

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of November 7, 2019

The regularly scheduled meeting of the Board of Supervisors was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. Board Chairman David Dumeyer, and Board Members Edward Fisher, Robert Munro and Naomi Martin were present. Also in attendance were: Township Manager Andrew Stern; Zoning Officer Dwayne Steager; Chief of Police Lisa A. Layden and Brenda Baumbach, Finance/HR Director serving as Recording Secretary. Kent Gardner was not present at the meeting.

I. Chairman David Dumeyer called the meeting to order at 7:30 p.m. and asked the visiting Boy Scouts from Troop 267 to lead the Pledge of Allegiance. After the pledge, they each introduced themselves. They are working on their Citizenship and Community Merit Badges.

- Jackson Korba
- Matthew Divenyi
- John Camens
- Andrew Etkin
- Nathan Miles
- Patrick Christoffel
- Jack Fields
- Devin Andrew
- Adam Mast
- George Agadis
- Cameron Coleman
- Holden Armenio
- Haven Kohl
- Jayden Ness
- Tristen Zingl
- Patrick Kreibick
- Mason LaSalvia

II. PUBLIC HEARINGS:

A. Petition to Amend the West Hempfield Township Zoning Ordinance SBCC Land Co. LP -WHTPC 07-19

B. Petition to Amend the West Hempfield Township Zoning Ordinance Map SBCC Land Co. LP -WHTPC 08-19

Chairman Dumeyer explained to the public the purpose of the public hearing and how the hearing would work.

- This is NOT a Conditional Use Hearing, which is judicial. This is a public hearing to consider changes to our map and ordinances, which is legislative.
- There is NOT a stenographer or stenographic record, although normal minutes are taken.

- The public will have an opportunity to make comments on the proposed changes.
- The public does NOT have the opportunity to directly question the applicants or cross-examine them.
- Questions should be directed to the Board of Supervisors who may ask the applicant to answer or simply make note of the questions for consideration.
- The Board may choose to approve or deny the request this evening or table for a future meeting.

Zoning Officer Dwayne Steager presented exhibits to the Board showing compliance with MPC required notices for the hearings.

Attorney Mark Stanley, for the applicant SBCC Land Co., LP. Bill Murray representing SBCC and Chris Venarchick, representing RGS Associates (land planning firm for this matter). The property in question consists of about 77 acres owned by SBCC and about 2.7 acres owned by the Forry's. The applicant has two requests: 1) rezone properties from Rural Agriculture to Traditional Village and 2) technical amendments to the Traditional Village zoning regulations.

Mr. Stanley explained key dates with this matter start in August of 2018 when the Board approved Resolution 8-18 which added these properties into the Urban Growth Area. In July of 2019 the applicant submitted these requests to the Township and LCPC. In August of 2019, the applicant presented to the Township Planning Commission which recommended unanimous approval. In September, the LCPC reviewed these requests and recommended both requests and indicated that both requests were consistent with Places2040. In October 2019, the applicant made a briefing to the Board. They are here now for the formal hearings on these requests. If/when these requests would be approved, the applicant would need to return for Conditional Use approval to develop the property. After Conditional Use, formal engineering would be completed and the subdivision and land development process would be begin.

Mr. Stanley explained from an economic perspective, the property is assessed as raw ground. If rezoned, tax base would be increased for the land as well as future buildings. This would be a significant increase to the School District as well as Township. These tracts are part of a project that started 20 years ago with projects along Corporate Blvd. and Indian Springs. The properties are served by public water and sewer. Mr. Stanley explained that a guiding principals of Places2040 is to encourage dense development within Urban Growth Areas.

Mr. Venarchick explained the proposed text change amendments:

1. Maximum Front Yard Setback Requirements.

Section 403.3B.2.d.ii of the Zoning Ordinance, which deals with setback regulations, provides that "along any road designated as an arterial or a collector, there shall be a maximum front yard setback of 30 feet from the street right-of-way line for all principal structures."

The Property is bordered by Marietta Avenue, which is designated as a collector street by the Zoning Ordinance. Petitioner also plans to construct internal streets within the

Proposed Development, some of which may be classified as collector streets. In some cases, individual lots will be bounded both by Marietta Avenue and the newly constructed internal streets within the Proposed Development. Principal structures on these lots cannot be within 30 feet of both Marietta Avenue and the proposed internal streets.

Petitioner is proposing to amend the Zoning Ordinance to allow a developer to identify the "front yard" of each principal structure within a new planned village development on the conditional use plan. For purposes of this section, principal structures may front on a street, a parking area or a common recreational facility provided that the minimum 30-foot setback requirement is met.

2. Minimum Lot Width in Planned Village Developments

Section 403.3B.3.c of the Zoning Ordinance provides that lots improved with single family attached structures within planned village developments must have a minimum width of 24 feet. This minimum dimensional requirement applies to all lots regardless of the use of the Property.

Petitioner is proposing to amend the Zoning Ordinance to decrease the minimum lot width to 20 feet for single-family attached structures in planned village developments. The current minimum lot width requirements would remain in place for all other types of uses within a planned village development. The proposed amendment will assist the Petitioner in achieving target residential densities on the Property, which is located within a UGA, while still ensuring that appropriate minimum lot size requirements are in place for other types of uses.

3. Maximum Building Size in Planned Village Developments

Per Section 403.3B.3.d of the Zoning Ordinance, buildings in planned village developments may have a maximum building area of 10,000 square feet per floor.

Petitioner is proposing to amend Section 403.3B.3.d to increase the maximum building area per floor of buildings in planned village developments to 15,000 square feet. An increase in the maximum size for buildings will assist Petitioner in attracting commercial users to the Property, and thus in creating a mixed-use community.

An increase in maximum building size will not disturb the architectural integrity of the TV District. Section 403.4C of the Zoning Ordinance already requires that any building visible from a public right-of-way or public space with a facade exceeding 90 feet in length must incorporate a clear dimensional differentiation of roof line and/or an offset in facade of at least four feet. The proposed amendment will facilitate mixed-use utilization of the Property while still ensuring that any commercial uses are compatible with and complementary to the TV District and planned village development design concepts.

4. Use of Pervious Paving Materials

Section 403.4D.7 of the Zoning Ordinance provides that "on- and off-street parking areas [within the TV District] shall utilize pervious paving materials to the greatest extent practicable in order to maximize potential for groundwater infiltration." (emphasis added)

Whether the use of pervious paving materials is feasible depends largely on the underlying geology of a given area. Accordingly, Petitioner is proposing to amend Section 403.4D.7 of the Zoning Ordinance to encourage, rather than mandate, the use of pervious paving materials in the TV District.

5. Location of Parking Spaces in Relation to Dwelling Units Served

Section 707.4D of the Zoning Ordinance requires parking spaces for townhomes, quadraplexes and multi-family dwellings (including garden apartments) to be located within 150 feet of the dwelling unit served.

Pedestrian connectivity is a key design component of the TV District. See Section 403.1. The Proposed Development will be designed to promote and facilitate safe and convenient access by pedestrians to buildings and parking facilities. As a result, Petitioner is proposing to amend the Zoning Ordinance to require only 50% of all parking spaces to be located within 150 feet of the dwelling unit served. Single family attached dwellings, for example, are required to have three parking spaces per dwelling unit. Accordingly, each dwelling unit will have at least one parking space within 150 feet of the unit, and the majority of the parking spaces located a greater distance from the unit will be for use primarily by guests.

6. Bank or Retail Store with Drive-Through Service

Section 403.2C.3 states that a bank or other financial institution or retail store with drive-through service is permitted by conditional use in the TV District, provided that such service shall not be permitted within direct view from any dedicated public street.

Petitioner is proposing to amend the Zoning Ordinance to allow a bank or other financial institution or retail store with drive-through service as a permitted use in the TV District provided that such service shall not be permitted within direct view from any dedicated public street, which direct view may be restricted by landscape screening or other architectural features. Permitting drive-through banking and retail services by right will attract commercial users to the Property thereby facilitating mixed-use development. Furthermore, the proposed amendment retains the proscription against direct view of drive-throughs from dedicated public streets, while incentivizing developers to implement landscape screening and architectural features that are complementary to the TV District.

Mr. Dumeyer asked if the Board members have any questions.

Mr. Fisher asked about taxes. Is there any part of the tract in Clean and Green. Mr. Stanley indicated that he did not believe so.

Mr. Fisher asked for a breakdown of acreage of the mixed tract in C-2 and RA. Mr. Stanley did not have specific breakdown but showed separation on map.

Mr. Fisher asked for clarification on the tract that appeared “sandwiched” by commercial and industrial. Mr. Stanley clarified showing the separations on the map. Only a portion of Tract C would be rezoned.

Mr. Gardner asked about the 100-year floodplain. Mr. Stanley could not identify an acreage but showed the graphic on the map with the approximate boundary.

Mr. Gardner asked about floodplain restoration. Mr. Stanley indicated that the owner is looking into this for this property but has not yet committed to it.

Mr. Dumeyer asked if there were any public comments related to zoning map.

Alex Rohrbaugh, LCPC, reiterated LCPC's recommendation for approval of the rezoning as it is consistent with Places2040. LCPC found it to be consistent specific to four policies: 1) creating a mix of uses in communities and corridors, 2) provides greater diversity of housing types, 3) "grow where already growing," as the properties are in the Urban Growth Area, and 4) "Build more compactly and efficiently," as the TV district allows more dense development.

Mark Bair, 950 Ivy Drive, asked how many access points would come off Ivy Drive. Mr. Stanley indicated that the final design has not been completed but there is frontage on Ivy. Mr. Bair asked about stormwater runoff and possible impact. Mr. Gardner indicated the project could help with stormwater depending on final design.

Ray Oberholtzer, 3452 Coronet Avenue, stated that rural area "makes us – us" and also spoke about drive through banks and that one recently closed by Turkey Hill. Would like the "right type" of commercial in the commercial area.

Mr. Dumeyer closed the Zoning Map portion of the hearing closed and moved to the text change amendments and asked if the Board had questions or comments.

Mr. Fisher asked that there be more safeguards. When the Traditional Village ordinance was written years ago, there were great intentions for Silver Spring but it really didn't work out. It was pretty much "pie in the sky" and this proposed ordinance might not go far enough with cleaning up the ordinance. Mr. Fisher expressed concern and has ideas about frontages. This proposal does clean up some ordinance issues, there is more that should be done to protect the Village atmosphere. Village permits a mixture but the ordinance does not require a mixture which concerns him as we could end up with all of one thing.

Mr. Fisher indicated 24' vs. 20' townhouse width is not a major concern but does require more thought. 10,000-15,000 square foot buildings does require more thought maybe with better architectural and height standards. Mr. Fisher questions the need for individual buildings in the district that are 15,000 square feet. Mr. Fisher is ok with the proposed pervious paving language change. With respect to parking, Mr. Fisher would like to see two per unit within 150' or 200' but third can be further away. Mr. Fisher doesn't want to see walls as visual barriers as that is not consistent with traditional village. Landscaping and trees would be fine. Also wondering if we should even have drive-ins in village or not. If so, there should certainly be limitations.

Mr. Munro said Mr. Fisher covered many of his questions and concerns, especially related to parking and building size. He is also concerned that changes for this property could have consequences on other parcels in traditional village district.

Mr. Munro indicated when he is picturing traditional village, he is picturing Richmond Square, with Ciro's Italian Bistro and the others there. He is struggling with the need for 15,000 square foot buildings, on this parcel or anywhere in the traditional village.

Mr. Gardner likes the idea of natural landscaping and vegetation rather than walls.

Mr. Stanley stated that he is not opposed to the Board tabling the text amendments while they consider the Board's comments. He would like the Board acting on the rezoning though.

Motion: Moved by Mr. Gardner and seconded by Mr. Munro to table discussion on the zoning text petition. Motion passed unanimously (5-0).

With respect to the zoning map, Mr. Gardner was ok taking action as a development there could help with stormwater problems. Mr. Fisher stated he is not quite ready to act as he believes the text changes should be worked out first.

Motion: Moved by Mr. Fisher and seconded by Mr. Munro to table discussion on the re-zoning petition. Motion passed unanimously (5-0).

Mr. Fisher and Mr. Munro will meet with staff and the applicant to discuss further and then return to the full Board at a future date.

III. APPROVAL OF MINUTES:

Motion: Moved by Mr. Gardner and seconded by Mr. Fisher to *approve* the Board's September 3, 2019 regular meeting minutes as presented. Motion carried (5-0).

IV. COMMUNICATIONS

A. BOARD OF SUPERVISORS

- a. Mr. Fisher appreciated the road crew's work with the stormwater work at Farmdale and with leaf collection.

B. TOWNSHIP MANAGER – Andrew Stern reported:

INTERNAL MATTERS

1. **Pension RFP.** The pension advisor RFP process is complete. On this agenda is our recommendation to appoint Conrad Siegel.
2. **Insurance (Property and Liability).** Our insurance carrier proposal request is nearly complete. At this time, we have received three proposals and expect one more prior to the meeting. We anticipate a significant reduction in cost for comparable coverage for 2020.
3. **Farmdale @ Marietta.** Construction is nearly complete. Due to an unanticipated water line, the project became more complex than expected. Dale and his crew did a great job of working with the materials we had in order to keep the project moving. I would estimate that we saved \$50,000-\$100,000 by doing this project ourselves.

4. **MS4:** Dwayne and I have been working with Kara at Rettew to submit grants to National Fish and Wildlife Foundation (NFWF) for PRP projects in two of our watersheds. We have requested \$200,000 for Chiques Creek and \$200,000 for Little Conestoga. These are competitive grants, so no guarantees.

EXTERNAL MATTERS

1. **Ironville Pike Speed Study.** We had a complaint at a recent meeting about speed on Ironville Pike near Cassanna Drive. Our police department conducted a speed study. The results were within expected ranges – in fact a little lower than expected. The posted speed is 40 MPH, average speed was 37.75 MPH, 85th percentile was 41.87 MPH. As with all streets, there were a few high-speed outliers during the study, with a maximum recorded speed of 69 MPH.

PERSONNEL

1. **Administration.** We have hired a part-time receptionist and are now fully staffed.
2. **Dwayne Steager.** Dwayne Steager has begun the Lancaster Watershed Leadership Academy. Lancaster’s Watershed Leadership Academy supports the personal leadership development of individuals involved in the collective effort for clean water in Lancaster County. This 12-month program consists of watershed content, field investigations, an overnight retreat on the Chesapeake Bay, 10 single day sessions, unique community experiences, and 5 self-selected electives hosted by partner organizations.

OUTSIDE BOARDS AND COMMITTEES

1. **CLC-COG.** The next meeting is November 27, 2019 at East Hempfield Township at 8:30 am.

CORRESPONDENCE

1. None at this time.

One other item not in the report was a recent discussion about the creation of an Authority. The Solicitor has asked if the Board would like it to be a General Purpose Authority or a Specific Authority. Mr. Stern recommended a General Authority. Mr. Fisher also recommended a General Authority as it allows flexibility for financing and grants. There was a consensus of the Board to move in this direction.

C. TREASURER’S REPORT

- No Treasurer’s Report for this month at this time.

D. DEPARTMENT REPORTS: POLICE, PUBLIC WORKS, ZONING/LAND USE, FIRE, EMS - Written reports were reviewed and discussed.

- **Police** – Chief Lisa Layden reported:
 - a) In addition to the Chief’s written report, a request to appoint Michael Kimes as a Special Fire Police.

Motion: Moved by Mr. Fisher to approve Michael Kimes as a Special Fire Police. Seconded by Mr. Gardner. Motion passed unanimously (5-0).

- Public Works – Dale Getz submitted a written report. The Board complemented the Public Works recent efforts.

Written Report

Week of October 1- 4: Moved the track hoe from Grubb Lake to Farmdale in preparation to start the Storm Sewer project. Old Castle had a fluke in their plant, and the precast will not be delivered until week of the 7th now.

Week of October 7-11: Leaf pickers getting serviced and leaf boxes installed. Replaced storm sewer that conveys water across Raintree. Another corrugated metal pipe deteriorated. Half of our concrete structures were delivered on Friday for Farmdale. They are some big and heavy structures. 18,000lb

Week of October 14-18: Leaf collection started Monday both crews out. Found out Monday that one piece to be delivered this week is 25,000lb. I need to get a crane in for that. Thursday, we dug the hole for the heavy structure on the south side of Marietta so the crane can drop it in. Friday morning crane and the remaining structures came.

Week of October 21-25: Started Farmdale 48” Storm Sewer project. I have BN Excavating from Marietta here with a 275 series Excavator. That will be able to maneuver and set the other structures. Found that Columbia Water Co. 8” water main was at 79” and not the 58” that was told too DMA. Basically, the whole North side of Marietta on Farmdale was reconfigured for the pre-cast. I want to acknowledge Tom Funk from BN Excavating, and the Staff of Public Works. Everyone made this a success. Traffic signal head back plates were upgraded at 18th St. / Columbia Ave., Prospect & 30 E/W, Prospect / Marietta.

Week of October 28-Nov. 1: Leaf collection going slow this week, only one crew doing east side. The other crew on Farmdale wrapping things up there. We had an issue tying the old corrugated metal into the new, as it is deteriorated metal, so we had to go back far enough to get decent pipe. Second crew should be on leaf collection Thursday. At this point, there are a lot of leaves on the trees that have not fallen.

- Zoning/Land Use – Dwayne Steager highlighted the Chiques Creek watershed NRCS project that has been funded and has begun. Also pointed out we have had a busy month with permits and projects. He also indicated that we have had some success with the Landisville Railroad cleaning up their property.
- Columbia Fire Department – Written report submitted.
- Mountville Fire Department – Written report submitted.
- West Hempfield Fire & Rescue – Written report submitted.

- EMS – No report.

E. RESIDENTS

- Audrey Lilley, West Broad Street – Ms. Lilley expressed concerns about streetlight fees. She does not believe she should have to pay as the closest light is not close to her. She also indicated her neighbor has not been paying. Staff indicated they would look into this.
- Aquilla Lantz, 4116 Holly Drive – Mr. Lantz’s application to have farm animals in a residential district was recently denied by the Zoning Hearing Board. He is asking if the Board would consider changing the ordinance.
- Charles Davis, 366 Caraway Drive – Expressed concern about building sizes in C1. Also expressed concern that we need to consider screening of people’s houses, not just roads and maintain the screening. Also expressed concern about whether a meeting of two Board members was acceptable under the Sunshine Act.
- Donna Bushong, 32 Meadow Road – Accommodations to the Board for being thorough with the earlier hearings.
- Joe Fliss, 932 Ivy Drive – Also wanted to accommodate the Board for earlier hearings and also expressed concern about speed on Ivy Drive and about site distance at Marietta Avenue.

V. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES.

BRIEFING ITEMS:

A. None

AGENDA ITEMS:

A. Americold -WHTPC 12-19 (*60 Days 12-29-19 Sun.*)

Conditional Use: Case # 82

Location: 3800 Hempland Road

The applicant, ART Mortgage Borrower Propco, the owner of two adjoining tracts of land south of Hempland Road is proposing the combining of the two tracts and the expansion of the existing warehouse and distribution facility to include a high bay warehouse for cold storage.

Motion: Moved by Mr. Munro, seconded by Mr. Gardner to refer to Planning Commission and schedule Public Hearing for December 3, 2019. Motion carried unanimously (5-0).

**B. JNJM Properties, LLC 1820 Franklin Road
Financial Security Reduction No. 1**

The applicant is requesting a release of their financial security.

Records indicate that the financial security status for this project is as follows:

Original Amount	\$ 319,231.17
Previous Reductions	\$ 0.00
Outstanding Balance	\$ 319,231.17

Based on a site visit and a review of the documentation, the Township Engineer recommends that the financial security for this development be reduced by \$278,992.48, which will leave a new outstanding financial security balance of \$40,238.69. This amount is adequate to cover the costs of the remaining work. The Municipalities Planning Code (MPC), Section 509 (j) states that the Township may require the retention of 10% of the original amount (\$319,231.17) prior to final release of the financial security. Therefore, until completion of all outstanding work to the satisfaction of the Township, the financial security should not be reduced to an amount below \$31,923.11.

Motion: Moved by Mr. Gardner and seconded by Mr. Munro to deny the full release of the financial security. Motion carried unanimously (5-0).

Motion: Moved by Mr. Gardner and seconded by Mr. Munro to approve a reduction of the financial security of \$319,231.17 by the amount of \$278,992.48, which will leave a new outstanding financial security balance of \$40,238.69. Motion carried unanimously (5-0).

**C. Stony Battery Commerce Center Phase IV
Financial Security Release**

The applicant is requesting a release of their financial security. The as-built has been submitted and approved.

Records indicate that the financial security status for this project is as follows:

Original Amount	\$ 103,939.00
Previous Reductions	\$ 93,545.10
Outstanding Balance	\$ 10,393.90

The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security.

Motion: Moved by Mr. Gardner and seconded by Mr. Munro to approve a full release of the financial security of \$10,393.90. Motion carried 4-0-1, with Ed Fisher abstaining due to a conflict of interest.

D. Final Subdivision and Land Development Plan WHTPC 5-19 (90 day 11-15-19)

Location: 1725 Clear Spring Road

Zone: C-2

Lot Size: 5.3 acres/230,868 sq. ft

On behalf of Russell Canouse & Erika Ortega, PennTerra Engineering, Inc. (PTE) is re-submitting the above referenced Final Subdivision & Land Development Plan for review and comment. This plan was previously reviewed and conditionally approved by the Board of Supervisors in March of 2017 as the George and Loraine Lewis Final Subdivision and Land Development Plan. They are now proposing to connect to public sewer when application for development of lot 2 commences. Comments from the July 18, 2019 Planning Commission meeting have been addressed.

Motion: Moved by Mr. Gardner and seconded by Mr. Fisher to approve the Final Subdivision & Land Development Plan with the condition that all remaining outstanding engineering comments are resolved to the satisfaction of township staff and the township engineer and that all previously approved waivers and conditions remain. Motion carried unanimously (5-0).

VI. UNFINISHED BUSINESS - None

VII. NEW BUSINESS

A. Appointment of Conrad Siegel as Pension Fund Advisors, Uniformed & Non-Uniformed

In August of 2019, the Township put out a request for proposals for firms to provide investment, advisory, custodial, and management services for the West Hempfield Township Police and Non-Uniformed Employees Pension Plans.

The Township followed the required Pennsylvania Act 44 process, as advised by our Solicitor.

The Township received proposals from eight firms, interviewed three and has recommended approval of one, Conrad Siegel, for the following reasons:

- Conrad Siegel's proposal was complete to the instructions in the RFP. The proposal and accompanying documents were simple, clear, and concise and demonstrated an understanding of the unique long-term investment needs of our municipality.
- Conrad Siegel currently provides pension advisory services to approximately 25 municipalities in Pennsylvania, providing both investment advisory and actuarial services to each.
- Conrad Siegel current has a role with our Pension with respect to actuarial work, required reports, and audit assistance.

- Conrad Siegel proposed an index fund approach to investments that reduces our pension (and subsequently our MMO) expenses.
- Conrad Siegel will be appointing one person as the contact for our two pension plans.
- Conrad Siegel has proposed a flat fee for investments advisory services with increases based on Consumer Price Index (CPI) rather than asset balance or other factors.
- Conrad Siegel's overall fees were the lowest proposed of the proposal we received.
- Conrad Siegel is a smaller firm with very individualized attention.
- Our staff was pleased with the information received and our interaction with Conrad Siegel's proposed point of contact, David Lytle, during the interview of their proposal.

Motion: Moved by Mr. Fisher and seconded by Mr. Gardner to approve Conrad Siegel as the new firm to provide investment, advisory, custodial, and management services for the West Hempfield Township Police and Non-Uniformed Employees' Pension Plans to take effect January 1, 2020. Motion carried unanimously (5-0).

B. Stony Battery & Marietta Intersection Improvement Funding

Withdrawn by staff for consideration at this time.

C. Stony Battery & Springfield Roads – Request Open Cut Street Permit After November 15

Mike Ferguson with S.B. Ferguson explained the project is the Meadows Edge pump station upgrade located on Country Lane in Landisville and the Salunga forced main re-route located on Stony Battery Road and Springfield Road in Salunga. The main project is a renovation of an old tobacco warehouse into 66 condominiums located at 191 Broad Street in Landisville in East Hempfield Township. Due to this increase in dwellings LASA is requiring S.B. Conrad and Tobacco Road Developers to upgrade these locations.

The Salunga re-route requires a redirect from the Salunga forced main on Stony Battery Road to the Meadows Edge main on Springfield Road. This will require a cut and cap and continuing the Salunga main and tap into the same main to redirect to the manhole on Springfield road. This will require opening the road on both ends.

The contractors are set to start boring around the middle of November which will not require a road opening however they are projected to open the first phase of Tobacco Road by the beginning of March 2020 so they would need to do a road opening between the months of November 2019 and March 2020. This is the reason for this inquiry.

Section 126-25(F) of the West Hempfield Township Code of Ordinances states:

“No street opening shall be performed, except in the case of emergencies, between November 15 and March 15.”

Motion: Moved by Mr. Fisher and seconded by Mr. Munro to approve the open cut permit applied for on Stony Battery Road. Motion carried unanimously (5-0).

VIII. ORDINANCES, RESOLUTIONS, AND AGREEMENTS

Both ordinances were tabled as part of the above public hearings.

IX. APPROVAL OF PAYABLES

FUND	Amount	Check #'s
Payroll & Taxes	\$306,842.63	EFT
FULTON – General Fund	\$351,597.73	1509-1621
FULTON – Refuse	\$109.00	1030-1031
FULTON – Street Light	\$4,506.68	1016
FULTON – Escrow	\$408,210.00	242
FULTON – State Fund	\$294,862.94	1036-1046
Total	\$1,366,128.98	

Motion: Moved by Mr. Gardner and seconded by Munro to *approve* payment of all bills between October 1 – October 31, 2019 and any residuals. Motion carried unanimously (5-0).

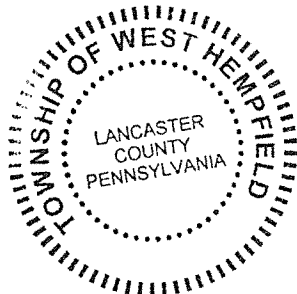
X. GOOD OF THE ORDER

UPCOMING MEETING: Tuesday, December 3, 2019 Regular Meeting at 7:30 p.m.

XI. ADJOURNMENT

Chairman Dumeyer asked for a motion to adjourn the regular Board of Supervisors meeting at 9:41 p.m. and enter into executive session to discuss a police personnel matter.

Motion: Moved by Mr. Munro, seconded by Mr. Gardner, to *adjourn* the regular Board of Supervisors regular meeting at 8:35 p.m. The motion passed unanimously (5-0).



Respectfully submitted,

Andrew Stern, Township Manager