

West Hanover Township: Board of Supervisors
7171 Allentown Blvd., Harrisburg, PA 17112
Monday, February 12, 2018

Workshop Minutes

1. **Call to Order:** Mr. Miller called the workshop to order at 6 p.m.
2. **Company Present:** Supervisors: Stacey Connors, Jay Megonnell, Kyle Miller, Don Steinmeier, Gloria Zimmerman, Solicitor: Jon Yost Engineers: HRG

Townes @ Hershey HOA Members: Mark Chiles -228 Brookridge Ct., Mick Moritz -215 Brookridge Ct., Pamela Wand -209 Brookridge Ct., Karen Davis -214 Tiverton Lane, Myrna Barnes -206 Tiverton Lane

Sewer Authority Board: Mark Salisbury, Solicitors: Melissa Van Eck and Dale Shope

Parks & Recreation Board: Jennifer Bower, Jan Baret, Jeff Holtz, Don Holmes, Jeannette Zimmerman

3. **Update for HOA:**

It was asked if anyone followed up with Marty on the complaints from the Townes @ Hershey, have we gotten any, how many? Mr. Yost said that there has been back and forth communication with the attorneys for the Surety Company. There have been disagreements over what they claim to be responsible for; they are working on putting a package together. There was a meeting with both Erin Letavic and Matt Bonanno from HRG last Thursday. It was decided that the pages of the second phase are being duplicated and sent to the Surety Company; the sheets indicate what they are responsible for on the plans. There are three specific plan sheets we are sending with a drafted letter to be mailed in the near future. The Surety Company has made a small offer; which we have declined.

Mr. Moritz asked when we would expect to get a response; Mr. Yost said it has been about ten days to two weeks for the response. It was asked if the Surety Company should do the work that they had already agreed was their responsibility; around \$25,000.00, but we have not heard back. Mr. Chiles asked if that work was with the pond. Mr. Yost replied that the pond wasn't broken down individually on the schedule; they are fighting that they don't have to do it. Mr. Chiles asked for Tiverton, sidewalks, curbing – who is checking on who is doing the work? HRG? Dan? Mr. Yost said that it would probably be two days of work and HRG would be the ones to check on their work. Mr. Chiles asked if it would be done by September or the summer, is there a document with the dollar amount? Mr. Yost said that the Bonding Company came up with their own number. Ms. Letavic said that the pond is probably \$100,000 - \$150,000 if we are doing the work; less if the bonding company does it. She stated that it is important to provide justification as to why they are responsible for it. Mr. Yost said that it looks more positive now that we've gotten more specific information. Mr. Chiles said that there is a large gap if what they agreed to is \$50,000, but the improvement guarantee is \$200,000 – it's a big difference. Ms. Wand asked if it was possible for the work to be completed this year; Mr. Yost said it could be; they are negotiating about the pond, they could do other work, then the Township could accept the roads, etc. Mr. Chiles asked if they should schedule another update meeting in four to six weeks; Mr. Yost replied that they could be updated at any time. Mr. Chiles said that we could skip the special meeting and just get the updates at the regular board meetings. The Townes @ Hershey HOA representatives all agreed that updates were ok at the regular board meetings.

There were a few minutes of waiting and then the decision was made to call the Sewer Authority Board, since they were all in attendance and the Parks & Recreation Board had not arrived yet.

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4. Annual Meeting with the Board of Supervisors:

- **6:30 pm Parks & Recreation Board:**

Item #1, Update on Comprehensive Recreation, Parks & Open Space Plan – The steering committee meets about it, the boy scouts worked with HRG; the final plan is to happen in April/May. Mr. Megonnell asked when we can look at it. Mr. Holmes replied that it would be closer to the time of completion, there will be a public hearing, and they are still working on the content. There has been a Parks & Recreation Steering Committee meeting at 6 pm – prior to the regularly scheduled Parks & Recreation meetings at 7 pm on the third Wednesday of each month. They have had meetings every month, they want to expedite it, and anyone is welcome to come. The last Comp Plan was in 2000. The Parks & Recreation Board is hoping to have the content in place by March? – It will have our goals for the next ten (10) years. Mr. Miller asked about the FILO fund spending. Mr. Holmes has concerns with the regulations written in the MPC, how you spend it, requirement to have an agreement, time limits, etc. The regulations changed, it is now in the Township's hands; property acquisition, parks, what to use it on – ask Don Holmes to email me the list.

Item #2, Buck's Tavern/ Lenker Park Extension – The land we bought with Buck's Tavern is approximately 4.5 acres; which would almost double the size of the current park. Mr. Holmes stated that there are currently two houses on the lot; 1 historic, 1 rental property. We would like to subdivide it into three (3) lots – lot #1, retain the rental property as income, lot #2, Bucks Tavern will be on its own lot with hope to convey it to someone to preserve /restore. Lot #3, additional park space. At a workshop between the Historical Society and the Parks & Recreation board, they had decided to sell off the Buck's Tavern Lot after subdivision.

Mr. Megonnell asked if it was included in the comp plan; Mr. Holmes said that it was not a consideration in the Comp Plan update. There was a report from Light-Heigel that identified many issues in the home. Mr. Megonnell asked if they had the report with them; Ms. Zimmerman replied yes, would you like copies. Mr. Holmes stated that the Tavern had both a modern section and a historic section. Mr. Holtz stated that they want to get the subdivision process moving. Mr. Steinmeier asked if they wanted to preserve it; the Parks & Recreation board replied – No, not us, we want someone to buy it "as is" – it would take an incredible amount of money to restore. Mr. Steinmeier said that there are National Historical Society Grants, Local Historical Society Grants, and State Historical Society Grants available. Mr. Rosario replied that the problem with those is that you have to match them dollar for dollars, and most of them are only \$1,000 -\$2,000. Mr. Holmes said that once the property is registered as historic – you lose a lot of control.

Mrs. Zimmerman asked if they had fixed the spouting, Ms. Zimmerman replied yes, but it fell back down again. Mr. Megonnell asked about how much land we would retain? Mr. Holmes said that its about 4.5 acres, he is going to talk with Ms. Hardman again, as there is some leeway along Jonestown Road – there is the piece with the old shed (original barn) – they may extend the property line to that; giving the Tavern about $\frac{3}{4}$ acre – 1 acre. It was asked the zoning of the Buck's Tavern lot – currently Neighborhood Commercial. Mrs. Zimmerman said to go ahead and divide it with Ms. Hardman. Mr. Holmes wanted the board to give us a direction to go in. Mr. Miller asked for a map to visually show the three proposed lots. Mr. Holmes said that the park would still be doubled in size. Mrs. Zimmerman said that the Comp Plan spells it out. Mr. Yost said that the area where the boat/car was in – it won't be useful by itself, where would someone even park if

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they bought the historical lot. It was recommended that the Parks & Recreation board draw the lines and bring pictures on Tuesday for the Board Meeting.

Item #3, Park/School/ Facility connecting Pedestrian paths. – The Parks & Recreation Board met with the Board of Supervisors last year and they showed support for the pedestrian paths. This was proposed fifteen years ago, and was ultimately shot down because it was too large of a project at that time. There have been a lot of developments since then that all have sidewalks; it would be much easier to inter-connect the developments. CD High School could connect to Houck Manor, Millstone could connect to Lenker Park, Manor could connect to the Pool, which could connect to the Elementary School, etc. They would phase it out, do one phase, and test it. They had support prior, and just want to make sure that the Parks & Recreation still has the support.

Mr. Megonnell asked what phase one would include – it was said that Skyline to Avondale, there will be a new development across from the Manor Restaurant that will have a thirty (30) acre park with nature and walking trails. Brynfield and Sagewicke all feed into Skyline Park, - there is walking and biking trails. Mr. Megonnell asked if the paths/trails would be blacktop or concrete. Mr. Holmes said that they haven't decided; they may like to widen the road with a dedicated bike lane – Specifically Manor. Mr. Megonnell if you put sidewalk in where people live, they may get mad that they now have to shovel it when it snows; a bike lane would be easier.

Mr. Holmes said it would give the Township a new dimension of connectivity. Mr. Holtz said it was tabled for ten years; they want to make sure you're into the idea of connectivity – developing, engineering, and materials. Mr. Miller and Mr. Holtz said that phasing is definitely the way to go. Mr. Megonnell said that there are a lot of sewer lines in the Township, it's like an old railroad, the Township already owns all of those easements, and perhaps we could maintain those areas and make it walking areas, make trails on all of the sewer easements.

Mr. Holmes said the school is building a new elementary school, it would be nice if we could make sure that the baseball fields are handicapped accessible – there is a lot to gain if we work together to incorporate the park into the construction phase. Mr. Holmes said that he is going to attend the pre-meeting.

Mr. Steinmeier said to look for money, Mr. Holmes said that it is a lot of homework. Mrs. Zimmerman stated that we do not qualify for anything because we are under-parked. Mr. Holmes said yes, even including the thirty acre park that will be built, we will still be under the recommended numbers to qualify for monies – we will have to compute the ratio to figure out where we belong. Mr. Miller asked who is the Grant Program, Mr. Holmes said DCNR, different groups, DCED, Keystone – it's a competitive process. Mr. Yost said that Conewago Township had a two-phase plan, and they ended up getting a couple hundred thousand dollars towards each phase.

Mr. Holmes said he would like to see the ball fields updated, there is a brand new playground at Fairville Park. He would like to see that park become ADA accessible including the park, playground and pavilion.

Item #4, FILO funds – the Parks & Recreation Boards don't know what is available, they have no account of the money in or out. Mr. Steinmeier asked if we had money in FILO, Mr. Rosario replied that the money has moved out to pay for engineers, parks, etc. The general fund money, we budgeted for \$100,000, gaming grant for \$50,000. There is \$192,000 that was used towards Lenker Park and \$192,000 that is on hold, not to be touched as it is under litigation. Mr. Holmes said that pre-Janet, Winslett Phase 5 never paid FILO funds – we need a system. Ms. Hardman agreed that she will send them to Parks & Recreation. Mr. Steinmeier said that he is looking at a

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statement currently - \$123,000 spent on the expansion at the Parks & Recreation Building, \$220,000 was spent on Buck's Tavern lot

- **7 pm Sewer Authority Board:** – this was taken before the Parks and Recreation Board as they were all in attendance; to keep the meeting moving.

Present from the Board included: Bill Rehkop III P.E., vice-chairman, Dale Shope -Engineer, Jeff Bowra –member, Mark Salisbury –Employee and Board member, Melissa Van Eck –Daley, Zucker, Meilton & Miner LLC, Mr. Michael Kreiser –Chairman and Tom Stewart –member.

Mr. Miller stated that they have a project in the near future that is going to get a lot of attention. Mr. Shope said that they have the document, at 107 pages, that will accompany the 2006 537 Plan Update. The state regulations require municipalities to update their planning of sewer every so many years; this is typically done at the same time as the Comp Plan Update. The Plan did highlight both Houck Manor and Holiday Park as “needs” areas. The major deciding factor is –Are these going to be suitable or sustainable in the long run; can they have a second drain field, etc. There was a determination made that neither development would be able to have “long run” capabilities. These lots have slope, high water tables, and small lots. Mr. Megonnell asked --- faulty system to DEP? Mr. Shope said that where it plugs into the house, if there is insufficient depth, if it percolates too quickly, cannot get to the water table. Contamination is possible. There has been a percentage of the wells that were contaminated, some of the properties have UV or another system in place, and they can have a deeper aquifer – that wouldn't become contaminated.

In 1972, the state passed on-lot standards which included isolation distances from wells, minimum areas for drain fields, etc. DEP looks at ANY pre-1972 system as a potential failure because there were no rules. Minimum one-acre lots can have alternative areas to perk and probe. The recommendation to provide public sewer, preliminary plans were developed. Gravity vs. Gravity/Low Pressure Combination. Hillside Avenue is to get the gravity system, a pump station, then it goes to Piketown. Mr. Megonnell asked about the grinder pumps. Only Hillside was gravity, and everyone else is Low Pressure. The Sewer Authority gave a more detailed plan; most cost effective way than the plan in 2014. Gravity VS. Gravity + Low Pressure VS. Low Pressure alone.discharge to the Winslett manhole, the gravity system was already recommended in the 537 Update. Houck Manor is slightly different than what was proposed, the study you have now, 98 of those pages are really part of the original report. The basis for selection by the Water & Sewer Authority is to provide for response to comments received for the plan. The residents have to adopt to modify the original 2006 plan – there will be a thirty (30) day comment period in which all responses and comments are included with the report for the Resolution – this would be sent to DEP, who would have 120 days to review it.

The Sewer Authority originally intended to advertise in December 2017, with bids in January 2018; so we are delayed – but we have time. Mr. Megonnell asked the Sewer Authority if they changed because it was a cheaper alternative. Mr. Shope said that gravity systems would be very difficult because the rock blasting would affect existing wells and structures, there would be several thousand feet of easements required for gravity systems. A low pressure system would be approximately four feet (4') deep; there is a significant difference in cost; yes it is a consideration. Mr. Salisbury stated that the two boards met, and the Board of Supervisors had agreed with what was presented. Mr. Shope stated that Low Pressure Systems are not easily expandable; they cannot show dense development beyond what is installed. Mr. Megonnell asked if Pheasant Road could be tied on; Mr. Shope said yes, it could be tied on, but probably nothing else. Low Pressure was acceptable – if

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there were plans to develop beyond that, it would have changed the end result – at this time, there are no future plans for expansion in that area.

Mr. Megonnell stated that easement would be a big problem. Mr. Shope agreed and said that backyards, fences, sheds, Beaver Creek would be a big problem to obtain the easements. Mr. Steinmeier stated that DEP did not require Pheasant Road to be included, but in 1996 – 821 Pheasant Road wanted sewer. It is cheaper to install the sewer today than in another ten years. Sterling Road has an upcoming development of 10-15 high end homes, all of which will have a grinder pump at each house. Mr. Shope asked what that Developer proposed – it was said that providing that area with gravity would be very difficult, it doesn't sloped right. Low Pressure Systems have been around since the 1970's, they are an acceptable manor of treating in difficult terrain; this is not experimental; it is a proven system.

Mr. Megonnell asked what to expect for costs such as maintenance. Mr. Shope said that there is a lot of misinformation around. There will always be someone that needs to replace it sooner, probably in the rental properties – tenants will jam anything down there. If you take care of it, it can last – the house behind Buck's Tavern, their system lasted eighteen (18) years. Mr. Megonnell asked about the grinder pumps, which one are they choosing for the Houck Manor area. Mr. Shope said that the Sewer Authority is purchasing them; they are provided at no charge to the homeowner. Mrs. Zimmerman asked if they are comfortable with the ones chosen – Evan Myers; Mr. Shope replied yes, those units will cut up the material on the way in, it should last ten or more years.

Mr. Megonnell asked for clarification on the fees; Mr. Shope replied that it is the same fee that everyone else pays. All gravity system not recommended before or now – about \$3,000,000.00. Special Purchase facility tap fee is around \$20,000-\$30,000. They would be responsible for a standard tap in fee. Mr. Steinmeier said that at this point, the board can attempt grant money – Mr. Shope recommended trying for Dauphin County Grant Money, loans through Penn Vest, around 1-2% are available to residents. Mr. Steinmeier asked if grants were brought up with their recent discussion with DEP, Mr. Shope replied that it wasn't offered and we weren't going to bring it up. Mr. Steinmeier said that we've tried for casino grant money, for this project, but we've struck. Mr. Megonnell, Mrs. Zimmerman & Mr. Steinmeier attended a meeting last week, there is no infrastructure bank money available at this time. Mr. Steinmeier said that there are grants available, economic growth, job growth – but we don't qualify.

Mr. Steinmeier would like to see DEP fund fifty percent (50%) of the project, when Mrs. Zimmerman and I visited Representative Marsico, they had mentioned that since DEP is mandating this on us, they should help fund the different projects. Mr. Megonnell asked that when they had met with DEP on the change – didn't they want to know why – Mr. Shope stated that DEP is not opposed to change. If you meet the criteria, have a sound plan, he would be surprised if there were comments from DEP. In the past, small changes like this haven't always warranted a "special study". This is pretty straightforward. Mr. Rosario stated that the comment period would be from 02/14/18 – 03/16/18, certified letters would be mailed tomorrow, at the regular meeting on March 20th, the Board of Supervisors will make a motion to forward the report and questions/replies to DEP. He stated that the questions will be forwarded to DEP as they come in, the questions and the responses are going to become part of the final report.

Mr. Steinmeier asked if it's for both areas – Mr. Rosario said that yes, it would include both Houck Manor and Holiday Park. Mr. Steinmeier said that residents could review the Special Study Monday thru Friday at the office, online, drop letters outside, copies will be available to purchase for \$5 and will be made as needed for the residents. Mr. Megonnell said it is 107 pages. Mr. Shope said that the whole thing is 107 pages, for this part (new information) is only the front end of the report. Mr. Steinmeier asked if the comments are going to be forwarded to DEP. Mr. Shope replied that they are going to become part of the report, when the Board of Supervisors authorizes the Resolution, DEP will

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have 120 days to review, when they approve it, we would go back to the advertising for bid stage. All questions and their responses become part of the report and are public knowledge; we are under the assumption that they said they will turn it around quickly.

Mr. Miller asked that once they had warranted public sewer – was there anything we could have done to stop it. Mr. Shope said that the area has no long term sustainability, a large number of lots are not suitable for second locations, it would be impossible to do the separation distances to wells – or even well to well – such as the neighbors – so it gets even harder. The lots couldn't even pass initial tests from DEP.

Mr. Steinmeier asked if there would be a sewer lateral option for the vacant lots in the area, when he had bought his lots, the vacant one next to his house – he had a sewer lateral run to it for future development. Mr. Shope said that that option has not been brought up with the Sewer Authority, but they will look into offering it.

Mr. Steinmeier said that he had heard there were six (6) lots in the Houck Manor area that are vacant currently – he has no idea of empty lots in the Holiday Park area – the board should think about it. Mr. Shope said that there are no public hearing requirements; DEP only requires the public comment period – which is what we are doing. Mr. Miller added that if residents would like to comment, they are always welcome to attend Board of Supervisor meetings on the first and third Mondays of each month, and we have two public comment periods at each meeting.

Mr. Rosario said that there are two copies of the Special Study at the Township Office that are available for the public to read. Copies of the Special Study will be \$5. Only legal property owners will be notified, no renters. Mr. Holmes stated that the Paxton Herald mis-advertised this meeting. Tonight is not a hearing or public comment period, this is a meet and greet for the boards to meet each other, go over projects for the year, etc.

A question was asked from the audience - Holiday Park had a very extensive drainage system put in, the Township got money for it. Mr. Rosario said that that project was a Stormwater project, not sewer project – they are two different things – there is a general fund budget line item for MS4 Township Projects; we do not receive any money for them and are mandated to do these.

5. Discussion on developers proposed contribution to roadway improvements for Sterling Road Final Subdivision Plan #18.001, 13-lot subdivision on Oak Grove Rd.

Tim Mellott presented this for John Fox, Foxbuilt – there are approximately 33 acres on the south side of the cemetery, Sarhelm Road, Oak Grove Rd is R1 zoned. When the Oak Grove Manor Plan came through, it was approved for 33 lots. Mr. Fox wants to do 13 lots, with each lot having a minimum of 228' usable road frontage. Mr. Megonnell asked about the "L-shaped" lot, Mr. Mellott said that lot is 7 acres. It has a stream at the rear, wetlands, and easement. With the configuration of the large lots, there are no requirements for roadway improvements. They do not feel that road widening is necessary, and would rather do a road contribution to the Township to use anywhere they see fit. When they had met with the Roadmaster, Harold Harman, he stated that he would rather have the money to do improvements – the donation could go to general road improvements.

The FILO appraisal is \$36,000 with free and clear use of recreation money. They would like to keep the plan consistent with rural aspect of the area. They are dedicating 1.6 acres for the roadway right-of-way. Road widening would cost approximately \$40,000, they are looking at donating \$1,000-\$2,000 per lot. Mr. Yost asked what the width of dedication is, the reply was 32' from the center line, they have dedicated more right-of-way than required; the street trees are well back now, there are no specimen trees, 100' stream buffer, they are looking at as low-impact as possible and are offering a reasonable contribution. Mr. Megonnell asked if every lot has an EPOD. Mr. Mellott replied yes, because of the streams.

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Mrs. Zimmerman stated she wanted \$3,000 per lot, Mr. Megonnell said he wanted \$2,500 per lot. Mr. Steinmeier asked what grinder pumps they are going to use, what is their experience, what are the problems. Mr. Mellott would like to have the agreed payments linked to the time of each permit. The Amount on per-lot /payment – the FILO is paid prior to recording the plan. Each lot will have a well or geothermal going 160' – 220' deep, with rates 15-25 GPM (gallons per minute). Mr. Mellott said they are going to use the E1 pumps, with positive displacement – the pump manufacture will certify and warranty the pumps for each of the 13 lots. Mr. Fox stated that they are going to use a Low Pressure System for these lots. It was asked to Mr. Mellott if he was putting in 60 units, would they put in a pump station – Mr. Mellott declined to answer, but did say that there are so many variables for that decision.