

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of December 6, 2022

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 Edward Fisher, Kent Gardner, and Naomi Martin, were physically present at the meeting. Also in attendance were Township Manager Andrew Stern; Land Use Director Dwayne Steager; Public Works Director Dale Getz; Police Chief Lisa Layden and Township Engineer Melissa Kelly. Board Member Robert Munro and Reporting Secretary Judy Carrier attended remotely.

CALL TO ORDER - Chairman Dumeyer called the meeting to order at 7:30 p.m., led with the Pledge of Allegiance and announced an Executive Session will be held at the end of the meeting to discuss police personnel matters.

POLICE PROMOTIONS.

- Corporals Michael Murray and Ryan McKernan. Police Chief Lisa Layden provided background and her request to formally promote Officers Murray and McKernan to the rank of Corporal. Both officers were presented with badges with family members doing the pinning and were congratulated by the Board. A short recess was taken to provide an opportunity for photographs.

APPROVAL OF MINUTES.

- November 1, 2022 – Regular Meeting. **Motion** was made by Edward Fisher and seconded by Kent Gardner to *approve* the November 1, 2022 Regular Meeting Minutes. The motion passed (4-0-1) with Robert Munro abstaining due to not being present.
- November 7, 2022 – Budget Work Session. **Motion** was made by Edward Fisher and seconded by Kent Gardner to *approve* the November 7, 2022 Budget Work Session Minutes. The motion passed (5-0).

COMMUNICATIONS.

- Board of Supervisors – None
- Township Manager - Andrew Stern reviewed his written report dated December 1, 2022.

INTERNAL MATTERS

1. **Revenues.** Update on EIT and LST. Distributions from LCTCB are shown below.

	2020 YTD	2021 YTD	2022 YTD
EIT	2,296,340	2,464,703	2,652,098
LST	332,552	325,615	287,558

OTHER	4,094	2,117	4,809
NON-RESIDENT	13,339	32,854	38,717
TOTAL	\$2,646,325	\$2,825,289	\$2,983,182

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

2. **Salt Shed.** Project has begun. We have been delayed due to issues with the contractor’s submitted engineering drawings and calculations. Significant work should proceed in the upcoming couple of weeks.
3. **Insurance.** Staff is working closely with our new insurance providers to make sure we are ready for January 1, 2023. New insurance will include Health, dental, short-term disability, long-term disability, and life.
4. **Board Pay.** At the LCATS meeting, mention was made of a law being considered at the state level to increase allowable Board pay. As a result, I have had our solicitor provide information on your options as a Board (see attached). Increases would only pertain to persons elected or reelected after such change by our Board would be made.

EXTERNAL MATTERS

1. **Tax Assessment Appeal.** Hempfield School District has taken the lead with filing an assessment appeal for 3575 Hempland Road. This property was recently sold which resulted in a significantly reduced new assessed value (from \$6,437,700 to \$4,562,700).
2. **Tax Assessment Appeal.** Hempfield School District has taken the lead with filing an assessment appeal for 1000 Stony Battery Road (Saadia). This property was recently sold which resulted in a significantly reduced new assessed value (from \$22,936,400 to \$10,555,500).

PERSONNEL

1. **Staffing.** We are fully staffed for all non-uniformed positions.
2. **Police.** The Chief will update the Board of her efforts to hire new police officers to replace retiring officers.

OUTSIDE BOARDS AND COMMITTEES

Nothing to report at this time.

CORRESPONDENCE

None at this time.

- Treasurer’s Report - Current Month-to-Date and Prior Month Detail (October 2022) Reports were submitted and reviewed. There were no questions.
- Department Reports: Police, Public Works, Zoning/Land Use, Fire, EMS. Written reports were received and discussed. Dale Getz remarked that the leaves came down very fast and they are caught up on collection and back on Schedule. Salt Shed footers will be dug on Thursday and poured on Friday.

- Township Engineer's Report - There were no questions or comments on the written report.
- Residents: Public Comment on Non-Agenda Items – None.

SUBDIVISIONS & LAND DEVELOPMENTS

10-2022 Koser/Ironville Pike
Minor Land Disturbance Plan Waiver Request
Location: 2526 Ironville Pike
Zoned: RR
Lot Size: 3.6 Acres/ 156,816.0 ft²

The applicant is proposing a Single-Family Home and associated improvements on the lot of the former public pool.

Per the Applicant's Request the ordinance defines a Major Land Disturbance as projects exceeding 5,000 sf of disturbance and additional impervious area exceeding 2,500 sf. The applicant respectfully requests a waiver from the major disturbance requirements per SWMO section 122.36.b to allow this project to be submitted as a minor disturbance Stormwater Management Plan. The project proposes the removal of existing impervious area and the construction of a single-family dwelling with a total disturbed area of 41,132 SF.

As an alternative to the major plan, the Applicant is requesting to provide a volume reduction BMP that would be consistent with the Township's Minor Plan requirements. These facilities would be sized to only claim a 50% credit for the existing impervious areas that are being removed. In total, the Applicant is proposing to remove 11,199 SF of impervious area and install 8,788 SF of new impervious. An underground bed is being proposed that has been sized to handle 5,007 SF of the new impervious area and provide 1,040 CF of volume reduction.

REQUESTED WAIVERS

- A. Section 122-36.b – Major Land Disturbance –The applicant has requested a waiver of the requirement to process the plan as a Major Land Disturbance project. The ordinance defines “Major Land Disturbance” as any project exceeding 5,000 square feet of land disturbance and impervious coverage exceeding 2,500 square feet. The proposed project includes 41,132 square feet of land disturbance and 8,788 square feet of new impervious.

In the alternative, the applicant will provide a Minor Land Disturbance Stormwater Management Plan with a volume reduction BMP facility that will claim credit for 50% of the existing impervious area being removed and an underground bed is proposed.

The Township Engineer has recommended approval of this waiver subject to the applicant providing additional information clarifying the total areas of concrete and paving to be removed as indicated on plan Sheet 2. The impervious area credit calculation, including the requirement that 20% of existing impervious be modeled as meadow in good condition, needs to be based upon 50% of the total areas of concrete and paving to be removed as indicated on plan Sheet 2.

Subsequent volume control and any remaining impervious area credit needs to be based upon these revised calculations.

We will be able to finalize our review of the Minor Land Disturbance Stormwater Management Plan upon receipt of the additional information.

Mark Magrecki, Penn Terra Engineering, was present and reviewed the information.

Action Required

- **Motion** was made by Ed Fisher and seconded by Kent Gardner to **approve** the Requested Waiver of Section 122-36 – Major Land Disturbance and in the alternative to develop using a Minor Land Disturbance Plan subject to the applicant providing additional information clarifying the total areas and addressing all comments of Township Staff and the Township Engineer. The motion passed (5-0).

UNFINISHED BUSINESS.

- Traffic Study, Broad Street with East Hempfield Township. After review of the background and work authorization form, **motion** was made by Edward Fisher and seconded by Kent Gardner to **approve** the contract with McMahon to study to study the traffic on Broad Street in partnership with East Hempfield Township. The motion passed (5-0).

NEW BUSINESS.

- UGI Road Cut Permit Request. Andrew Stern referred to the letter dated October 27, 2022 regarding the request to extend the expiration of the permit for the natural gas main installation to the proposed DR Horton development along Sycamore Drive. Following discussion, the consensus of the Board was to take no position as they have not yet signed off on the Plan.
- Jonas Stoltzfus PRP Project, Authorize Bid Process. **Motion** was made by Rob Munro and seconded by Kent Gardner to **authorize** the bid process for the Jonas Stoltzfus PRP Project. The motion passed (5-0).
- Silver Spring Baptist Church, Marietta Avenue: Donation of Bell to Township. Ed Fisher remarked the bell is historic and of great significance to the Village of Silver Spring and the Township-at-Large and that he is in favor provided the church can provide legal authorization to convey the bell to the Township.

ORDINANCES, RESOLUTIONS, AND AGREEMENTS.

- Ordinance 03-22: South Garfield Bridge Weight Limit. **Motion** was made by Kent Gardner and seconded by Edward Fisher to **adopt** Ordinance No. 3-22 to amend the Code of Ordinances of the Township of West Hempfield, Chapter 139, Vehicles and Traffic, to establish a weight limitation on the South Garfield Road Bridge of Chiques Creek. The motion passed (5-0).
- Resolution 17-22: 2023 Tax Rate. **Motion** was made by Kent Gardner and seconded by Robert Munro to **adopt** Resolution 17-22 fixing the tax rates for the year 2023. The motion passed (5-0).

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- Resolution 18-22: 2023 Budget. **Motion** was made by Kent Gardner and seconded by Edward Munro to **adopt** Resolution 18-22 appropriating specific sums estimated to be required for the specific purposes of the Municipal Government, hereinafter set forth in the 2023 budget. The motion passed (5-0).
- Resolution 19-22: Authorize Secretary to sign PennDOT PCIT Data Agreement. **Motion** was made by Kent Gardner and seconded by Edward Fisher to **adopt** Resolution 19-22 authorizing the Township Secretary to sign the PCIT Agreement with PennDOT. The motion passed (5-0).

APPROVAL OF PAYABLES. A listing of WHT November 2022 Check Registers was provided and reviewed. **Moved** by Kent Gardner and seconded by Robert Munro to **approve** payment of all bills between November 1, 2022 and November 30, 2022 and any residuals that may be forthcoming. Motion carried (5-0).

GOOD OF THE ORDER.

- No Municipal Authority Meeting This Month.
- Upcoming Meeting: Tuesday, January 3, 2023: Reorganization & Regular Meeting
NOTE: 2023 meetings will start at 7:00 pm

ADJOURNMENT – **Moved** by Edward Fisher, seconded by Kent Fisher and carried by the Board (5-0), to **adjourn** the Board of Supervisors meeting into executive session to discuss police personnel matters at 8:14 p.m.



Respectfully submitted,

A handwritten signature in black ink that reads "Andrew Stern".

Andrew Stern,
Township Manager