

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING  
Minutes of April 5, 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 Kent Gardner, Edward Fisher, Robert Munro, and Naomi Martin were physically present at the meeting. Also in attendance were Township Manager Andrew Stern; Director of Land Use Dwayne Steager; Director of Public Works Dale Getz; Police Chief Lisa Layden; Township Solicitor Josele Cleary, and Township Engineer Melissa Kelly. Recording Secretary Judy Carrier attended remotely via Zoom.

A. CALL TO ORDER - Chairman Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance.

B. POLICE: Chairman Dumeyer announced the Board of Supervisors would like to introduce the Township's newest Police Officer and the promotion of 2 of the Township's outstanding Officers.

1. Introduction: Officer Darryl Marcus – Police Chief Lisa Laden introduced the newest Police Officer Darryl Marcus and Chairman Dumeyer conducted the Swearing-In Ceremony. Officer Marcus' fiancé, Jennifer, pinned on the new badge.
2. Promotions: Chief Layden reported Officer Rich Bowermaster and Officer Karl Hartranft have been with the Department since August of 2002 and September of 2004 respectively. As Senior Officers and Field Training Officers, these men have demonstrated excellent leadership skills and commitment to the high standards of West Hempfield Township Police Department. Effective immediately, Richard Bowermaster and Karl Hartranft were promoted to the rank of Corporal and members of their family pinned on the badges.

A short recess was then taken to allow time for photographs.

C. PUBLIC HEARING: Saadia/Ginder, 3451 Meadow Spring Rd. (@Stony Battery Rd.) Rezoning to I2 Industrial & Comprehensive Plan UGA Map Update. Chairman Dumeyer opened the Public Hearing at 7:40 p.m. and provided background, nature and purpose of the Hearing and the Rules and Regulations that will be followed. He further informed that this is a legislative hearing, not a judicial hearing. As such, there is not a stenographic record and there is no 'party status'. The decision to approve or not approve the Petition to Amend the Zoning Map of the West Hempfield Township Zoning Ordinance and Adjust the Urban Growth Boundary is entirely up to the Board of Supervisors as a legislative decision. The public's questions and comments will be considered in making this decision. The Board will hear from

any members of the public in the audience first and then open the floor to those who may be joining us remotely. Persons joining us remotely may enter “Raise Hand” on Zoom to be recognized. Chairman Dumeyer further informed that the Board may choose to act on this proposed ordinance this evening or at a future Board meeting.

J. Dwight Yoder, Esq., Gibbel Kraybill & Hess, LLP, was present on behalf of the petitioners and presented background and key points of the petition. Copies of the Petition and exhibits were provided to the Board. At the close of Attorney Yoder’s presentation and Board discussion, the floor was opened to the public.

- Naomi Martin, Stony Battery Road, stated she lives next door to the building being discussed and briefly commented about it being questionable zoning.
- Larry Groff, Nolt Road stated he was generally in favor of this request. He had been on the Planning Commission in the past when a similar request was made and they had supported it.
- James Wertz, Prospect Road – stated the Township’s roads are not designed for a large amount of traffic and asked the Board to step back and leave the farms alone.
- Dawn Flaharty, Stony Battery Road – remarked about the large number of trucks on the road and stated it is hazardous to go to the mailbox.
- David Spooner, stated the traffic is unacceptable. He had planned to run on the road but can’t due to the trucks, and asked the Board to please consider not sending more trucks down the road.
- Lee Martin, Stony Battery Road stated the Board previously turned down his father’s request for rezoning to residential. He believes the biggest issue is that the truck traffic is unacceptable.
- Daniel Rowley, an attorney representing Vincent Cavallo, Meadow Spring Road, said his client did not oppose the request but did have concerns about the form of the petition and about stormwater issues.
- Mr. Conley stated this is prime farmland and remarked that the supervisors opposed the preservation of this tract of land. He asked the Board to vote for the farmers and the agricultural community. Mr. Fisher stated the Board did not turn down a petition to preserve that land.
- Frank Burkhart, Silver Spring Road – shared photographs of his farmland and discussed rainfall effects on the land, truck traffic in West Hempfield Township in general and preservation of farmland.
- Mrs Temple, has lived in the Center of Silver Spring since 1945 and finds the large amount of traffic makes it impossible to get out of her driveway.
- Barry Wertz, Spring Street, Salunga – avoids traveling on Stony Battery Road. He agrees that the Township really needs to do something about the roads if they are going to permit all this truck traffic.
- Pat Landis, Nolt Road, thinks we should stand with our farmers. She stated Nolt Road has created a ripple effect and gave examples.

- An attorney representing a resident of Nolt Road stated that 97% of this parcel is prime farmland. He asked that the Board say ‘no’ to this rezoning request and preserve this 91 acre parcel that is prime farmland.
- Vincent pleaded “Please Don’t Do It!”
- Kathy, Stony Battery Road, asked who is going to be working in these buildings and noted there are already businesses who can’t find employees; in fact, there are 3 feed mills who need employees.
- Flora Henry, Silver Spring Road, stated the road is heavily used by walkers, runners and bikers. The traffic keeps increasing substantially and if this is allowed to happen, it will turn Stony Battery Road into a Rt. 72.
- A resident of Ivy Drive for 56 years stated there will be more crime, more students to fill the new school just built so why all of a sudden are we concerned about the land.
- A resident who lives in a historic farm on Meadow Spring Road which is next door to this property asked what is the driving force to develop this land, stating that Stony Battery Road is a mess and property values are affected.
- A resident of Kayler Avenue recommended that everyone should ‘stand strong and do not give in’.
- Ben, a resident on Nolt Road remarked about stormwater runoff.
- Sue & Dave Wise stated they are Pro Green Spaces. There are plenty of vacant parcels of land in areas that are not farmland.
- A resident of Steeple Chase Road remarked about the beautiful view and what is needed is to preserve our farmland, not more concrete.
- A resident of Chiques Road expressed concerns about truck traffic and a school along the road.
- Jordan Abel stated there is pride in farmland; no pride in industrial parks.
- A retired military lady residing on Marian Court stated she fell in love with the land.

After all questions and comments, Board and Public, were heard, a ten-minute recess was taken. The Board of Supervisors returned at 9:30 p.m. Edward Fisher explained how difficult it is to make rezoning decisions and Robert Munro identified it as a balancing act. **Motion** was then made by Edward Fisher, seconded by Kent Gardner and carried (5-0) to **table** a decision and place on the agenda of the next Board of Supervisors Meeting, May 3, 2022. The motion passed (5-0).

#### D. APPROVAL OF MINUTES.

1. March 1, 2022. **Moved** by Robert Munro and seconded by Edward Fisher to **approve** the March 1, 2022 minutes as received. The motion passed (5-0).

E. COMMUNICATIONS.

1. Board of Supervisors – None
2. TOWNSHIP MANAGER

**INTERNAL MATTERS**

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

	2020 YTD	2021 YTD	2022 YTD
<b>EIT</b>	618,859	650,337	721,470
<b>LST</b>	119,151	108,110	75,002
<b>OTHER</b>	2,873	566	569
<b>NON-RESIDENT</b>	129	7,122	12,484
<b>TOTAL</b>	<b>\$741,012</b>	<b>\$766,135</b>	<b>\$809,525</b>

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

2. **Farmdale/Ferndale.** A delay has occurred. The project was to kickoff March 14, 2022.
3. **Police Contract.** The West Hempfield Township Police Association has submitted a letter to me requesting that they intend to commence collective bargaining. We anticipate our first meeting within the next couple of weeks.
4. **QuickBooks.** Our conversion to QuickBooks is well under way. It is going slightly slower than expected as we are attempting to do as much of the work in-house as possible to save money. We have used QuickBooks to issue A/P checks the first check run of April.
5. **Farmdale/Ferndale.** The project was to begin March 14. Very little work has been done due to a number of issues which arose. The contractor is now looking at April 12 as the new date to start the bulk of the work.
6. **Newsletter Award.** West Hempfield Township has been awarded third place in the PSATS Newsletter Contest in the "Population 5,001 and over" category. Special Thanks to Amy who pulled this together and Krista at Desktop Solutions who did the graphic design.
7. **Woody Waste.** We are still waiting to finish the access system. We need to pave the entrance so the automatic gate opener can be installed. Asphalt plants should be opening soon.
8. **Salt Shed.** At the March meeting, the Board authorized Rettew to prepare bid documents. Their proposal for this service was a bit higher than expected due to the

possible need for stamped engineered concrete drawings. We are reviewing this and soliciting input from the Board. A copy of Rettew's proposal is attached.

9. **PSATS.** Reminder – you are registered for the PSATS Convention April 24-27 in Hershey.

#### EXTERNAL MATTERS

1. **Columbia-Wrightsville 462 Bridge.** West Hempfield continues to work with our neighbors and PennDOT to create an emergency response plan for use during the closure of the bridge for construction. As Route 30 will be the only practical route across the river, we must do our best to keep the bridge open and safe during the project. Additional meetings with PennDOT will be scheduled in the very near future.

#### PERSONNEL

1. **Staffing – Public Works.** The person we hired withdrew just prior to his first day. The position is now open again.
2. **Staffing – Finance.** We have hired Ellen Rinier as our Part-Time Assistant Director of Finance. Ellen is retired from the Hempfield School District and has extensive accounting experience.
3. **Staffing – Administration.** Cathy has resigned effective March 31, 2022. We have made a conditional offer for her replacement, with a tentative start date of April 11.

#### OUTSIDE BOARDS AND COMMITTEES

1. **LIMC:** Our next meeting will be April 13, 2022, 7:30 am, at East Hempfield Township.

#### CORRESPONDENCE

1. **Constellation.** We have received the annual downstream notification for chemical storage at TMI.
2. **Springettsbury Township.** We have received the annual downstream notification for chemical storage at the Springettsbury Wastewater Treatment Facility.
3. **District Attorney.** We have received a letter from Heather Adams.
4. **Lancaster County EDC.** We have received a "thank you" letter from the EDC for our annual membership dues payment.

<b>Treasurer's Report: Balances as of 3-30-2022</b>		
<b>Fulton:</b>		
Escrow Account	\$	1,623,087 (includes ARPA funds, for now!)
MS4 Stormwater	\$	183,611
Refuse	\$	937,146
State Liquid Fuels	\$	394,812
Street Light	\$	10,560
General Fund	\$	3,349,281
Fire Tax	\$	78,681
Fire Hydrant	\$	202,084
<b>PGLIT:</b>		
General Fund	\$	1,198,170
Liquid Fuels	\$	1,081,305
Highway Capital	\$	991,468
Recreation	\$	32,114
Refuse	\$	195,328
Health Care	\$	37,096
TDR	\$	744,188
<b>Charles Schwab:</b>		
Police Pension	\$	8,726,580
Non-Uniformed Pension	\$	2,996,298
	\$	<u>22,781,809</u>

4. DEPARTMENT REPORTS: POLICE, PUBLIC WORKS, ZONING/LAND USE, FIRE, EMS  
 Written reports were received and reviewed. Chief Layden had nothing further to add to the Police Report; Dale Getz reviewed the Public Works Report; Dwayne Steager commented about the rain barrel distribution; there was no discussion on the Fire Department reports and the EMS report was that staffing has been much better.
5. TOWNSHIP ENGINEER’S REPORT – Melissa Kelly submitted a written report. There were no comments or questions from the Board.
6. RESIDENTS: PUBLIC COMMENT ON NON-AGENDA ITEMS
  - o John Slaymaker reported that his son is paying for service that he doesn’t use and he keeps getting letters. He was asked to stop at the Township Office for assistance.
  - o Dwight Forry is not happy with the Township.

F. SUBDIVISIONS & LAND DEVELOPMENTS – None

G. UNFINISHED BUSINESS

1. Cold-In-Place Paving Bid, Award Contract or Reject Bids – **Moved** by Edward Fisher and seconded by Kent Gardner to **award** the low bid of \$264,472.00 to Recon Construction Services (York, PA). The motion passed (4-1) with Robert Munro voting nay.
2. Full Depth Reclamation Bid, Award Contract or Reject Bids – **Moved** by Kent Gardner and seconded by Edward Fisher to **award** the low bid of \$77,246.80 to Martin Paving (Lititz, PA). The motion passed (5-0).

H. NEW BUSINESS.

1. City of Lancaster: Permit Renewal Fee Waiver Request - Andrew Stern reviewed the request. **Moved** by Edward Fisher and seconded by Kent Gardner to **approve** the request received from the City of Lancaster to waive the permit renewal fee for the emergency generator for the drinking water plant. The motion passed (5-0).
2. Authorize Solicitor to create and advertise ordinance to update UCC – **Moved** by Robert Munro and seconded by Kent Gardner to **create and advertise** ordinance to update UCC. The motion passed (5-0).
3. Authorize sale of 2009 CAT262 Skid Loader on Municibid. **Moved** by Robert Munro and seconded by Kent Gardner to **authorize** sale of 2009 CAT262 Skid Loader on Municibid. The motion passed (5-0).
4. Appoint Andrew Stern to serve as Coordinator and Amy Slutter to serve as Deputy Coordinator for the Accident and Illness Prevention Program for West Hempfield Township. **Moved** by Kent Gardner and seconded by Robert Munro to **appoint** Andrew Stern to serve as Coordinator and Amy Slutter to serve as Deputy Coordinator for the Accident and Illness Prevention Program for West Hempfield Township. The motion passed (5-0).
5. Audit Write-Offs & Fund Closure – **Moved** by Robert Munro and seconded by Kent Gardner to follow recommendation of staff and **acknowledge** the below listed write-offs and fund closure. The motion passed (5-0).
  - i. Write-Off: Refuse Fund, \$37,665.34
  - ii. Write-Off: Street Light Fund, \$3,835.32
  - iii. Write-Off: Sewer Fund, \$16,128.34
  - iv. Close Sewer Fund
6. Mountville Borough, Request to Authorize Fire Police – **Moved** by Robert Munro and seconded by Kent Gardner to **authorize** Fire Police as requested below. The motion passed (5-0).
  - i. Mountville Days Carnival, May 18-21
  - ii. Memorial Day Parade, May 28

7. Schedule Road Tour – The Road Tour was scheduled for April 21, 2022.

I. ORDINANCES, RESOLUTIONS, AND AGREEMENTS.

1. Resolution 10-22: Sewer Facilities Planning Module: 620 Sycamore – **Moved** by Edward Fisher and seconded by Kent Gardner to **adopt** Resolution 10-22: Sewer Facilities Planning Module: 620 Sycamore. The motion passed (5-0).
2. Resolution 11-22: Urban Growth Area Amendment, Meadow Spring Rd. - **TABLED**
3. Ordinance 1-22: Saadia Rezoning, 3451 Meadow Spring Rd. - **TABLED**
4. Resolution 12-22: America 250 (PSATS) - **Moved** by Kent Gardner and seconded by Robert Munro to **adopt** Resolution 12-22: America 250 (PSATS). The motion passed (5-0).

J. APPROVAL OF PAYABLES

PAYROLL & TAXES	\$ 237,847.66	EFT
FULTON - GENERAL FUND	\$ 130,316.04	4482 - 4565
FULTON - MS4	\$ 481.00	1056
FULTON - REFUSE	\$ 93,374.95	1169 - 1171
FULTON - STREET LIGHT	\$ 4,494.73	1049
FULTON - STATE FUND	\$ 4,017.77	1259 - 1264
<b>TOTAL</b>	<b>\$ 470,532.15</b>	

**Moved** by Kent Gardner and seconded by Robert Munro to **approve** payment of all bills between February 1, 2022 and February 28, 2022, and any residuals that may be forthcoming. Motion carried (5-0).


K. GOOD OF THE ORDER

- o **UPCOMING MEETING:** Tuesday, May 3, 2022: Regular Meeting

L. ADJOURNMENT

Chairman Dumeyer called for a motion to adjourn the meeting. **Motion** was made by Robert Munro and seconded by Edward Fisher to **adjourn** the Board of Supervisors meeting at 10:20 p.m. The motion passed (5-0).

Respectfully submitted,

  
Andrew Stern,  
Township Manager

