

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of February 2, 2021

The regular meeting of the Board of Supervisors was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. The public was permitted to attend in-person or remotely via Zoom (video and audio), with instructions provided at the Township's internet website. The agenda posted to the Township's website and posted on the front window of the Township Building advised of the public's ability to attend in-person or remotely.

Chairman David Dumeyer and Board Members Kent Gardner, Edward Fisher, Robert Munro, and Naomi Martin were physically present at the meeting. Township Manager Andrew Stern, Zoning Officer Dwayne Steager, and Chief of Police Lisa Laden were also physically present. In attendance remotely via Zoom were Township Engineer Melissa Kelly and Judy Carrier, Recording Secretary.

- I. CALL TO ORDER: Chairman Dumeyer called the meeting to order at 7:30 p.m. and led with the pledge of allegiance.

- II. CONDITIONAL USE #84: SILVER SPRING RESTAURANT AND APARTMENTS
 - A. **Public Hearing** (Continued from January 4, 2021)
 1. **CONTINUE TO MARCH 2, 2021 PER APPLICANT REQUEST**

Chairman Dumeyer announced that a formal written request has been received from Karida LLC, Applicant, requesting that the Hearing continuation of the Conditional Use Application for Silver Spring Restaurant and Apartments, currently scheduled for February 2, 2021 be instead continued at the scheduled March 2, 2021 meeting of the West Hempfield Township Board of Supervisors. All members of the Board concurred and the Public Hearing was continued to March 2, 2021.

- III. SPECIAL RECOGNITIONS: Chairman Dumeyer, Township Manager Andrew Stern and Police Chief Lisa Layden recognized the recipients who are listed below and described each Certificate/Award being presented. The Board congratulated all the recipients and thanked them for their outstanding service to the Township and Community.

A. CERTIFICATES OF APPRECIATION

1. **Jakob Kreibick, Eagle Scout Candidate** – *For the completion of an Eagle Scout Project at Murry Ridge Park in West Hempfield Township.* Jakob plotted the location and species of trees to be planted from the design drawings provided to him, coordinated his helpers, and planted almost 200 trees at Murry Park. He also made field adjustments when an angry neighbor complained.

2. **Hillcrest Pharmacy, 3985 Columbia Avenue** – *For their continuous support of West Hempfield Township and the West Hempfield Township Police Department.* Over the years, Pharmacist Melisa Koehler has supported Township staff and police in many ways, including administering flu shots to employees. This year, Melissa and her team were happy to help with COVID vaccines for police officers and have also been helping the community with vaccines for health care workers, senior citizens, and

those with eligible health risks. Even though Hillcrest Pharmacy has just opened and is not yet set up to bill insurance companies, they have been providing COVID vaccines without charge, although they have been gratefully accepting donations for their services.

B. WHT POLICE, OUTSTANDING VOLUNTEER SERVICE AWARDS

1. **Officer Richard Bowermaster** – *For performing outstanding volunteer service that benefits our community.*
2. **Officer Bart Hollis** – *For performing outstanding volunteer service that benefits our community.*
3. **Officer Gabriel Rimolo** – *For performing outstanding volunteer service that benefits our community.*

C. WHT POLICE, LIFE SAVING AWARDS

1. **Officer James Gardill** - *For taking quick, decisive actions in the line of duty that saved the life of a citizen.*
2. **Officer Bart Hollis** – *For taking quick, decisive actions in the line of duty that saved the life of a citizen.*

D. WHT POLICE, EXCELLENCE IN CRIMINAL INVESTIGATION AWARD

1. **Officer Karl Hartranft** – *For going above and beyond conducting criminal investigations.*

E. WHT POLICE, PERFECT ATTENDANCE AWARD

1. **Officer John Schwab** – *For perfect attendance in 2020.*

F. WHT POLICE, CITIZEN COMMENDATION AWARD

1. **Mr. John Walk** - A Township resident who provided assistance to officers during a crises situation involving one of his neighbors. All was resolved peacefully due to Mr. Walk's direct actions.

IV. APPROVAL OF MINUTES.

- A. January 4, 2021 Regular Meeting
- B. January 7, 2021 Work Session

Kent Gardner **moved**, seconded by Robert Munro, to **approve** the January 4, 2021 Regular Meeting minutes and the January 7, 2021 Work Session minutes as presented. Motion carried (5-0).

V. COMMUNICATIONS

- A. BOARD OF SUPERVISORS – Kent Gardner reported a LIMC meeting is scheduled for February 10th at the WHT Municipal Building and also via Zoom.
- B. TOWNSHIP MANAGER – Andrew Stern proudly introduced his son, Austin Stern, who was present at tonight's meeting via Zoom. Austin is a highschool freshman and for his school project he worked many months creating a CNC and

laser engraved sign that he is presenting to the Township. On behalf of the Board of Supervisors, Chairman Dumeyer thanked Austin for not only having a Dad who works tirelessly for the Township, but also for sharing his own talent and expertise which will be displayed in the West Hempfield Township Municipal Building lobby.

Mr. Stern then reviewed his monthly Manager's Report, adding the following three items:

1. Information from PPL: Notification they will be using helicopters and ground crews.
2. Letter from Williams Pipeline: They are going to be doing some maintenance beginning March.
3. Lancaster County Agriculture Preserve Board – Easement on property on Nolt Road.

INTERNAL MATTERS

1. **Revenues.** Update on EIT and LST. January distributions from LCTCB are shown below. These are 2020 Quarter 4 distributions. We are slightly ahead of estimates for EIT and below estimates for LST.

EIT: 1/2021 YTD: \$ 111,389 (1/2020 YTD: \$ 105,847)

LST: 1/2021 YTD: \$ 13,493 (1/2020 YTD: \$ 22,210)

OTHER EIT: 1/2021 YTD: \$ 364 (1/2020 YTD: \$ 1,421)

NON-RESIDENT EIT: 1/2021 YTD \$908

*Above numbers are the amounts distributed to us, net of LCTCB fees.

2. **CARES Funding (COVID), Round 2.** We finally received our second-round allocation from the County in early January. As such, it was counted to our 2021 budget, rather than our 2020 budget as previously expected. In the big picture it really does not matter, but it will make our surplus in 2020 look a little lower than expected but also our 2021 deficit will be lower than expected.
3. **Credit Card Payments.** Online credit card payments are now being accepted! We have had a number of residents take advantage of this with their January trash bills.
4. **Refuse Contract.** We will be putting our refuse contract out to bid this summer. I have begun talking to LCSWMA about ways to decrease cost and/or increase service to our residents. I will be looking to include alternate bids this time around to give us some options to consider and an understanding of how options affect our costs (and ultimately our customers' costs). If you have any suggestions please let me know.

5. **Non-Uniform Pension.** Our pension advisor has determined that we have about \$58,000 of Prudential Common Stock in the name of the Non-Uniform Pension Plan. We are not sure how or when the Township acquired it and until recently were not aware of the details. I have been working with our advisor and Prudential to liquidate this stock and move it with our other pension assets. There is a resolution on this agenda to allow me to sign for this transaction.
6. **Pension.** Attached is a December 31, 2020 quarterly executive summary of our police and non-uniform pension plans. Overall, for 2020 we had approximate positive performances of 8.6% for police and 8.1% for non-uniform. These are approximate as assets were moving over to our new plans during January and may not be fully captured in this summary. In summary, despite moving our funds to a more conservative allocation in late 2020, we still did very well for the year!

For 2021 our funds are still invested very conservatively. No one has yet to figure out what 2021 will look like with the markets. At some point we will need to move back to our normal investment strategy, but I am uncomfortable with a change yet.

7. **Grants.** No new grants! We are processing the paperwork and agreements for the grants we have been awarded. We are also working to setup a document management system for the grant paperwork.

EXTERNAL MATTERS

1. **Murry Tract.** On January 15, 2021, Dave Dumeyer and I met with Bill Murry, at his request, to follow up on our January 7 work session meeting. Mr. Murry provided a summary of his thoughts. He also presented a few sketches showing that industrial buildings would be difficult to set on this property. We also discussed the potential for TDR acquisition. We advised that he should come before the entire Board with a new sketch plan when he is ready to proceed with their new request.
2. **St. Mary Church.** The Church project is underway. We have had construction issues with the stormwater basin due to poor soil conditions this time of year. In consultation with Rettew, we have agreed to consider the current work “temporary” and will require the basins to be rebuilt correctly and permanently prior to the end of the project. Their Certificate of Occupancy and Financial Security will not be released until this matter is finally resolved.

MUNICIPAL AUTHORITY

1. **February Meeting.** There will be an Authority meeting after the February 2 Board meeting for the Authority to consider a resolution to create stormwater management fees. We have worked with Josele to finalize a resolution. If

the Authority approves the resolution, we will begin our efforts to educate the public prior to bills going out in July (target date at this time).

PERSONNEL

1. **Staffing.** At the time of this memo, we are fully staffed with no employees ill or in quarantine. We continue to have ZERO positive COVID cases attributed to the workplace.
2. **COVID.** Vaccinations have begun. At this time about half of our employees have been vaccinated (first dose). I had my first dose January 25. For now, vaccines for our staff are strongly encouraged, but voluntary. Second doses will be in late February. We still await guidance from the CDC about quarantines and masks for those who have been vaccinated.
3. **Part-Time Zoning Position.** Our new employee did not work out. We are working to find someone very soon so they can be trained prior to our spring rush for permits. We will be holding several interviews this week and may have a new hire before the Board meeting.

OUTSIDE BOARDS AND COMMITTEES

1. **LIMC.** Our LIMC will meet next on February 10, 2021, here at WHT and via Zoom. Manheim Township and East Hempfield Township have rejoined the LIMC. East Petersburg will be deciding this week, but will probably rejoin as well - meaning all original LIMC members will be back in.
2. **CLC.** CLC COG met on January 27, 2021 in East Petersburg. I was elected Vice-Chairman. As all CLC COG municipalities will most likely be back in LIMC, CLC will be discussing our future at upcoming meetings as there is no point being redundant with the LIMC. We hope to find a more local focus for the CLC.

CORRESPONDENCE

1. **Doug Ober.** A letter has been received from Sergeant Doug Ober thanking the Board and I for the December 4 bonus.
2. **LCSWMA.** We have received a letter from LCSWMA documenting a rebate of \$13,108.53 for the fourth quarter of 2020.
3. **Leffler Energy.** We have received notification from Storb Environmental concerning Fuel Oil and Diesel Fuel storage upstream from WHT at 669 East Ross Street in Mount Joy Township.
4. **Lancaster Direct.** We have received notification from Storb Environmental concerning Fuel Oil storage upstream from WHT at 74 Maple Street in Penn Township.

5. **Uncollected 2020 Taxes.** The Lancaster County Treasurer’s office has provided their annual uncollected tax report. We have signed our acknowledgement and returned as required.

C. TREASURER’S REPORT – DECEMBER 2020

General Fund	\$ 4,075,821.79
Refuse Fund	\$ 689,247.78
Street Light Fund	\$ 17,780.26
TDR Fund	\$ 623,849.97
State Liquid Fund	\$ 1,002,290.65
Police Pension Fund	\$ 8,679,287.13
Non-Uniform Pension Fund	\$ 2,970,212.12
Recreation	\$ 42,061.22
Highway	\$ 990,945.21
Health Care (HRA)	\$ 24,581.81
MS4 Stormwater Fund	\$ 185,134.57
Total All Funds	\$ 19,301,212.51

D. DEPARTMENT REPORTS: POLICE, PUBLIC WORKS, ZONING/LAND USE, FIRE, EMS

Police: Chief Layden submitted the Police Department’s Annual Report for 2020 and the Monthly Report for January 2021 and had nothing significant to add. Chairman Dumeyer commented on the number of Annual Incident frequencies by type.

Public Works: Dale Getz submitted a written report for January. There were no questions or comments. Andrew Stern noted that several items on his report come up later on the agenda.

Zoning/Land Use: Dwayne Steager submitted and reviewed a written report, highlighting the DEP Growing Greener Grants that have been received. The January Zoning Hearing Board meeting was cancelled and Case 1308 Murphy was continued.

Fire: Year End and January Reports were received from Mountville & Columbia.

EMS: No Report. Andrew Stern reported that Mike Fitzgibbons is still helping out until his replacement takes over.

E. TOWNSHIP ENGINEER'S REPORT – Melissa Kelly submitted a January Report and had nothing further to add. There were no questions or comments from the Board.

F. GUEST – Jakob Kreibick, Eagle Scout Candidate, was present and was awarded a certificate of appreciation earlier in the meeting for the completion of an Eagle Scout Project at Murry Ridge Park in West Hempfield Township. Chairman Dumeyer thanked Jakob again as Murry Ridge Park was a priority project for the Township and involved managing people, procuring supplies, recruiting volunteers and locating resources all of which he hopes will help Jakob in the future.

G. RESIDENTS – None

VI. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES

BRIEFING ITEMS:

None

AGENDA ITEMS:

- A. 4324 Marietta Avenue – WHTPC 11-2020 (*Time Exemption 2/26/2021*)**
Preliminary/Final Land Development Plan
Location: 4324 Marietta Ave.
Zoned: RA
Lot Size: 4.6 Acres/ 200,376 ft²

The applicant is proposing an agriculture processing facility for drying locally produced hemp. The project consists of two buildings with stormwater facilities and associated parking area.

Kent Raffensberger, Johnston & Associates, Inc. briefly reviewed the project. Beth Kealy, Owner, provided additional information stating she and her son, Michael, are looking to provide Hemp drying for local farmers and explained the process of drying hemp. Fresh hemp would be brought to this facility by farmers, then dried within the facility, and returned to the farmers in a dry format for them to sell or use. Michael spoke to the market and there was discussion on the time-line from harvest to dry; months of operation (August, September, October – not certain what will be going on during November through July as they are new to the business and are learning as they go); traffic concerns (none); exhaust (no problem - far enough away); number of farmers with permits (137 in Lancaster County).

REQUESTED MODIFICATIONS

Section 305 – Preliminary Plan Processing

The applicant has requested a modification of the requirement to process a preliminary plan and in the alternative, proceed directly to final plan. The justification provided is that there are no public improvements proposed as part of this project.

The Township Engineer has recommended approval of this modification based upon the alternative and justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

Action Required

Motion was made by Edward Fisher and seconded by Kent Gardner to **approve** the Requested Modification of Section 305 – Preliminary Plan Processing. The motion passed (5-0).

Sections 602.K.1, 602.K.5, and 602.K.6.b – Additional Right-of-Way and Improvement of Existing Streets

The applicant is requesting waivers of the requirements to reconstruct Marietta Avenue to its centerline, and to provide 60 feet of right-of-way for Marietta Avenue with the justification that Marietta Avenue has a paved cartway width of 24 feet with 3 feet wide shoulders and a 50-foot wide right-of-way.

The Township Engineer has recommended the Township deny the request to waive the additional right-of-way and street improvements and recommend the Township defer the additional right-of-way and street improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.”

Action Required

Motion was made by Edward Fisher and seconded by Kent Gardner to **deny** the Requested Waiver of Sections 602.K.1, 602.K.5, and 602.K.6.b – Additional Right-of-Way and Improvement of Existing Streets. The motion passed (5-0).

Motion was made by Edward Fisher and seconded by Kent Gardner to **approve**, the Requested Modifications to Section 602.K.1, 602.K.5, and 602.K.6.b to defer the Additional Right-of-Way and Improvement of Existing Streets based on the justification

provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so.” The motion passed (5-0)

Section 602.M – Curbing

The applicant is requesting a waiver from the requirement to install curbing along Marietta Avenue with the justification that there is no curbing along the entire length of Marietta Avenue and additional stormwater provisions would need to be addressed. No alternative is provided.

The Township Engineer has recommended the Township deny the request to waive curbing along Marietta Avenue and recommend the Township defer the curbing along Marietta Avenue based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon the owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.”

Action Required

Motion was made by Edward Fisher and seconded by Kent Gardner to *deny* the Requested Waiver of Section 602.M – Curbing. The motion passed (5-0).

Motion was made by Edward Fisher and seconded by Kent Gardner to *approve* the Requested Waiver to Section 602.M to defer the installment of Curbing based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at

such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so." The motion passed (5-0).

Section 602.N – Sidewalks

The applicant is requesting a waiver from the requirement to install sidewalk along Marietta Avenue with the justification that there is no sidewalk along the entire length of Marietta Avenue and that no pedestrian access to any nearby facilities is required. No alternative is provided.

The Township Engineer has recommended the Township deny the request to waive sidewalk along Marietta Avenue and recommend the Township defer the installment of sidewalk along Marietta Avenue based on the justification provided with the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so."

Action Required

Motion was made by Edward Fisher and seconded by Kent Gardner to *deny* the Requested Waiver of Section 602.N – Sidewalks. The motion passed (5-0).

Motion was made by Edward Fisher and seconded by Kent Gardner to *approve* the Requested Waiver to Section 602.N to defer the installment of Sidewalk based on the justification provided with the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board

of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so." The motion passed (5-0).

Action Required

Motion was made by Edward Fisher and seconded by Kent Gardner to **approve** the Preliminary/Final Plan and that all remaining outstanding engineering comments are resolved to the satisfaction of Township Staff and the Township Engineer. The motion passed (5-0).

B. Sedgewick – WHTPC 13-19

Recreation Fee

Location: 4061 Columbia Ave.

Lot Size: 17 Acres / 740,520 ft.²

Zoned: C2

ACP Properties, LLC is proposing to develop a 17.8-acre property located on the north side of Columbia Avenue and west of Meadow Road, in West Hempfield Township, Lancaster County.

The applicants have proposed a Parks and Recreation Fee in Lieu of per calculations based on amenities proposed of \$149,075.00. Andrew Stern noted the spreadsheet provided by the applicant which shows the gross amount of \$229,000 per the Township's Ordinance, and the amount of reduction for the floodplain area, leaving a balance of \$149,075 which they have indicated is the fee that they owe the Township. Mr. Stern stated that Staff supports this proposal and believes it meets the intent of that condition of conditional use. Claudia Shank, Esq., McNees Wallace & Nurick was present to answer any questions or provide additional information, and Bill Swiernik, David Miller/Associates, was present remotely to answer any technical questions.

Action Required

Motion was made by Kent Gardner and seconded by Robert Munro to **approve** the proposed alternative Parks and Recreation Fee in Lieu of for Sedgewick-WHTPC 13-19 using the spread sheet calculations showing a net fee balance owed of \$149,075. The motion passed (5-0).

VII. UNFINISHED BUSINESS – None

VIII. NEW BUSINESS

- A. Acknowledge 2020 Planning Commission Report – The Board *unanimously acknowledged* receipt of the West Hempfield Township Planning Commission 2020 Yearly Report.
- B. Authorization to Advertise 2021 Paving/Seal Coating Bid. Andrew Stern referred to his memo dated January 27, 2021 and attached spreadsheets from Public Works showing the items for bid for this paving and seal coating season and asked for the Board’s authorization to put this out to bid. **Motion** was made by Kent Gardner and seconded by Robert Munro to *authorize* staff to advertise the 2021 Paving/Seal Coating Bid as presented and discussed. The motion passed (5-0).
- C. Sale of 2001 Backhoe to Highest Municibid Bidder – Andrew Stern referred to his memo dated January 26, 2021 regarding sale of the Township’s 2001 John Deere Backhoe on Municibid. A high bid of \$25,900 was received and Mr. Stern requested the Board’s approval of this sale for \$25,900 to the highest Municibid bidder, David Koch. **Motion** was made by Robert Munro and seconded by Edward Fisher to *approve* the sale of the 2001 John Deere 310 Backhoe for \$25,900 to the highest Municibid bidder, David Koch. The motion passed (5-0).
- D. Fairview Park, Disc Golf Proposal – Andrew Stern referred to his memo dated January 26, 2021 regarding the addition of a Disc Golf course at Fairview Park as a way to increase recreational opportunities in the Township. The proposal has been reviewed by the recCenter’s Finance and Facilities Committee and they were “excited about the partnership between the recCenter, Township and Disc Golf Club”. It will be taken to the full Hempfield Rec Board for review as well. Managers at several other Townships that have disc golf courses have been pleased. Managing the cost for this project is outlined in Mr. Stern’s memo and he is asking the Board’s approval to continue down the process of bringing this to fruition. Following discussion, **motion** was made by Kent Gardner and seconded by Robert Munro to *authorize* the Township Manager to continue with the process of adding a Disc Golf Course at Fairview Park and to work on a good MOU with the recCenter. The motion passed (5-0).
- E. Transfer of Development Rights, Request for Township to Acquire TDR’s –The Ag Preserve Board is seeking the Township’s participation in the preservation process by acquiring TDR’s for three farms. Andrew Stern reviewed his memorandum of January 26, 2021 which summarized the process. The three farms and the TDR purchase amount being sought is:

1. **Ginder, David** – 300-59270-0-0000, 91.6 acres, 3451 Meadow Spring Rd.
Township funds requested \$50,000

2. **Griffin, William** – 300-48791-0-0000, 47.9 acres, 1735 Kinderhook Rd.
Township funds requested \$49,700
3. **Forry, Dwight** – 300-90345-0-0000, 38 acres, 433 Indian Head Rd,
Township funds requested \$38,000

The Ag Preserve Board is seeking an answer from the Township's Board as to whether or not we wish to participate in the preservation process for one or more of these three farms. The following issues were considered:

- 1) Continue the TDR Plan?
- 2) Is the current TDR Ordinance OK?
- 3) How do you want the TDR's to be used?
- 4) Buy directly or have developers buy directly?
- 5) Does the Township want these three properties preserved?

Following discussion, the Board agreed with Edward Fisher's belief that it is best if the Township stays involved and determines what should or should not be preserved and the following action was taken:

Motion was made by Edward Fisher and seconded by Kent Gardner to *approve* participation in acquiring TDR's for the Dwight Forry and William Griffin properties and part of the David Ginder property north of Meadow Springs Road. The motion passed (5-0).

IX. ORDINANCES AND RESOLUTIONS – Andrew Stern presented the following:

- A. Resolution 4-21: Paving Escalator.
 - **Motion** was made by Kent Gardner and seconded by Robert Munro to *adopt* Resolution 4-21, a Resolution of the Board of Supervisors of West Hempfield Township, Lancaster County, Pennsylvania, for a price adjustment of bituminous materials for small quantities. The motion passed (5-0).
- B. Resolution 5-21: Disposal of Municipal Records.
 - **Motion** was made by Kent Gardner and seconded by Robert Munro to *adopt* Resolution 5-21, a Resolution of West Hempfield Township, Lancaster County, Pennsylvania, to dispose of records in accordance with the PA Municipal Records Manual. The motion passed (5-0).
- C. Resolution 6-21: Non-Uniformed Pension, Prudential Stock Liquidation.
 - **Motion** was made by Robert Munro and seconded by Kent Gardner to *adopt* Resolution 6-21, a Resolution of West Hempfield Township, Lancaster County, Pennsylvania, to authorize the Township Manager/Secretary to sign pension documents. The motion passed (5-0).
- D. Ordinance 1-21: Zoning Text Amendment, RR District - Forward to WHTPC and LCPC and Schedule Hearing for April 6, 2021.

- **Motion** was made by Kent Gardner and seconded by Robert Munro to *forward* Ordinance 1-21: Zoning Text Amendment, RR District, to WHTPC and LCPC and *schedule* a Hearing for April 6, 2021. The motion passed (5-0).

X. APPROVAL OF PAYABLES

FUND	AMOUNT	CHECK #'S
PAYROLL & TAXES	\$ 228,553.89	EFT
FULTON - GENERAL FUND	\$ 420,596.64	3085 - 3190
FULTON - MS4	\$ 12,837.50	1035 - 1037
FULTON - REFUSE	\$ 115,153.77	1093 - 1095
FULTON - STREET LIGHT	\$ 4,329.54	1036 - 1037
FULTON - ESCROW	\$ 17,671.59	2033 - 2035
FULTON - STATE FUND	\$ 21,020.91	1165 - 1172
Total	\$ 820,163.84	

Moved by Kent Gardner and seconded by Robert Munro to *approve* payment of all bills between January 1, 2021 and January 31, 2021, and any residuals that may be forthcoming. Motion carried (5-0).

XI. GOOD OF THE ORDER: **UPCOMING MEETING:** March 2, 2021 Regular Meeting

XII. ADJOURNMENT TO MUNICIPAL AUTHORITY MEETING

Chairman Dumeyer entertained a motion to adjourn the Board of Supervisors regular meeting into the Municipal Authority Meeting at 9:09 p.m., with the understanding that an Executive Session will follow the Municipal Authority meeting to discuss a personnel issue.

Moved by Kent Gardner and seconded by Robert Munro to *adjourn* the Board of Supervisors regular meeting, moving into the Municipal Authority Meeting at 9:09 p.m. with the understanding that an Executive Session will follow the Municipal Authority meeting to discuss a personnel issue. Motion unanimously carried (5-0).

Respectfully submitted,



Andrew Stern,
Township Manager

