

**WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING**  
**Minutes of November 6, 2014**

The regularly scheduled meeting of the Board of Supervisors was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, November 6, 2014. Chairman Dave Dumeyer, Vice Chairman Edward Fisher and Board Members Frank Burkhart, Kent Gardner and Naomi Martin were present. Also in attendance were Township Manager Ron Youtz, Chief of Police Mark Pugliese I, Public Works Director Dale Getz, Zoning Officer Jodi Heffner, and Recording Secretary Maria K. McDonald.

**I. CALL TO ORDER**

Chairman David Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance.

**II. APPROVAL OF MINUTES: October 7, 2014**

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to approve the minutes of October 7, 2014. Motion carried, 5-0.

**III. COMMUNICATIONS**

**A. BOARD OF SUPERVISORS**

1. Kent Gardner stated that the LIMC meeting was postponed but at the conclusion of the next meeting they will travel to a trail site to honor Bill Ebel for his dedication to Lancaster County's environmental issues. They will rename the trail and dedicate something in his honor. He will try to get that information to the other Board members if they would like to go. The meeting is Wednesday, November 12, 2014 at 7:30 a.m., and they will leave for the trail spot at 8:30 a.m.
2. Edward Fisher conveyed his thanks to Dale Getz and the Township road crew for their hard work in getting leaves picked up before Halloween and the trick-or-treating. Mr. Fisher also commented on the work done on the pipe hole at Lake Grubb.
3. At this point Chairman Dave Dumeyer announced that at the end of the regular meeting, the Board will adjourn and go into Executive Session to discuss a personnel matter.

**B. TOWNSHIP MANAGER**

1. Ron Youtz reported that the LASA Annual Dinner is scheduled for Thursday, November 20, 2014 at Four Seasons at 5:45 p.m.
2. Mr. Youtz has additional comments that are relevant to the meeting agenda and will share those comments at the appropriate time.

**C. RESIDENTS**

1. Chairman Dave Dumeyer opened the floor to township residents who wished to bring issues before the Board of Supervisors.

Mr. Dumeyer acknowledged the continuing public interest regarding the proposed pipeline project. The Board of Supervisors will allocate 30 minutes of tonight's meeting specifically for comments and questions on the pipeline. After 30 minutes the comment period will be closed and the Supervisors will continue with the remaining items on the agenda. First priority is given to speakers

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who are Township residents or property owners. Each person may speak for 3 minutes.

Mr. Dumeyer also shared the most recent available information regarding the pipeline re-route. A new draft of the pipeline route was filed by Williams Partners on behalf of the Atlantic Sunrise Project and submitted to the Federal Energy Regulatory Commission (FERC) on October 31, 2014. This information has also been posted on the Township's website.

2. Brenda Sieglitz, 4432 Miller Drive, Mount Joy, PA distributed a handout outlining the harm the pipeline project will cause West Hempfield Township. In response to the pipeline project, residents have established a new organization - Hempfield Environment, Land and People (HELP) to protest the pipeline. The group has been in contact with Representative Joe Pitt's Chief of Staff Tom Tillet and Township Manager Ron Youtz to voice their displeasure regarding the proposed pipeline re-route through West Hempfield Township, and specifically the impact of the pipeline on the Bridge Valley development.

Ms. Sieglitz enumerated reasons why the pipeline project through West Hempfield Township is a bad idea:

- 1) Lancaster County does not need any more impaired waterways or polluted air. Ms. Sieglitz made reference to Board member Kent Gardner as another person who is concerned about the county's air and water quality.
- 2) The movement of so much earth could contribute to seismic activity, leading to an eventual earthquake. The West Hempfield Fire Company is not prepared to deal with a catastrophic event such as an explosion;
- 3) The potential for damage to underground springs and water, which in turn will have an impact on crop production, and
- 4) Williams Partners has a bad track record regarding explosions and fatalities.

She specifically asked the Board members to consider enacting an ordinance opposing all construction of new natural gas pipelines. Her group (HELP) is moving forward with contacting all residents of West Hempfield Township not only about the project but also about actions they may take to oppose this project. The group keeps Township Manager Ron Youtz informed of their activities and he has their information. In regards to the planned pipeline Millersville Borough and Lancaster City have enacted resolutions, and most recently Martic and Conestoga Townships are in the process of enacting similar ordinances. She encouraged the Board to reach out to these government officials to find out more about the process, since her group will continue to ask for some type of similar ordinance or resolution from the Board.

Kent Gardner spoke at this time to correct the record since Ms. Sieglitz specifically mentioned his name in her comments and he wants to insure accuracy. Some of her information is not completely accurate. He has been involved with many stream bank restorations and federally funded studies on all the streams in Lancaster County. He offered to meet with Ms. Sieglitz to help her gather more accurate information. The Clean Water Consortium has voted unanimously to take no stance on the pipeline and consequently he will follow that same position.

3. Tony Crocamo, 4090 Hilltop Drive, Mount Joy, PA itemized two things that are important to this pipeline process. (Williams) is a very large company with a very large legal team and a group of people who are completely familiar with how to get permitting done through the federal government against individual landowners, and they completely discount and avoid any sense of community in the process. So it's corporation versus the individual landowner. If the pipeline is coming through your land they will talk to you, but if you are an adjacent neighbor then you have no say. None of us know where the pipeline is going to go. If Williams gets certification from FERC they can redraw that line anywhere they want to draw it and there's nothing we can do. There's nothing any of us can do.

He would like to see the Board of Supervisors consider bringing the community into this process by enacting an ordinance opposing the pipeline or a resolution pointing out that there are significant negative aspects to this pipeline that are of concern to residents. He pointed out that there are some residents that may well support the project, and we have to balance that.

Mr. Crococo wants the Board to take a stand and support the community on the pipeline and bring the community into the process. He said this pipeline is a real shame and it's going to change Lancaster County. This is not like the old pipelines already in place. This is a 42 inch high pressure pipeline and the equipment alone they will bring in to put that pipeline in place is much bigger than in the past. The compaction process, when they deliberately compact the ground, will impact the yields on farms. There is nothing but problems and dangerous aspects to the pipeline, and is of no benefit to anyone in Lancaster County.

Mr. Crococo again asked the Board to "represent the community and bring the community" into the picture regarding the pipeline project.

4. Corinne H. Smith, 1767 Quarry Drive, Columbia, PA responded to Mr. Crococo's comments on "community." She lived in Massachusetts for 10 years and moved back to this area two years ago. She explained how New England is very town oriented. "Town" is not like our county or township system. It is not like Pennsylvania, and West Hempfield Township is not the same kind of community as one in New England. However, other local townships involved (in the pipeline project) have more of a cohesive feel of being a community. This is the kind of thing that can bring us together as that kind of community.

She made an analogy, comparing carving out the proposed pipeline with building a building. (She referenced the Township's reasons for and the steps it will take, to build a new building.) She is sure that the Township will put the job out for bids and will diligently consider the resulting options before making further commitments. Would we knowingly choose an architect and a contractor who have among the worst professional and safety records in the country – ones whose buildings have collapsed or have exploded and have caused millions of dollars in damages and also loss of life? Would you hire someone to plan and build the new facility, all the while wondering when it will fall down and kill somebody? Yes, we already have such buildings in the county and they haven't fallen down yet, and another one that's bigger won't make a difference. But those buildings were designed and built by other companies and not this one we are dealing with here. When these guys build this thing, they won't let us step inside it even to use the bathroom. They will cordon it off and allow entry only to people from outside the area and mostly from outside of the country.

That is her analogy of the pipeline if they build it.

Martic Township has passed a resolution banning the pipeline. Conestoga Township has begun the process of writing an ordinance against it (the pipeline). Lancaster City and Millersville officials have both done similar acts and the proposed route doesn't even pass through these municipalities. Why would they do such a thing? They may be concerned about their water supply, for one, as the proposed route lies between them and the Susquehanna River. They're probably also concerned about more pipelines coming through, which we heard today – a Sunoco one – is another possibility coming through the county.

She is all for non-conformity. She has been a non-conformist ever since she read Henry David Thoreau in English class at Hempfield High in the 1970s. She understands the desire to dig in one's heels and not to do what everybody else is doing. She also understands the desire to remain neutral in what seems to be a complex and polarizing situation. But remaining neutral on the pipeline and taking no official stand is still a decision and neutrality doesn't help the residents at all. She has read the text of Pennsylvania's Second Class Township Code and knows that it doesn't say anywhere in there that the Board even has to entertain or listen to residents' concerns. But the Board does have authority over the Township Police Department, for example. The Board could talk to some of West Hempfield Township's police officers and see what they think about the proposed pipeline. The Board could learn that at least one officer is upset that the current route crosses land that he has owned and loved for decades. The Board would find another officer who is keeping up-to-date with the actions being taken by these other townships, and he's watching those explosion videos online with concern. And he will tell you if something like this happened in West Hempfield Township then he, his fellow police officers and our volunteer firefighters would merely have to stand by and watch.

She said there is a lot of frustration out here and the Board is the most locally elected officials. She wishes they would take a stand. Ms. Smith would like to see, in addition to what Tony Crocomo said about community, a non-partisan town meeting called, kind of like a New England thing. She asked that they invite all West Hempfield Township residents and people who work in West Hempfield Township to gather to discuss this pipeline proposal by the Williams Company and that a definitive and written plan of action be devised by the majority of those in attendance.

5. Mindy Roye, 4021 Columbia Avenue, Columbia stated that approximately two weeks ago she received a phone call from Williams representatives stating that they were going to be in the area to conduct survey work. They asked for her permission to do some kind of construction on her property, but she did not give them permission to survey. A few days later, she received a phone call from one of her tenants who said there were three men in Mr. Bushong's field. Since she is in the path of this (pipeline) Ms. Roye noticed they had placed two pink ribbon pins located on the northeast part of her property, on Mr. Bushong's field. The second pin was placed behind the property of her resident who owns lot 5. She asked the men what they were doing and they simply stated that they were marking easement and property boundaries.

This action confused her because the pins were located at least 20 feet off the boundary lines. She found out that the pink pins mean "path of the proposed pipeline." Ms. Roye emphasized Corinne Smith's previous statement about protecting Lancaster County. She is a small business owner and showed the original map that Williams sent out at the end of February. The only update she has

received from Williams was at a Township meeting in August. She was very surprised to find out how this route has changed considerably, and she was told that it will go back to the original plan. This will wipe out 50% of her small business. What is Williams going to do? Knock on her residents' doors and then offer them so much money for their mobile home and scare them out? She is going to lose residents. All the mobile homes here cannot be moved because of the age of the mobile homes (not accepted in other mobile home parks). Where will they go?

Edward Fisher assured Ms. Roye that the pins she mentioned and the flags are not marking the route. They are just control points. He stated that there is no way they (Williams) are marking the route yet. They use control points so they can locate things using the coordinates on the control points, and from there they can locate a property and all the things around there.

Ms. Smith then asked Mr. Fisher if this information is confirmed by Williams or is that just his assumption. Mr. Fisher replied that this is what he knows and this is the business that he does.

Ms. Roye is very unsettled because she is being called by people saying, "Hey, can we use your mobile home park as an example?" and then they tell her that they don't have enough time to stop, yet they have time to stop at a local restaurant. She is here for Lancaster County, period, because this pipeline project is going to put the County in debt (similar to Harrisburg and its problems).

6. Gale Hess, 5670 Main Street, East Petersburg owns property on Kinderhook Road and supports any effort the Board would chose to put into researching this topic (the pipeline) and perhaps relate it to what other townships are doing, and to use due diligence as he realizes there could be a huge unwanted liability. He stated that if there are things we can do, that would be wonderful. We look at this (project) and see the evident impact it will have here.
7. Mike Lausch, 4224 Heather Lane, Mount Joy followed up on what the other anti-pipeline speakers said, reporting that a company is surveying without permission. It happened on his property and at his neighbor's property. He thinks this action reinforces the type of organization we are dealing with.

At this point, Mr. Dumeyer asked if the people in attendance were more concerned with the surveying company or with Williams. The consensus was "Both."

Gale Hess added that he has heard numerous lies from Williams, and that they have been out to visit him both at the property on Kinderhook Road and at his house in East Petersburg.

At this time Mr. Dumeyer closed the public comment period and asked for other resident reports.

8. Assistant Fire Chief Barry Carter presented Board members with a copy of the September 2014 Fire Company report. There were 29 total responses, 7 vehicle accidents and 2 dwellings. Mr. Dumeyer asked Mr. Carter what the response capability is of West Hempfield Fire Company if there were an explosion of the pipeline. To put residents' minds at ease, Mr. Carter responded, saying that in any large scale emergency, whether it had to do with the pipeline or anything like that, we would be working with multiple agencies, using a lot of different resources, and relying heavily on Lancaster Countywide Communications Center and other numerous agencies. Mr. Carter said that not one single fire department in Lancaster County is prepared to handle any type of pipeline emergency on

its own. There is training available for such an event and there are classes available that he is sending people to in order to get a better awareness of what is happening with potential pipeline emergencies. A response to a pipeline disaster would have to be a cooperative effort among many county agencies.

#### **IV. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES**

##### **A. DAVID AND SHARON KLINE, 2525 IRONVILLE PIKE – LOT ADD-ON PLAN BRIEFING**

Zoning Officer Jodi Heffner informed the Board that the Klins plan to divide the railroad bed and add the segments to existing adjoining lots. They were granted two variances for lot preparation, which is explained in a letter from Harbor Engineering.

Kent Gardner asked if the Klins are allowed to add the rail bed to the properties, because the LIMC is working on a plan to connect trails from Marticville to Conoy and then linking the trails all the way to the Susquehanna River. Because of the railroad bed and a potential conversion to a trail, he asked if this property had been deeded to the Klins. Ms. Heffner confirmed that the whole rail bed was deeded to the Klins. Discussion ensued on the location of the house and Mr. Fisher questioned if the township can require that the lots be connected. The property and driveway are configured this way because otherwise there is no way to get to the house since it has no frontage on Indian Head Road.

Frank Burkhart added information about the rail beds. They are filled with farm materials – stumps, broken concrete, etc. Any liability from this is automatically transferred to the new owner, he assumes. The fill will settle in 15-20 more years and may settle to the degree that the old rail bed ends up being unmowable. The people who are acquiring the rail bed may need to buy topsoil.

##### **B. SYLVAN PARTNERS – SYLVAN VIEW DEVELOPMENT PHASE 2 – FINAL SUBDIVISION PLAN BRIEFING**

Zoning Officer Jodi Heffner explained that Phase 2 of the Sylvan View Development consists of 24 single homes detached, and the first phase of storm water management has been established. This phase includes the continuation of Archer Lane and the beginning of Greystone Drive. At present there is a temporary cul-de-sac in the development. Mr. Fisher asked if this plan follows the preliminary plan and Bill Swiernik of David Miller/Associates confirmed this. Mr. Swiernik pointed out that two lots were held out of this phase of development primarily because of the sanitary sewer line that runs through the development. When Phase 3 is built they will intercept that line and bring it through. The sewer line needs to stay intact for now and it is not economically feasible to move the line twice. Township Manager Ron Youtz reminded the Board that this is a briefing item and a review letter has already been produced and there are no real issues.

Kent Gardner asked about the heavy rains in the area and the basin retention issues. Bill Swiernik reported that the basin held up well through last winter's snows and the heavy spring rains. The soil on that side of the hill is not as erosive; maybe it has more shale. There has not been a lot of sedimentation in the bottom of the basin.

##### **C. EAGLES VIEW PHASE V – SOUTH SIDE MARIETTA AVENUE – FINAL SUBDIVISION PLAN**

Bill Swiernik of David Miller/Associates and Roy Zimmerman informed the Board that Phase V is the remaining phase of Eagles View. It is located right in the middle of the development. The roadway – Golden Eagle Way – has been built, the curbs are in, the utilities are in, but sidewalks have not been installed yet. He is asking for approval of the final subdivision of these lots to allow for the completion of the development. There were a few minor notes on the plan review from Rettew which have been addressed. Mr. Zimmerman must post the financial security for the remaining improvements that need to be made for the development and establish a new ownership and maintenance program for this particular phase. The Township Solicitor and Mr. Zimmerman have developed that paperwork. Mr. Zimmerman will assemble the financial security and get it to the Township for the Board's final consideration and to allow for the plan to be recorded.

Mr. Fisher asked if Mr. Zimmerman planned to remove the gates. Mr. Zimmerman's was yes, they will be removed. Mr. Fisher asked if Mr. Zimmerman has had any communication with the residents who are concerned about speed in the area and if they are still discussing tabletops (speed bumps). Mr. Youtz said that a resident was in the Township office last week to talk about the fact that Mr. Zimmerman is moving along to finish Phase IV and asked what is being done about the speeding issue. Mr. Youtz explained to the resident that this will play out as Mr. Zimmerman moves along and that the dedication process itself takes awhile.

Mr. Fisher recommended that if there is going to be a tabletop, it should be done now before they put on blacktop and curbing. Mr. Swiernik explained that the roads have been dedicated up to a point on Phase III, and Phase II has been dedicated. Mr. Youtz said the idea of putting in a tabletop should be considered before the Township accepts Phase IV. Mr. Zimmerman informed the Board that there are three lots remaining. Mr. Youtz asked if Mr. Zimmerman is realistically looking at dedicating Phase IV next year. If so, that is when the Township should look at the tabletop idea, perhaps during the Spring 2015 Road Tour meeting. Mr. Zimmerman asked if he has an option regarding tabletops (which were not in the original plan) and asked about curbing with a tabletop in place. Mr. Swiernik responded that a tabletop can be installed without going all the way to the gutter. Mr. Fisher said that the tabletop would be about 6 inches high. Mr. Swiernik said it is necessary to coordinate the location(s) of the tabletop(s) so that they don't create more of an issue, relative to drainage.

Mr. Fisher recalled conversations with the residents whether to use signage or tabletops or striping or a stop sign to discourage high speeds. One issue about having a stop sign in that location is that drivers are coming uphill. Mr. Youtz said that this is an issue we need to revisit and also have dialog with Mr. Zimmerman. Mr. Youtz's recollection is that the Township was leaning away from using tabletops and had discussed other options. Mr. Zimmerman had been communicating with his insurance company and it was determined that, at least for the foreseeable future, the roadway would remain closed, and consequently the issue fell by the wayside. Mr. Youtz suggested working with the Police Chief to see what method for controlling speed would work best. Mr. Fisher suggested utilizing a three-way stop sign. Mr. Youtz pointed out that there is time to look at the options before Mr. Zimmerman finishes Phase IV. Mr. Burkhart wondered where the speeders live. He does not like controlling speed with stop signs due to increased fuel usage, but the way people drive no one is interested in saving fuel. Mr. Fisher commented that it is a long stretch coming up through there and people can pick up a decent amount of speed. But the development has been planned accordingly, and signs could be posted that say 25 mph and 85% of the people will respect that, according to studies done. For the other 15%, speed signs could be posted every 10 feet and it would not make a difference.

Mr. Zimmerman asked for some direction from the Township regarding this issue, since Phase IV will be finished soon. Mr. Youtz suggested that we should look at this issue again this Fall to see what options we have and then he can report back to the Board. Mr. Zimmerman asked to be kept informed about what is finally decided.

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to approve the final subdivision plan for Phase V of Eagles View with the condition that the applicant satisfies all outstanding comments and requirements to the satisfaction of Township Engineer and Township staff. Motion carried, 5-0.

**D. WAYNE AND LINDA GIBBLE, 267 PROSPECT ROAD – REQUEST FOR RELEASE OF FINANCIAL SECURITY**

Zoning Officer Jodi Heffner received a letter from Mr. and Mrs. Gibble requesting the release of financial security in the amount of \$14,440.75. The home is complete, and the Township staff inspected the insulation of the storm water infiltration pit. Everything is functioning with no noticeable runoff. She recommends that the financial security be released.

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to release the financial security for the Wayne and Linda Gibble project at 267 Prospect Road in the amount of \$14,440.75. Motion carried, 5-0.

**E. CLARK FILTER, 3649 HEMPLAND ROAD – REQUEST FOR REDUCTION IN FINANCIAL SECURITY**

Zoning Officer Jodi Heffner acknowledged that the letter from Clark Filter was received very late. She reported that a few items are outstanding and so the release is contingent on that. The original amount was \$86,496.41 and Clark Filter is asking that it be reduced to \$8,649.64.

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to reduce the letter of credit for Clark Filter to the amount of \$8,649.64. Motion carried, 5-0.

**F. TURKEY HILL – PROSPECT ROAD AND COLUMBIA AVENUE – REQUEST FOR REDUCTION IN LETTER OF CREDIT**

Frank Burkhart asked about a tree removal, a replacement tree not planted, and a change in size of the landscape island at this Turkey Hill store. Mr. Youtz agreed that these items need to be discussed. Turkey Hill did a few things that were not on the plans. None of them are big money issues, but he recommends still holding some funds. The request is for a reduction from \$108,682.00 to \$25,832.48

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to approve the request for reduction of the financial security for Turkey Hill from \$108,682.00 to \$25,832.48. Motion carried, 5-0.



**V. OLD BUSINESS**

**A. BUILDING COMMITTEE UPDATE**

Mr. Youtz reminded Board members about the recommendation from the Building Committee that they received at the October Board meeting. It outlined a few things but specifically asked that the committee be permitted to move forward with drafting a request for proposals (RFP) for architectural services. The committee met on October 9 and 23 where they continued to review documents and to pull together what should be included in a RFP.

He cautioned that to be able to finalize the RFP and before it can come back to the Board for release, the Board is going to have to have additional discussions and dialog on the location of a facility and also establish a budget for the project. The committee is working steadily to do the things it has been appointed to do at the direction of the Board, and the Board still has some work to do as well. He will continue to keep the Board updated on the activities.

**VI. NEW BUSINESS**

**A. ST. ANNE'S RETIREMENT COMMUNITY, 3950 COLUMBIA AVENUE – CONDITIONAL USE APPLICATION – ESTABLISH DATE AND TIME FOR PUBLIC HEARING**

Mr. Youtz said he tried to avoid scheduling the Conditional Use Hearing at the regular Board of Supervisors meeting on December 2 because this hearing will take time to get through. After much discussion with all the parties involved, he came up with three possible dates: Thursday, December 11, Tuesday, December 16, or Wednesday, December 17 at 7 p.m.

**Motion:** Kent Gardner moved, seconded by Frank Burkhart, to acknowledge receipt of the Application for Conditional Use, to establish the date of the hearing for Thursday, December 17 at 7 p.m., and to forward the Conditional Use Application information to the Township Planning Commission for its review. Motion carried, 5-0.

**B. ZONING ORDINANCE TEXT AMENDMENT – ESTABLISH DATE AND TIME FOR PUBLIC HEARING**

Mr. Youtz reported that the Board previously acknowledged the draft ordinance put together by the Township Solicitor which addresses two components of the Township Zoning Ordinance. The draft ordinance was passed on to the Township Planning Commission, the Lancaster County Planning Commission and the Land Use Advisory Board of the LIMC for review and comments. The Board needs to establish a date and time for a public hearing. Mr. Youtz said that the public hearing should not take too long. He recommended that the Township advertise to hold a public hearing on December 2, 2014, the date of the regular December business meeting. It can also be advertised that the Board will be able to take action on the ordinance at that time, if they so desire.

**Motion:** Kent Gardner moved, seconded by Edward Fisher, to establish December 2, 2014 as the meeting date for discussion and possible approval of the Zoning Ordinance amendment. Motion carried, 5-0.

**C. 2015 BUDGET ESTIMATES**

Mr. Youtz reported that the Board held a budget workshop meeting on November 3, 2014 and spent a few hours discussing the draft proposal. They were not able to complete those discussions and the Board agreed to meet again on November 17, 2014. The meeting will be properly advertised and once again they will discuss the proposed budget for 2015.

**Motion:** Kent Gardner moved, seconded by Edward Fisher, to establish and advertise November 17, 2014 as the date for additional 2015 budget discussions. Motion carried, 5-0.

**D. REQUEST AUTHORIZATION TO SELL RIGHT-OF-WAY TRACTOR TO WEST PENN TOWNSHIP, SCHUYLKILL COUNTY**

Mr. Youtz reported that in July 2014 the Board authorized the purchase of a new right-of-way tractor. One condition was to get Frank Burkhart engaged in looking at tractors and mowers. They finalized a purchase within the parameters set by the Board. Those proposals included a \$20,000 trade-in for our current right-of-way tractor. A municipality in Schuylkill County desired to purchase directly from West Hempfield Township. This benefits West Penn Township because they can purchase a used tractor without having to go through the bidding process, as the Second Class Township Code allows purchases between municipalities to happen without bidding. The Board of West Penn Township took action on Monday (November 3, 2014) to purchase the West Hempfield Township used right-of-way tractor for \$20,000. The Board needs to take action in order to complete the sale.

**Motion:** Frank Burkhart moved, seconded by Edward Fisher, to sell the right-of-way tractor to West Penn Township, Schuylkill County for \$20,000. Motion carried, 5-0.

**E. APPOINTMENT TO WEST HEMPFIELD FIRE AND RESCUE SPECIAL FIRE POLICE**

Police Chief Mark Pugliese I reported that an application was received from Charles H. Clark II, a township resident, to join the Fire Police. A background check was done by Sgt. Geier who provided a letter indicating that Mr. Clark has a clean record. Sgt. Geier recommended accepting Mr. Clark as a member of the Special Fire Police.

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to approve the appointment of Charles H. Clark II as a member of the West Hempfield Fire and Rescue Special Fire Police. Motion carried, 5-0.

**F. REQUEST AUTHORIZATION FOR TOWNSHIP SOLICITOR TO REPRESENT THE TOWNSHIP IN THE ZONING HEARING BOARD APPLICATION FOR 1725 CLEAR SPRING ROAD**

Mr. Youtz reported that there was a previous application to the Zoning Hearing Board for the property located at 1725 Clear Spring Road. At that point the Board determined it would like the Township Solicitor to represent the Township and oppose that application. After one hearing the applicants withdrew their application. They have since resubmitted, taking a different angle now. Instead of challenging the ordinance itself, they are appealing the decision of the Zoning Officer, which is well within their rights. Mr. Youtz asked if the Board continues to desire to have legal counsel represent the Township on behalf of this application.

**Motion:** Edward Fisher moved, seconded by Kent Gardner, to authorize the Township Solicitor to represent the Township in the Zoning Hearing Board application for 1725 Clear Spring Road. Motion carried, 5-0.

**G. WALKABILITY AUDIT**

Mr. Youtz reported that at the September Board meeting the members were provided with information regarding a walk audit, which is being promoted by Lighten Up Lancaster. The Board at that time decided to endorse the concept. Further discussions took place at two different Planning Commission meetings. An article about the Walk Audit appeared in the Fall 2014 Township newsletter asking for input from residents. A date has been set for the afternoon of November 21, 2014. An exact location and time have not been established but Mr. Youtz hopes to do that within the next week to ten days. He is looking for feedback from any Board members who wish to participate in the Walk Audit. The route has not been established, but he is looking at something along Columbia Avenue. The Walk Audit should take about an hour to an hour and a half. Once the details are worked out, Mr. Youtz will advertise the walk on the Township website for anyone's participation.

**VII. ORDINANCES AND RESOLUTIONS**

**A. NONE**

**VIII. APPROVAL OF PAYABLES**

Payroll/Taxes.....	\$ 273,895.54	Electronic Payment
General Fund.....	\$ 637,480.63	Checks 25509-25659
Fire Hydrant.....	\$ 25,544.05	Checks 199
Street Light.....	\$ 5,402.09	Checks 377-378
State Fund.....	\$ 11,824.13	Checks 2930-2941
Escrow Fund.....	\$ 11,323.72	Checks 128-129
Sewer Fund.....	\$ 14,204.74	Checks 3707-3708
Refuse Fund.....	\$ 98,182.76	Checks 2212-2223

**Motion:** Kent Gardner moved, seconded by Frank Burkhart, to approve payment of all bills between October 1 through October 31, 2014 and any residuals. Motion carried, 5-0.

**IX. ADJOURNMENT TO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER**

**Motion:** Kent Gardner moved, seconded by Frank Burkhart, to adjourn the regular meeting at 8:45 p.m. and to go into Executive Session to discuss a personnel issue. Motion carried, 5-0.

Respectfully submitted,

Ron L. Youtz, Secretary