

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of November 1, 2016

The regularly scheduled meeting of the Board of Supervisors was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania on Tuesday, November 1, 2016. Chairman David Dumeyer and Board members Frank Burkhart, Edward Fisher, Kent Gardner and Naomi Martin were present. Also in attendance were: Township Manager Andrew Stern, Chief of Police Mark Pugliese I, Public Works Director Dale Getz, Zoning Officer Jodi Heffner, and Brenda Baumbach, Finance/Personnel Director serving as Recording Secretary.

I. CALL TO ORDER:

Chairman David Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance. He also announced that following this meeting, the Board will convene into Executive Session to discuss a personnel issue.

II. APPROVAL OF MINUTES: October 4, 2016

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the Board's October 4, 2016 minutes as presented. Motion carried, 5-0.

III. COMMUNICATIONS

A. BOARD OF SUPERVISORS

1. Kent Gardner announced that the Clean Water Consortium meets tomorrow and the Chiques Watershed meets Wednesday, November 2 in the evening.
2. Edward Fisher announced the LASA dinner/meeting is scheduled for Thursday, November 3 at 5:45 p.m. at the Four Season Golf Club Banquet Facility.

B. TOWNSHIP MANAGER – Andrew Stern reported:

1. On October 31 a meeting was held with the municipalities of the Little Conestoga Watershed for a discussion of the possibility of establishing an inter-governmental cooperation for municipalities to collaborate to address the MS4 requirements. He said that Mr. Fisher and Mr. Gardner were both present for this meeting.
2. The draft all-funds budget was addressed at the budget workshop held on Monday, October 31 at 2:00 p.m.
3. The Lancaster County Association of Township Supervisors (LCATS) meeting is scheduled for Monday, November 7 beginning at 8:00 a.m., and he offered to drive anyone who wants to car pool.
4. The Township received an agreement from Bertz and Hess, Public Accountants, to perform the 2016 audit of all funds at a cost of \$11,700.00.
5. At the budget workshop meeting, the question was raised as to whether the Earned Income Tax (EIT) could be increased, and he was told the Township is not eligible to increase the tax as it is not considered a distressed community.
6. The annual Christmas Party has been scheduled for Friday, December 9 at the Four Seasons Golf Course Banquet Facility beginning at 6:00 p.m. Invitations will be forthcoming.
7. The Township received correspondence from attorney Josele Cleary dated November 1, 2016 stating there is currently a judgment lien #CI-12-00624 in the

amount of \$12,141.00 placed against property located at 100 Stone House Lane, Columbia. She pointed out that judgment liens are only valid for a period of five years and this lien expires on January 12, 2017. Ms. Cleary is asking the Board if they want to retain the judgment lien and the ability to recover the amount liened when the property is sold. This matter was deferred to the December 6, 2016 Board of Supervisors meeting.

C. RESIDENTS – None

1. Fire Company – Jason Sauder, West Hempfield Fire and Rescue Chief, presented the Board with the fire and rescue report for October 2016. The company responded to 35 calls which included 12 vehicle accidents, 7 dwellings, 4 auto alarms, 2 brush and 2 public service.

IV. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES

A. DONNERVILLE ROAD PROJECT SKETCH PLAN – DONNERVILLE ROAD

Mr. Mark Stanley of McNees Wallace and Nurick, LLC, along with Mr. Bill Swiernik of David Miller Associates, Inc., and Mr. Eric Scott of Oak Tree Development Group were present to discuss the Donnerville Road– Electronics Way project plan. Mr. Stanley pointed out the last Planning Commission meeting on October 20, they recommended conditional final plan approval and also recommended approval of the waiver/modifications. At the October 4 Board meeting, the Board at that time decided not to take action on any of the waiver/modifications. Mr. Stanley said he has talked with Andrew Stern, Township Manager, and Attorney Josele Cleary to see what processes are available under the current ordinances that would allow the owners to start turning dirt and bring utilities to the site before the plan is recorded. He said the Improvement Construction Plan if approved would allow the owners to schedule this work prior to the plan being recorded. He said their goal this evening is to receive conditional final plan approval and also approval of the Improvement Construction Plan.

Mr. Stanley stated in connection with the submission of the Improvement Plan, the Applicant requests a modification of Section 307 of the Subdivision and Land Development Ordinance so as to waive the processing requirement for the Improvement Plan and to permit approval thereof without unconditional preliminary plan approval. He said if the Board looks favorably upon this request, the Applicant offers the following conditions of approval of the Improvement Plan, prior to any construction activities commencing on the property. He said Ms. Cleary has prepared those agreements on their behalf.

1. Applicant obtains final E&S approval and a NPDES permit for the project, and provides copies of the same to the Township; and
2. Applicant executes and delivers a Stormwater Management Agreement in a form

approved by the Township Solicitor.

Mr. Stern has asked Mr. Stanley to outline their requests:

1. Modifications - there are two additional as part of Rettew letter
2. Request conditional final plan approval
3. Two request modifications under the improvement construction plan
4. Approval of the improvement construction plan
5. Board authorizes the execution of the stormwater management plan

The first three steps allow the owners to turn the dirt and bring in the utilities prior to the plan being recorded.

Mr. Swiernik said the project has not changed since it was discussed as a sketch plan. They are proposing to construct a 35,000 square foot building with two tenants; the first tenant will service aerial lift vehicles and the other use has not been determined. The site is serviced by public water and sewer. The requested two additional modifications were recommended for approval by the Planning Commission. Edward Fisher stated he does not have any problem with what they are proposing for stormwater. Mr. Fisher asked how close are they to getting the NPDES permit issued. Mr. Swiernik said they did have their meeting with the district representative for administrative review and are hopeful the permit will be issued next week.

MODIFICATION & WAIVER REQUESTS:

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the modification of Section 602.K.6.a – Collector Streets Standards – based upon the alternative and justification provided by the applicant. Motion carried, 5-0.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the modification of Section 122-48 – Volume Controls – with the condition that the applicant satisfies Conditions 1 through 4 as itemized on the Rettew letter dated October 18, 2016 to the satisfaction of the Township Engineer and staff. Motion carried, 5-0.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve a modification of Section 122-46.4.a.2 – Storm Sewer Pipes/Slopes – to allow sections of pipe proposed for the project to be set at a slope of less than 0.5% and also based upon the alternative and justification provided by the applicant. Motion carried, 5-0.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve a modification of Section 122-46.4.a.3 – Storm Sewer Pipes/Cover – to allow less than one foot of cover from top of pipe to bottom of paving along with the alternative and justification provided. Motion carried, 5-0.

PLAN APPROVAL

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the Final Subdivision Plan for the Donnerville Road Project with the condition the applicants satisfy all of Rettew Associates engineering comments as stipulated in their reviews. Motion carried, 5-0.

AMENDED Motion: Edward Fisher moved, seconded by Kent Gardner, to amend the approval of the Donnerville Road Project Subdivision and Land Development plan to include the subsequent modifications/waivers and to include all review fees incurred by the Engineer and Solicitor:

Section 403.A – Traffic Impact Study – Approval of this modification is based upon the alternative and justification provided, with the condition the applicant provides a fee in lieu of the required traffic impact study in an amount satisfactory to Township staff.

Section 602.N – Curbing – Defer the waiver request until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area, based upon the alternative and justification provided. This item is to be noted on plan. Motion carried, 5-0.

Section 602.M – Sidewalks – Defer the waiver request until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area, based upon the alternative and justification provided. This item is to be noted on plan. Motion carried, 5-0.

Section 602.P.2 – Maximum Driveway Width – Approve the modification to install the northern driveway with a width of twenty-eight feet (28') and the southern driveway with a width of forty feet (40'). *Zoning Hearing Board at the October 11, 2016 meeting granted a variance from Section 707.2.C to permit at the southern-most access onto Donnerville Road for a nonresidential driveway with a maximum width of 40 feet.*

Section 602R-100' Clear Sight Triangle at Intersections – Approve the modification based upon the alternative and justification provided, subject to the required safe stopping sight distances are met.

Section 305 – Preliminary Plan Processing - Approve the modification based upon the alternative and justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township Engineer and staff. Motion carried, 5-0.

Mr. Stanley asked for the modification of and Board approval of the Improvement Construction Plan which will allow the applicant to start work on the property before the plan is recorded. There are two conditions:

1. Applicant obtains final E&S approval and an NPDES permit for the Project, and provides copies of the same to the Township; and
2. Applicant executes and delivers a Stormwater Management Agreement in a form approved by the Township Solicitor.

Mr. Stanley said the agreement is signed and was prepared by Ms. Cleary. Mr. Fisher asked if their intent is to not post a financial guarantee, to get all of the improvements, and then record the plan. Mr. Stanley said the plan is to start getting the utilities installed on the property and as soon as they get the conditions satisfied, they will post the full financial security that would supersede the Improvement Construction Plan.

Motion: Edward Fisher moved, seconded by Kent Gardner, to grant approval of the modifications to Section 307 - Improvement Construction Plan - for the Donnersville Road Project, with the conditions they must comply with and provide the Township with the following:

1. Applicant obtains final E&S approval and an NPDES permit for the Project, and provides copies of the same to the Township; and
2. Applicant executes and delivers a Stormwater Management Agreement in a form approved by the Township Solicitor. Motion carried, 5-0.

B. RYDER EVER BETTER TRAILER – WAIVER OF LAND DEVELOPMENT – 3800 HEMPLAND ROAD

Peter Janson, representative for Ryder Ever Better, informed the Board that they are seeking permission to place a temporary module/office trailer onto an existing concrete pad at 3800 Hempland Road for a timeline of three years. Mr. Fisher asked if the modular unit would be anchored. Mr. Janson said the unit would be anchored and plans have been provided. He said the temporary module/trailer would contain two employees and there would be no restrooms or kitchen needed as the owner said they could use the restrooms in the warehouse. He said the only items to be connected to the unit would be electric, voice and data. The unit would be on the property for three years which will run concurrent with the agreement to transport goods out of the warehouse. Edward Fisher asked if after the three years the trailer would be removed. Mr. Janson said yes, the trailer would be removed if the contract was not extended. If extended, they would need to ask for another three years' extension to keep the trailer on the site. Mr. Fisher said he did not have a problem with the first three years, but to ask for another three years and after that another three years could lead to a "permanent" temporary trailer. Mr. Fisher said he would like to see something more permanent if more than three years would be needed. Mr. Burkhart asked if there would be heat. Mr. Janson said yes there would be heat.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve a modification waiver of Section 308, Plan Exemption and Plan Standards with the condition that the modification be permitted for three years running concurrent with their agreement signed with the original owners and there will be no water or sewer connected to the modular unit and the unit is to be placed on existing pavement and not increase any impervious cover. Mr. Janson said he would provide the Township with a copy of the agreement. Motion carried, 5-0.

D. RODNEY & SHERRY GINGRICH – MINOR LAND DEVELOPMENT
STORMWATER AGREEMENT AND DECLARATION OF EASEMENT

Jodi Heffner, Zoning Officer, stated she provided the Board with a copy of Appendix G, Minor Land Disturbance. Stormwater Management Agreement and Declaration of Easement for Rodney and Sherry Gingrich at 720 Hempfield Hill Road. The purpose of this agreement and declaration of easement is to describe the ownership and maintenance responsibilities for the on-site stormwater BMPs, which will be located on the premises, and to impose the ownership and maintenance responsibilities upon the owner, their heirs, personal representatives and assigns and upon successor owners of the premise.

Edward Fisher asked how large the infiltration system is. Ms. Heffner said the infiltration system is 2782.62 gallons - size 12x34. She said the proposed structure is 1,860 square feet and is an animal shelter located in an Ag District.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the Minor Land Disturbance Stormwater Agreement and Declaration of Easement for Rodney and Sherry Gingrich at 720 Hempfield Hill Road. Motion carried, 5-0.

Mr. Gardner asked if this minor land disturbance will be placed in a data base and inspections made. Andrew Stern said he will make sure these are handled according to MS4 regulations.

V. OLD BUSINESS

A. BUILDING COMMITTEE UPDATE

Township Manager Andrew Stern stated there was a Building Committee meeting held on Thursday, October 27, 2016 and during the discussion, there are a few outstanding issues the Building Committee feels the Board needs to address: 1. The Fire Company is recommending installing a sprinkler system in the entire building versus no sprinklers provided or required; 2. The construction method of the installation of concrete forms, as the design does not include them; 3. The addition of the Community Room to be considered as an alternate when bidding, and 4. A change of the material used on the exterior walls of the building.

Chief Mark Pugliese said the initial construction of the building's exterior called for insulated metal panels, but after testing the product, it was recommended that it be replaced with some form of split block on some of the office areas. Areas that currently are designated as cinderblock – fire bays and the evidence room – would be changed to metal panels with cinderblock behind. The meeting room would have insulated metal panels.

Edward Fisher asked to what extent the architects are using split-face block and if so, are they considering using steel framing and split face block or block-and-block. Mr. Todd Vukmanic, architect from Buchart Horn, said there were concerns about durability and ballistics. Originally the building design had insulated metal panel as the entire exterior skin with metal stud back-up, drywall in the office areas, and CMU (concrete masonry unit) back-up in areas that require higher durability, such as the apparatus bay and certain areas within the Police Department. They went back and reevaluated the system and it seems the cost is relatively the same going with the masonry - not split face but something slightly different CMU style outside with 4" veneer with steel stud back-up. That would give the Police Department offices exterior ballistics with interior drywall. The apparatus bay and garage areas would be masonry with the insulated metal panel on the outside. Mr. Vukmanic does not think this change (as discussed by the Building Committee) needs any action by the Board; it is more an understanding by the Board that the change has been made. He thinks it is a good change because it increases ballistic issues, maintains durability on the inside and it falls within the original budget for the building.

Mr. Fisher is not in favor of using split-face block. Mr. Vukmanic said it is not split-face block – it is simply a 4" veneer with cavity wall construction with 3½" rigid insulation and ½" or ⅝" gypsum exterior sheeting and 6" metal stud with marries up to the 6" column construction. Within that column they will spray insulation to increase the R-value in the wall. The finish on the inside is gypsum wall board. This will maintain a cavity wall for water mitigation. Mr. Fisher has seen too many issues using split face. He understands that there is a vapor water cavity and weep holes but eventually they clog up and unless we maintain the split-face by water sealing it every couple of years, it will leak because it is extremely porous. There is discussion about using utility brick as an option with exterior 4" veneer. Mr. Fisher understands the concern in looking for more durability. He highly recommends staying away from using split face. Mr. Fisher and Mr. Vukmanic both agreed that durability for the outside of the building is of high priority.

Motion: Kent Gardner moved, seconded by Edward Fisher, to install the fire suppression system throughout the building with the Fire Company paying for the installation of the system. Discussion: Township Manager Andrew Stern asked the Fire Company members who were present what amount they would pay for installing the sprinkler system, Mr. Leas said they will pay 100% for the installation of their portion of the building, with the Township paying for its portion of the structure. Motion carried, 5-0.

David Dumeyer continued with the building updates. There was a presentation of the ICF (Insulating Concrete Form) construction method and there are concerns with this type of installation. He said the problem would be to find a contractor in the area to be on site to be sure the installation is done correctly. If not installed correctly, the work would have to be redone at the expense of the Township. Mr. Vukmanic said he evaluated conventional construction versus ICF construction. One of the issues concerns constructability. With ICF construction there is an interior and exterior layer of expanded styrene insulation that is ¾" per side, and a center core which is poured, reinforced concrete which yields approximately a 15" thick wall. The recommended exterior finish would be an acrylic stucco (not Dryvit) to insure durability for a public facility. However, using this method increases the size of the wall to over 18" thick. ICF construction typically adds 3" to 4" to the size of the building. On standard residential construction using the ICF method increases the R-values and saves on heating and cooling costs. The design and size of the new Municipal Complex is such that we would not see the heating/cooling cost savings because there are not standardized, repetitive rooms as in a school classroom wing or hotel building. ICF construction generally adds between 5 to 15% to the construction costs. In Mr. Vukmanic's opinion and his evaluation, the design of the new Municipal Complex does not warrant using the ICF method.

Edward Fisher asked how the wall ties and masonry joints will be attached, and if the joints will run horizontally. Mr. Vukmanic said an R-29 value and a 17½" continuous exterior adds about \$1.40 per square foot to the cost for that amount of insulation. This insulation would cover everything, from the apparatus bay to around the corner to the Police Department area. They looked at using an insulated metal panel which is directly attached versus a non-insulated metal panel, which is a cheaper application for an exterior and makes it a rain screen and then having interior insulation which increases the R-value and decreases the cost of the exterior. The look is the same and the durability is the same for that metal panel but it is a far cheaper panel because it is non-insulated. Mr. Fisher agreed, and said this way they could use different styles and it opens up the number of available manufacturers of non-insulated panels.

Frank Burkhart inquired where one might find the oldest application of ICF construction and how long does it survive. Mr. Vukmanic said this application had been around for a long time. Mr. Burkhart asked what type of exterior will last a lifetime. Mr. Vukmanic said the exterior application could be brick or split-face, which is not advantageous. Brick mitigates any water getting through a cavity because brick has a harder finish and is less water permeable. Brick is also available in larger utility sizes which reduces the amount of labor. Improved products such as MortarNet, an expanding netting placed on top of the flashing, creates a better mortar pour as it catches on the netting and allows water to pass through. This creates a durable wall, one that has withstood a tornado and is a fully ballistic 8" of solid concrete. Mr. Dumeyer said the issue is getting it installed correctly, which Mr. Vukmanic said there are qualified area contractors trained in this method.

Mr. Stern said that if the Township decides to go with the ICF method, it would involve a change order for architectural design of approximately \$10,000.

Motion: Kent Gardner moved, seconded by Edward Fisher, to advise the architects for the new Municipal Services Complex to proceed with the Conventional Office Wall construction and Conventional Utility Wall construction as presented to the Board on November 1, 2016. Motion carried, 5-0.

Discussion ensued about the Community Room aspect of the new building. Kent Gardner asked if it is going to be considered as an optional bid. Mr. Vukmanic said yes it will be an alternate line item in the contract. This allows the Township the option to put it back in the contract. He said the cost per square foot of building the Community Room is not going to be any cheaper than it is as of today. There would be very few unfinished aspects in this room. The footing, foundation, HVAC system and other aspects would be done by the contractor. Cost savings would be minimal if the contractor left the drywall and flooring installation for Fire Company personnel to finish. It would not reduce the cost of construction all that much. The contractor will have all the materials onsite so it is advantageous to do the Community Room work at the same time as the rest of the building. Making the Community Room a line item in the contract allows the Board to evaluate the cost and make an intelligent decision as to whether to proceed with it or not.

Representative of the Fire Company said having the room would be a good thing. The Fire Company sponsors a Boy Scout Troop and they in turn become volunteer firefighters. Also, as far as fund raising goes, WHFR will no longer be hosting a chicken BBQ once it moves to the new building, so having a Community Room would allow them to do some other type of fund raising.

Representative of the Fire Company said that people vote at the current fire hall at election time and the polling place may be moved to the new location in the future. Kent Gardner added that if there were ever an emergency in the Township, a Community Room would be a place for people to go to. Mr. Dumeyer said to keep the Community Room as part of the plan but list it as an additional line item.

Naomi Martin asked about lightning protection and Mr. Vukmanic said he had spoken with the electrical engineer and assured her that there will be a lightning protection system on the new building. Ms. Martin asked him how far down does the ground go and he said at this time it was unknown but he could check on it. Mr. Gardner said they usually go 10 to 12 feet into the ground.

B. COMPREHENSIVE PLAN UPDATE

Mr. Dumeyer reported that the Board has not yet received the final tally of the Comprehensive Plan survey. Mr. Stern said that surveys are still coming in every day,

especially since it was sent with the Fall newsletter. He will have the final survey results in time for the December 15, 2016 Special Meeting which will focus on walkability and trails. Mr. Dumeyer said Comprehensive Plan meetings will be topic-oriented rather than issue-oriented and are open to the public. Mr. Gardner asked if a copy of the county GIS map showing existing trails will be available at the December 15 meeting. He would like to see the possibility of inter-municipal trails being connected.

C. WILLIAMS PIPELINE – REQUEST FOR EASEMENT – FAIRVIEW PARK

Mr. Dumeyer said that based on the Township Solicitor's updated information and comments, it looks like there still some work to be done on the easement request from Williams. Josele Cleary is seeking feedback from the Board on how to proceed. He questioned how old is this sample right-of-way proposal that was submitted to us. Mr. Stern does not know. Mr. Fisher said there are a number of issues with the agreement that need to be addressed by Williams. He tends to agree that Williams is not proposing to place any structures such as a compressor unit on the right-of-way, but if the agreement does not specifically exclude that, that does not mean it will not become an issue in the future.

Mr. Dumeyer pointed out the language on Page 2 of the agreement: "*Grantor will not, on or within the Right of Way or any part thereof, build any permanent structures, excavate or change the grade...*" He said we need to make sure this language suits Williams' needs. Mr. Gardner said the right-of-way is going in next to the building in the PPL right of way. There had been discussions about upgrading that building for storage for the Township. Mr. Fisher said that specifically what our Solicitor is saying is that no compressor facilities may be installed on the land, versus the language in the agreement. His argument is that a compressor station is a permanent installation. Mr. Dumeyer say Ms. Cleary lists some excellent points, and the Board needs to determine the amount of money Williams is offering in return for the right-of-way agreement. Mr. Burkhart said the Township can take its time because FERC (Federal Energy Regulatory Commission) will not be taking any action until into the New Year. Mr. Stern said FERC has until March 30, 2017. There is no rush on this decision and no indication of a deadline. He will let Ms. Cleary reply to Williams and she can attend a future Board meeting and walk through the agreement and see the actual illustrated plans. Action on this agreement has been tabled for now.

VI. NEW BUSINESS

A. SYLVAN PHASE I – RELEASE/REDUCTION LETTER OF CREDIT

Township Zoning Officer Jodi Heffner informed the Board that she had received a letter from Melissa Kelley of Rettew Associates dated October 24, 2016 recommending the Board release the remaining financial security for Sylvan View Phase 1 in the amount

of \$77,922.02, pending the developer increases the current financial security for Phase 2 by \$4,000.00. Andrew Stern, Township Manager, informed the Board that he had received confirmation that the \$4,000.00 increase was complied with.

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the release of the financial security based on the review by the Township Engineer for Sylvan View Phase I in the amount of \$77,922.02, once the developer increases the financial security for Phase 2 by \$4,000.00 and the Township receives the financial security from Sylvan Partners for the total amount of \$140,972.22 for Phase 2. Motion carried, 5-0.

B. HARC ANNUAL TRI FOR LIFE TRIATHLON/DUATHLON

Police Chief Mark Pugliese informed the Board that he received a letter from HARC requesting the use of Township roads and support from the Police Department and Fire Police for HARC's Annual Tri for Life Triathlon/Duathlon planned for Sunday, April 30, 2017 from 8:00 a.m. to 10:30 a.m. He said prior to the event, a certificate of insurance will be provided.

Motion: Kent Gardner moved, seconded by Edward Fisher, to approve HARC's request to hold their annual Tri for Life Triathlon/Duathlon on Sunday, April 30, 2017 from 8:00 a.m. to 10:30 a.m. and to authorize the use of the Fire Police and, if needed, the Police Department. Motion carried, 5-0.

C. 2017 BUDGET ESTIMATES - REQUEST AUTHORIZATION TO ADVERTISE BUDGET

Township Manager Andrew Stern presented the Board with a balanced All Funds Budget for 2017. He stated that the general fund budget reflects the capital project of the Municipal Services Complex. The General Fund projected revenue totals \$13,261,938.00, with projected expenditures of \$6,207,908.00. He said there is a proposed real estate tax increase of .51 mills for a total millage rate of 1.85 mills for 2017. He informed the Board that once he receives the estimated construction cost of the new complex, he will meet with the financial advisors to determine the most cost effective solution to secure debt. He also announced that the total for all funds revenue is \$7,775,144.00 and all funds expenses is \$15,078,741.00.

Motion: Kent Gardner moved, seconded by Edward Fisher, to authorize the Township Manager to advertise that the 2017 Proposed All Funds Budget is available for public inspection and to include Resolution 12-2016 Fixing the Tax Rate for 2017. Motion carried, 5-0.

D. APPOINTMENT OF SECRETARY/TREASURER

Andrew Stern informed the Board that because the position of Secretary/Treasurer is held by the Manager, he is recommending the Board appoint him to that position.

Motion: Kent Gardner moved, seconded by Frank Burkhart, to appoint Andrew Stern as the Township Secretary and Treasurer for the remainder of 2016. Motion carried, 5-0.

VII. ORDINANCE AND RESOLUTIONS

A. RESOLUTION 11-2016 –SEWAGE MODULE FOR JOHN S. FORRY

Jodi Heffner, Zoning Officer, explained to the Board that for the John S. Forry Subdivision a sewage module must be submitted to DEP for their approval since they will be providing on-lot septic to the proposed properties. She is requesting the Board to approve Resolution 11-2016.

Motion: Edward Fisher moved, seconded by Kent Gardner, to adopt Resolution 11-2016 for John S. Forry Subdivision and Land Development sewage module plan. Motion carried, 5-0.

VIII. APPROVAL OF PAYABLES

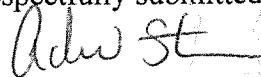
Payroll/Taxes.....	\$ 179,615.39	Electronic Payment
General Fund.....	\$ 912,669.30	Checks 28219 - 28331
Fire Hydrant.....	\$ 51,694.23	Checks 213 -214
Street Light.....	\$ 4,424.61	Checks 409
State Fund.....	\$ 12,764.15	Checks 3102 - 3106
Escrow Fund.....	\$ 8,990.19	Checks 167 - 169
Sewer Fund.....	\$ 5,337.04	Checks 3736 -3739
Refuse Fund.....	\$ 85,248.61	Checks 2425 - 2438

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve payment of all bills between October 1 through October 31, 2016 and any residuals. Motion carried, 5-0.

IV. ADJOURNMENT TO EXECUTIVE SESSION TO DISCUSS A PERSONNEL ISSUE

Motion: Chairman David Dumeyer called for a motion to adjourn into Executive Session to discuss a personnel issue. Kent Gardner moved, seconded by Frank Burkhart, to adjourn the regular meeting at 9:15 p.m. and to go into Executive Session to discuss a personnel issue. Motion carried, 5-0.

Respectfully submitted,



Andrew Stern,
Township Manager

