

WEST HANOVER TOWNSHIP
7171 ALLETNOWN BLVD. HARRISBURG, PA 17112
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Meeting Minutes July 16, 2018

1. Mr. Miller called the meeting to order at 7:01 pm. This was followed by the pledge of allegiance and invocation.

2. Roll call

Connors, Stacey – present
Megonnell, Jay – present
Miller, Kyle – present
Steinmeier, Don – present
Zimmerman, Gloria – present

3. Approval of minutes

Motion: Mr. Megonnell moved, seconded by Mr. Steinmeier to approve the regular meeting minutes of June 18, 2018. The motion was 4-1 with Mrs. Zimmerman abstaining.

Motion: Mr. Megonnell moved, seconded by Ms. Connors to approve the regular meeting minutes of June 4, 2018. The motion was unanimous.

Motion: Ms. Connors moved, seconded by Mr. Megonnell to approve the workshop minutes of June 11, 2018 with the revision: page #2, change DCCD to DCED. The motion was 4-1 with Mr. Miller abstaining.

4. Correspondence

Motion: Mr. Megonnell moved, seconded by Mrs. Zimmerman to accept Mr. Ankney's resignation from the Planning Commission. The motion was unanimous.

Mr. Megonnell said that we have received the recycling performance grant money from 2016.

There was an update on the bridge with Lower Paxton, roads should be done in October with a completion date of November 1, 2018.

Gypsy Moth Suppression – Dauphin County has a cost sharing program for the spraying. Mr. Megonnell said that gypsy moths are on all oak trees. Mr. Rosario said we have not done anything the past few years. ***Motion: Mr. Megonnell moved, seconded by Mr. Steinmeier to table the decision until Mr. Megonnell attends the meeting on July 30th. The motion was unanimous.***

Mr. Miller noted that the Act 537 has been submitted to DEP. He also that three employees took CPR aid are certified/ re-certified.

5. Public comment

Vicki Williams, Meadow Run Place. Ms. Williams stated that the community she lives in is a 55+ community and some of her neighbors are only 4' tall. She said she had called Michele, WM Customer Service and was told that she is not allowed to cancel.

Mrs. Zimmerman said that if you are handicapped/ADA – you can bring in your proof to the Township and Waste Management will collect your trash/recyclables. Mr. Miller said that there is a workshop scheduled for August 13th at the Parks and Recreation Community Center. Mr. Yost said that West Hanover Township has an Ordinance that is adopted under state stature; you cannot choose your trash. Ms. Williams also stated that she was angry that she now has a late fee because she cannot cancel her trash.

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Lola, Vicki's Neighbor – Meadow Run Place. She voiced her concerns about the size of the cans.

Edward Houser, Meadow Run Place. Mr. Houser agrees with Lola & Vicki, but his biggest gripe is the increase on the price of bags/number required. He said that he may have spent \$48/year before for the whole year. Now the fee is \$156, and you have to pay it all at once. He was reminded to attend the upcoming WM Workshop.

Richard Enck, Hillside Road. Mr. Enck said that he has a couple of items. He said that there are more erosion problems with Winslett after the 3" of rain on June 7th. He said the pond water has turned red; he called Dauphin County and they did not have an answer for him. He said the pond is so muddy, the pump may have to run for 24 hours a day to clean it up. Mr. Megonnell asked if DEP was contacted, Mr. Enck said they referred him to DCCD. Mr. Megonnell said that Mr. Enck is already doing the next steps the Township would do.

Mr. Enck said that he is not sure how many people will be able to fit inside our meeting room on the 13th. Mr. Miller said that it is on the agenda to discuss.

6. **Public meetings / hearings** – cancelled

7. **Presentations, staff and board reports**

Mr. Miller said that four weeks of Public Works activities were included. Property maintenance, PSAB, Sewer Authority, EAC all had meeting minutes. Mr. Megonnell said that the tornado that came through devastated one of our specimen trees on the list. He said it was located on Dr. Gordon's property. Mrs. Zimmerman said that the same complaints are present for March, April, May and June. She requested that Mr. Rosario follows up with Marty.

8. **Treasurers report**

a. ***Motion: Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the Gross payroll of June 8th for \$38,871.03. The motion passed unanimously.***

b. ***Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to approve the gross payroll of June 22nd for \$42,431.47. The motion was unanimous.***

c. ***Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to approve the gross payroll of July 3rd for 42,068.85. The motion was unanimous.***

d. Mr. Megonnell said that his packet was missing the vouchers prepaid to meet due dates. Mrs. Zimmerman said that the electric at Buck's Tavern is expensive. Mr. Holmes said that they have a separate billing for the light on the property that covers a big area. He said that this is a yearly fee. Mr. Megonnell and Mrs. Zimmerman both asked if Mr. McFeaters salary was every month. Mr. Rosario said yes, but he is also monitoring Houck Manor and Holiday Park until they are public sewer. Mrs. Zimmerman asked why the fire tax vouchers were so high? Mr. Miller replied that they did the Chapter 19 testing.

9. **Planning Commission** – none

10. **Old business**

a. Townes of Hershey: Mr. Yost said that he has sent the agreement with the three additional conditions. He recommended a motion for the Board to accept it. Mr. Miller asked Mr. Yost if he was comfortable with the agreement? Mr. Yost replied yes, and they are posting a security deposit for the project until it is completed. He said that they agree to do everything that was presented to them to become compliant with their recorded plan. Mrs. Zimmerman asked if there was a time limit? Mr. Yost said no, he believes they want to get it off their plate. Mr. Chiles

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asked when they would begin work? Mr. Chiles asked Mr. Yost if he would like to attend their HOA meeting on Wednesday to inform them of where we are at. **Motion: Mr. Megonnell moved, seconded by Mr. Steinmeier to accept the agreement written up and recommended by Mr. Yost. The vote was 4-1 with Ms. Connors abstaining as she was not given an agreement.**

- b. Sagewicke Speed Study. Mr. Paul Wood, HRG, said that he oversaw the compiling of the data in the study. Mr. Wood noted that the two main issues were: Manor Drive / Tiverton / Northstar intersection with a sight distance issue. It was recommended to install a four way stop at this location. PennDOT has a standard four way stop application. Mr. Wood said that Manor Drive is listed as a collector road on the Federal List and cannot be posted lower than 35 mph. He said the intersection of Aynlee and Clover has a speed issue. This was recommended to install a speed hump or other calming measure. Mr. Steinmeier asked Mr. Wood which speed bumps he would recommend. Mr. Wood said that a speed hump is about 12' and a table is about 22'. Mr. Rosario said that on the August 6th meeting we will make motions to move forward with each issue; the stop sign is more of a need. **Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to accept the Traffic Calming Study Report from HRG. The motion was unanimous.**
- c. Brookview V FILO fee allocation:
Ms. Hardman presented the formal authorization. Mr. Miller asked Ms. Hardman if she had any comments. Ms. Hardman said that this is only related to FILO funds and does not have anything to do with the Land Development plan for Phase 5. **Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to accept the use of the \$39,000. For future development and maintenance of Lenker Park. The motion was unanimous.**
- d. Buck's Tavern Subdivision:
Mr. Holmes presented this. The site is located at 7950 Jonestown Road. Discussion agreed that the two lot subdivision was a more beneficial option. Lot #1 will be just over 3 acres (remaining for the Parks and Recreation) and lot #2 will be just under one acre. Mr. Megonnell said that we should write a letter to proceed to Mr. Mellott, with Mr. Rosario and Mr. Holmes working out the details. **Motion: Mrs. Zimmerman moved, seconded by Mr. Steinmeier to move forward with the two lot subdivision located on the Buck's Tavern Site. The motion was unanimous.**

11. New Business:

- a. 128 Hershey Road – this was not in the packet and was tabled.
- b. Central Dauphin School District: Mr. Rosario stated that they paid their permit fees in protest. He said their fees were \$195,000 after he lowered them based on \$13 million for the project instead of the \$19 million.
- c. Foxxbuilt Homes: not present. Mrs. Zimmerman asked if they have paid for their permits? Mr. Rosario stated that they paid for all of building and the normal fee for the zoning. They have not paid the additional \$1400. That was additional zoning fees. After discussion, the decision was if they did not pay in full, to shut down their job.
- d. Zoning Permit Fees: presented by Ms. Hardman. She handed out a packet to the Board and stated that since 1988 we have always referenced building cost. The building 2009 evaluation was \$101.95/square foot and the new one is \$118/square foot. Ms. Hardman clarified that this only applies to new construction. There was discussion on how to verify their costs and the difference of building in California vs. Central PA.

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Mr. Marc DeSouza; DeSouza Brown. Mr. DeSouza stated that he is an equitable owner for the property on Route 39. He stated that this concerns him, it concerns builders. Legally, it is not good to hold a builder to a cost per square foot that is nationwide. Mr. DeSouza said that from a construction standpoint, they are very transparent. He said his company has never been asked to conform to the ICC. Mr. DeSouza gave several examples of current builds and their cost per square foot.

Claudia Shenk, McNees, Wallace & Nurick. Ms. Shenk is concerned with how the building permit fees can be calculated. PA state law states you cannot make a profit. Ms. Shenk recommended the Township should figure out what it costs and then create the fees.

Mr. Drew Williams, Berkstone Circle. He has done research on it and the construction costs vary depending on what you are building and who you are. He said we charged the school \$195,000; what did it cost us to process those permits and inspect? He ran a quick calculation on a 20' by 40' townhouse with a one car garage at \$115/square foot. If you do the math, dwelling at \$214,000, settlement fees of 7% - it comes to \$172/square foot. The reality is that it sells for a lot less. The break-even point for this example would be \$270,000 and it would not sell in our market. Mr. Williams said that he would rather share the information with the staff, as long as it remains confidential.

The Builders agreed that they would like to set up a workshop with the Board of Supervisors. The Board agreed for them to meet with Ms. Hardman first and then a BOS Workshop.

Mr. Paul Hepler, Fishing Creek Valley Associates. Mr. Hepler said that his company will come and sit in on anything they can. The proposed permit costs will not allow us to sell a house. Thank you for your time.

Motion: There was a lot of talking at the same time and a rollcall vote was ordered: Until another decision is worked out, follow the current ordinance

Mrs. Zimmerman – in favor

Mr. Megonnell – not in favor

Mr. Miller – in favor

Ms. Connors – not in favor

Mr. Steinmeier – in favor

Motion: It was voted 3-2 to follow the current written ordinance with the ICC fees until another decision is made.

- e. CD Band Boosters Grant. CD Band Boosters are looking for a letter of support for the 2018-2019 grant process. It is just a letter of support, we do not co-sign, as it affects our grant results. Mr. Megonnell asked what they are using the grant money for? Mrs. Zimmerman said it covers the cost of competing and uniforms. ***Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to write a letter of support for the CD Band Boosters to submit with their grant request. The motion was unanimous.***
- f. Lakeside Sketch Plan/ Stormwater Issues: This was presented by Mr. Aaron Moyer, HRG. He said that there are two potential solutions to the existing drainage and Stormwater issues. Option #1 is to evenly grade the stream, restore with a buffer and 30' easement. This would help with the erosion, drainage and pooling issues. This option would also gain the Township MS4 credits. This option has an easier impact on the residents, but offers less stream control. Option #2 is basically the same design, but it zig zags a little more. This would require more land in the right-of-way or easements. This option has more of an impact on the residents, but offers more stream control.

There was discussion about piping, maintenance and having 100% participation. It was agreed to set up a workshop in October.

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- g. HRG Contract Route 39 & Devonshire Heights Road re-alignment. We are still waiting on the PennDOT contracts. When we have those, we can release their \$4,000.
- h. Public Works Resignation - Dieter Jordan. Mrs. Zimmerman said that he has left the meeting already. He has been a good worker and should be given a letter for his hard work. **Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to accept his resignation. The motion was unanimous.**
- i. East Hanover Township – Kiwanis Bridge Project
Mr. Rosario said that he was contacted by the East Hanover Township Manager. This bridge is not doing well. The concrete I-beam is not bolted. There have been several bridge collapses of the same build in Pennsylvania. **Motion: Mr. Megonnell moved, seconded by Ms. Connors to donate \$50,000 to East Hanover Township for use towards the bridge replacement. The motion passes 4-1, with Mrs. Zimmerman being opposed.**
- j. Maintenance Training for Daniel Homrighausen. He would like to attend a playground safety workshop. **Motion: Ms. Connors moved, seconded by Mrs. Zimmerman to approve Mr. Homrighausen to attend the workshop. The motion passed unanimously.**
- k. Houck Manor playground FILO usage.
Mr. Holmes presented this. He said that the Parks & Recreation board voted for quote #1. He said that this structure suits a large range of ages and has a lot of sliding boards. The cost of the play structure is \$16,000 and is completely covered by FILO funds. **Motion: Mr. Megonnell moved, seconded by Ms. Connors to proceed as recommended by the Parks & Recreation board. The motion was unanimous.**

12. Other Business

- a. Mrs. Jeannette Zimmerman said that she has checked the schedule and their building is available to hold the Waste Management workshop on August 13th @ 6 pm. **Motion: Mr. Miller moved, seconded by Mr. Megonnell to hold the Waste Management workshop at the Community Center on 08/13/18. The motion was unanimous.**
- b. The Public Works staffing shortage was discussed. They have recently had two full time and one part time employee resign. Some suggestions were discussed.
- c. Ms. Hardman proposed that West Hanover Township start a Stormwater Committee. This fee would help to offset the cost of Stormwater. Some townships have established a yearly fee, some a quarterly fee. Ms. Hardman said that having this fee would allow for a full time MS4 employee. **Motion: Mrs. Zimmerman moved, seconded by Ms. Connors to move forward with RFP. The motion was unanimous.**

13. Public comment

Mr. Todd Hudson, Jonestown Road. Mr. Hudson wanted to voice his frustration at the standstill his pool permit is at. There was discussion between Mr. Hudson, Ms. Hardman and the Board. **Motion: Mr. Megonnell moved, seconded by Ms. Connors to advertise for the hearing on August 13th. The ads would run on July 19th and July 24th. The motion was unanimous.**

14. Supervisor comments

Mr. Megonnell said that the Pot Pie dinner is coming up in September and senior lunch is on Thursday.

Mr. Steinmeier, Mr. Megonnell and Mr. Rosario agreed to sit it on the webinar Wednesday at noon. Mr. Miller and Ms. Hardman will take the class on their home/work computers.

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Ms. Connors said that she read in the Paxton Herald on July 11th that there are free trees available. Ms. Connors requested that professional grade fireworks be put on the next agenda as a discussion topic.

Mr. Steinmeier said that the following night, July 17th, the Sewer Authority is having a discussion about separating from our pension plan.

Mr. Miller told everyone about our first National Night Out. West Hanover Township has partnered with the PA State Police, South Hanover Township and East Hanover Township to host this yearly event to bring our community together.

Mrs. Zimmerman said that the Board of Supervisors has logo cups and a booth that they will be handing out at the event. She requested nametags with flags. Mrs. Zimmerman said on August 18th, Parks & Recreation is having their annual Community Festival.

15. **Adjournment:** Ms. Connors moved, seconded by Mr. Miller to adjourn the meeting at 10:20 p.m.