman, stated he has contacted the warehouse regarding the signage request.

Mr. Megonnell moved, seconded by Mr. Harman to approve the meeting minutes of September 16, 2013. Motion passed unanimously.

Workshop meeting – September 16, 2013

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the workshop meeting minutes of September 16, 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 items were brought up for comment/discussion:

FROM: Judi Stack **RE:** Public Works on Piketown Road – Mrs. Zimmerman read a portion of the letter from Mrs. Stack thanking Mr. Harman and the Public Works department for the work completed on Piketown Road.

FROM: Prem and Malavida Rupell **RE:** Neighbor Dispute – Chairman Klein commented that the Township cannot get involved regarding the children running in the yards, but he asked Ms. England to have the Codes Administrator look into the problem of trash being left in the driveway.

PUBLIC COMMENT: None

PUBLIC HEARING/MEETING: None

PRESENTATIONS, STAFF/BOARD REPORTS: None

TREASURER’S REPORT

Ms. Riley reported the following fund balances:

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

General Fund Balance as of October 4, 2013	\$1,443,564.06
Total Liquid Fuels Balance as of October 4, 2013	\$112,905.26
Total Capital Reserve Fund Balance as of October 4, 2013	\$1,973,770.73

B. Deposit Activity since September 16, 2013 \$47,688.14

Ms. Riley reported the gross payroll of September 20, 2013 totaled \$31,214.04. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the payroll of September 20, 2013 in the amount of \$31,214.04. Motion passed 3-0 with Mr. Harman abstaining.***

Ms. Riley reported the gross payroll of October 4, 2013 totaled \$28,182.29. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the payroll of October 4, 2013 in the amount of \$28,182.29. Motion passed 3-0 with Mr. Harman abstaining.***

Ms. Riley reported the vouchers prepaid to meet due dates was \$41,707.70. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers prepaid to meet due dates in the amount of \$41,707.70. Motion passed unanimously.***

Ms. Riley reported the total for the vouchers to be approved is \$473,699.44. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers in the amount of \$473,699.44. Motion passed unanimously.***

Ms. Riley reported the total for the vouchers to be approved and paid from Fire Tax is \$3,534.02. ***Mr. Megonnell moved, seconded by Mr. Harman to approve the vouchers to be paid by Fire Tax in the amount of \$3,534.02. Motion passed unanimously.***

PLANNING COMMISSION REPORTS AND PLANS

13.003 F/LD Cello Partnership d/b/a Verizon Wireless –Mr. Rosario provided a brief overview of the proposed Verizon Wireless Cell Tower to be located at 400 North Fairville Avenue. An area of enclosure will be a 50’x50’ with a chain link fence enclosure and wire at the top of the enclosure per Ordinance. The Cell Tower is located in close proximity to the Public Works Salt Shed. The applicant

is requesting a waiver of the preliminary plan requirements (Section 173-12). Mr. Rosario reviewed the items to be completed by the applicant which include access and utility access agreements. He commented that Stormwater is not an issue; it is included with the salt shed project.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve Application ID#13.003 for Final Land Development of Verizon Wireless Cell Tower as presented to this Board by way of (7) 24x36 format drawing's dated Rev. #2, 8/30/2013 as prepared by Mr. Kenneth Farrall: CMC Engineering, Inc. (With the following conditions attached)

- 1. Submit Access Easement Agreement***
- 2. Submit Utility Access Easement Agreement***
- 3. Submit Temporary Construction Easement agreement***
- 4. Incorporating staff and Township Engineer's comments.***
- 5. Other items as determined necessary by Township Ordinances.***
- 6. Waiver of preliminary plan requirement.***

Motion passed unanimously.

12.010 F/LD Dauphin County Magisterial District Judge Office Waiver Request- Mr. Rosario provided a brief overview of the Applicant requesting a waiver of the Improvement Guarantee (173-17) in the amount of \$128,946.40. The Planning Commission has met and voted in support of the applicants request and recommends the Board of Supervisors approval.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the waiver of Section 173-17, Financial Security for Improvement Guarantee for 12.010 F/LD Dauphin County Magisterial District Judge Office. Motion passed unanimously.

13.002 F/LD Brewer parcel 68-050-004- Mr. Rosario explained the applicant wishes to construct a detached 4,000 square foot accessory structure to be used for storage/warehousing of material for the business which currently exists on site. He reviewed the waiver requests which include: (1) Section 173-12 - Wavier request of preliminary plan requirements, and (2) Section 173-26 A & B-Curbs and Gutters. The Planning Commission is in support of the applicants request and recommends Board of Supervisor approval. Mr. Rosario presented the Board a revised letter from HRG reducing the recommended improvement guarantee from \$22,352.00 to \$11,517.17. The changes include some small adjustments in unit prices and a change in the unit cost for topsoil/seeding along with removal of the light since it is attached to the building. There was general discussion regarding the proposed building.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve Application ID#13.002 for Final Land Development of Todd Brewer Property as presented to this Board by way of (7) 24x36 format drawing's C1, C2, C3, C4, C5, ES1, & ES2 pre-paired by Evans Engineering Inc., dated 07/15/13, rev.-1,dated 9/13/13 to include:

- 1. Submit Improvement Guarantee in the amount of \$11,518.17 as recommended by HRG. letter dated October 7, 2013.***

2. *Submit Curb and Sidewalk agreement*
3. *Submit Stormwater Operations and Maintenance Agreement*
4. *Incorporating staff and Township Engineer's comments.*
5. *Other items as determined necessary by Township Ordinances.*
6. *Section 173-12 - Wavier request of preliminary plan requirements.*
7. *Section 173-26.A & B – Wavier request of Curbs and Gutters.*

Motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS

Motion – Consent Items: Section 607. (4): Daniel Rosario, Charles Kolanda

Mr. Klein moved, seconded by Mrs. Zimmerman to approve attendance to Floodplain Management Workshop and Municipal Stormwater Workshop for Daniel Rosario on October 22nd and October 30th. Motion passed unanimously.

Chairman Klein asked if Mr. Kolanda will earn any C.E.U.'s for the classes. Ms. England confirmed that Mr. Kolanda will earn 12 C.E.U.'s.

Mr. Megonnell moved, seconded by Mr. Harman to approve attendance to Applying Accessibility Requirements to Additions, Alterations and Changes of Occupancy on December 10-11, 2013 for Charles Kolanda. Motion passed unanimously.

Motion – Municipal Building Foundation Waterproofing- Eustace Pearce from Mid-Atlantic Waterproofing addressed the Board regarding the conditions that exist in the lower level of the building. He explained how the process would eliminate the water/mold problem in the building. The process would include digging a trench on the inside of the foundation walls approximately 18" wide, installing weeping holes on the foundation walls, installing a drainage pipe under the floor leading to a sump pump to pump the water away from the building. A warranty is provided for the length of ownership for the wall and 3 feet out from the wall. This process will manage where the water goes when it comes into the building. Mr. Pearce provided estimates for three different scenarios which he explained to the Board. Solicitor Yost brought up the issue that the entire project to fix the water/mold problem will be between \$10,000.00 and \$18,000.00 and that the Township needs to get two more quotes.

Mr. Harman moved, seconded by Mrs. Zimmerman to move forward with the building foundation waterproofing project. Motion passed unanimously.

Solicitor Yost brought up the cost to disconnect the heating system. Ms. England presented the Board with two proposals from EC&S that she received today. Proposal #1 is for removal and reinstallation at a cost of \$4,648.60. Proposal #2 is for removal and installation of new baseboard at a cost of

\$4,980.25. There was discussion about how the Board wanted to proceed with the project. The Board decided to waterproof the northern and east and west walls to the full length possible.

Mr. Harman moved, seconded by Mrs. Zimmerman to accept Proposal #2 from EC&S for removal and installation of new baseboard at a cost of \$4980.25. Motion passed unanimously.

Ms. England asked the Board whether the middle storage room should have a sheetrock wall or remain block. The Board decided to have the wall remain a block wall.

Motion – Draft Ordinance 2013-09, Amending Sections 195-103. T, U, V- There was no further comments or suggestions to the draft Ordinance from the Board.

Mr. Megonnell moved, seconded by Mr. Harman to approve the draft Ordinance 2013-09, amending the regulations for Work Release, Halfway house/treatment center, and Detention centers in the CH district and authorizes forwarding to the Township Planning Commission and the Dauphin County Planning Commission for review. Motion passed unanimously.

Motion – Extending Compliance Date for Sewer Extensions- Chairman Klein briefly reviewed the request of a 5 year extension from DEP for extending service to Houck Manor and Holiday Park. The Water & Sewer Authority's Engineer provided a draft letter for review and submission to DEP. Mrs. Zimmerman suggested that Ms. England review the letter and make any necessary changes for the Township.

Mr. Megonnell moved, seconded by Mrs. Zimmerman to authorize the submission of a letter to DEP requesting a 5 year extension to December 31, 2021, for the sewer extensions to Houck Manor and Holiday Park contingent upon review by the Township Manager. Motion passed unanimously.

Resolution 2013-44, 2014 Compensation

Mrs. Zimmerman moved, seconded by Mr. Megonnell to adopt Resolution 2013-44, Compensation. Motion passed 3-0-1 with Mr. Harman abstaining.

Resolution 2013-45, Fire/Police Authorization- Chairman Klein briefly reviewed the events that the Fire Police would like to attend.

Mr. Megonnell moved, seconded by Mr. Harman to adopt Resolution 2013-45, Fire Police Event Authorization. Motion passed unanimously.

Motion – Bid 2013-03, Rec Center Renovation, Change Order E-6- Chairman Klein reviewed the electrical change order for the Recreation Center renovation. The contractor will need to provide and install an alternate electric strike for the front door, there will be a credit issued for the original strike that will not fit.

Mr. Megonnell moved, seconded by Mr. Harman to approve Change Order #E-6 for Bid 2013-03, Rec Center Renovation, in the amount of \$1,430.00. Motion passed unanimously.

Motion – Bid 2013-05, Public Works Improvements, Change Order G-1- Chairman Klein reviewed the general contractor change order for the Salt Shed project. The credit is for the pipe security gate limiting access beyond the compost center stockpiles. The contractor has installed the concrete bollards, and the Public Works department will construct and install the gate.

Mr. Harman moved, seconded by Mr. Megonnell to approve Change Order #G-1 for Bid 2013-05, Public Works Improvement project, in the amount of \$950.00. Motion passed unanimously.

Motion – Disposal of Township Property- Chairman Klein reviewed the items from the Recreation Center that will be available for sale.

Mr. Harman moved, seconded by Mr. Megonnell to dispose of the following items at the listed costs per Resolution 2012-35 on a “first come, first served” basis (1) Hobart mixer/grinder @ \$250 (2) Fry Master @ \$50 (3) Ice Machine @ \$50. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Ms. England had a request from the Fire Company to advertise their Fall Harvest and Haunted Hayride which is being held on October 25th and 26th on the Township marquee. The Board granted approval of the request.

PUBLIC COMMENT

Brian Kobularcik, VP of Development for Metropolitan Development Group- Mr. Kobularcik addressed the Board regarding any possible outstanding items for the Manada Hill apartment complex project. Chairman Klein suggested that he contact Mr. Rosario and Solicitor Yost regarding any concerns regarding any outstanding items for the project. Mr. Kobularcik asked if the Board would reconsider allowing half of the required \$384,000.00 FILO contribution be paid when Phase 1 is recorded and the balance when Phase 2 is recorded. He explained that they will not break ground for Phase 2 for at least 2 ½ to 3 years. He suggested that they would post a bond for half of the FILO contribution until they would break ground for Phase 2.

Chairman Klein stated that the Board would need to discuss his request and would be in touch with Metropolitan Development Group when a decision has been made.

Neil Shatto, 1452 Mumma Road- Mr. Shatto thanked Mr. Harman and the Public Works department for the work that they completed on the side street at Station #2. He asked when the paving would be scheduled for Station #3. Ms. England said that the Township is waiting to hear from the Fire Company for the location of base repair, which must be completed prior to paving. The Company must budget for the purchase of materials with the Township providing labor at no cost. Mr. Shatto asked for an update on when the bid for the Fire Company sign will be ready. Mrs. Zimmerman said that we are waiting to hear from the mason as to when he can start on the foundation. Ms. England said that the

bid cannot go out until we are ready to install the sign and the sign can't be installed until the base is in place. There was lengthy discussion regarding what needs to be done first, the base or the sign.

SUPERVISORS COMMENTS

Mrs. Zimmerman reminded everyone of the Fall Harvest and Haunted Hayride sponsored by the Fire Company on October 25th and 26th at Blue Meadow Farms. Trick or Treat will be held on October 31st from 6pm-8pm. The Fire Company will have an open house on Thursday, October 10th beginning at 6pm.

Mr. Megonnell commented that the Dauphin County Association of Township Officials convention was very informative and a good event. He said Mrs. Zimmerman was elected 2nd Vice President for the Association. Mr. Megonnell said the meeting that he and Bill McCahan had with Sargent Nicky from the State Police was good. A representative from the State Police will attend the Board of Supervisors meeting on a quarterly basis to present a report to the Township.

ADJOURNMENT: 8:05 pm