

**WEST HEMPFIELD TOWNSHIP SUPERVISORS**  
**Minutes of Special Meeting on December 17, 2014**

The West Hempfield Township Board of Supervisors met on Wednesday, December 17, 2014 at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania. David Dumeyer called the meeting to order at 7:00 p.m. Board members Frank Burkhart, Kent Gardner, Edward Fisher and Naomi Martin were present. Also in attendance were Ron Youtz, Township Manager, and Brenda Baumbach, Finance/Personnel Director, serving as recording secretary.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: NOVEMBER 17, 2014 BUDGET WORKSHOP

**Motion:** Motion made by Edward Fisher, seconded by Kent Gardner, to approve the Board's November 17, 2014 Special Meeting minutes as present. Motion carried, 5-0.

III. COMMUNICATIONS:

A. BOARD OF SUPERVISORS

1. Kent Gardner informed the Board the Little Conestoga Watershed is performing a comprehensive plan on the watershed and the goal is to perform that service for every watershed. He asked if the Board would like a presentation on the comprehensive planning. He also stated that he is assisting two residents to apply for grants to assist with the installation of rain gardens.
2. LIMC has had talks with Worldview who is working with Lancaster County on designing a program that is beneficial for municipalities to use to keep track of land use projects, MS4, etc.

B. TOWNSHIP MANAGER – NO REPORT

C. RESIDENTS

1. Nathan Kury of Lancaster Catholic School, along with his father, were in attendance of this evening's meeting to observe a municipal meeting for his government class.

IV. NEW BUSINESS

A. RESOLUTION 9-14 AMENDING FIRE HYDRANT ASSESSMENT FOR 2015

Ron Youtz, Township Manager, explained to the Board that the proposed Resolution is to increase the Fire Hydrant Assessment from .18 to .20 for 2015.

**Motion:** Motion made by Kent Gardner, seconded by Frank Burkhart, to adopt Resolution 9-14 amending the Fire Hydrant Tax rate for 2015. Motion carried, 5-0.

B. RESOLUTION 10-14 ADOPTION OF THE 2015 BUDGET

Chairman David Dumeyer stated that the proposed 2015 budget has been properly advertised for adoption.

Frank Burkhart stated that we looked at ways to keep costs down and to not cut existing services, but it was something that did not just happen. He stated that the 2015 Budget was well prepared by the staff and he commended them for a job well done.

**Motion:** Motion made by Kent Gardner, seconded by Edward Fisher to adopt Resolution 10-14 which is the adoption of the 2015 Budget. Motion carried, 5-0.

C. RESOLUTION 11-14 ADOPTION OF THE 2015 TAX RATE

Ron Youtz, Township Manager, informed the Board that the Resolution is required for the Budget that was just adopted. The budget increases the real estate tax rate from .68 mils to 1.34 mils (.00134) for 2015.

Edward Fisher stated that in order to move forward and to help support the fire department and the growth of the Township, it was necessary to increase the tax rate. He also commented that the tax increase for West Hempfield Township is half of what Manheim Township's increase is.

Frank Burkhart stated that all the chicken bar-b-q and other fund raisers the Fire Company has held to generate income is to be commended, but it cannot fund a fire company with the cost of equipment and cost of keeping the current facility functioning.

Kent Gardner stated that combining the Township's Administration department, Police Department and the Fire Company into one facility will be a great cost savings. He also noted that there will be a few properties going back on the tax rolls, and this will generate tax revenue. He also stated that West Hempfield Township has the lowest tax rate for a municipality which provides a full-time police department.

Chairman David Dumeyer stated that if we do not adopt the proposed real estate tax increase, we would then have to look at cutting programs and services.

**Motion:** Motion made by Kent Gardner, seconded by Frank Burkhart, to adopt Resolution 11-14 which amends the real estate tax rate for 2015. Motion: 4 yeas, 1 nay. Motion carried, 4-1 with Supervisor Martin voting against Resolution 11-14.

D. CONDITIONAL USE HEARING – ST. ANNE'S RETIREMENT COMMUNITY –  
3952 COLUMBIA AVENUE

Chairman David Dumeyer called the Conditional Use Hearing of St. Anne's Retirement Community located at 3952 Columbia Avenue to order at 7:15 p.m.

Ron Youtz, Township Manager informed the Board that a conditional use hearing was scheduled this evening for St. Anne's Retirement Community. A letter dated December 16, 2014 was received from their attorney Michael Grab of Nikolaus and Hohenadel, who

has requested a continuance. Mr. Youtz stated that their attorney has also provided a list of possible dates to be considered for holding a special meeting.

**Motion:** Motion made by Kent Gardner, seconded by Frank Burkhart, to acknowledge the receipt of the letter from St. Anne's attorney requesting a continuance of the Conditional Use Hearing for St. Anne's Retirement Community for Wednesday, January 21, 2015 beginning at 7:00 p.m., and that Thursday, January 29, 2015, beginning at 7:00 p.m., be an alternate date in case of inclement weather with the advertisement to reflect those dates. Motion carried, 5-0

E. T-MOBILE – SITE LEASE AGREEMENT – 786 PROSPECT ROAD

Ron Youtz, Township Manager informed the Board that he has received a proposed site lease agreement for T-Mobile to lease real property located at 786 Prospect Road, Columbia to erect a communication tower, this will provide a broader range for mobile phone use. He stated that the Township will receive a monthly fee of \$1,000.00 for allowing them to access township property.

**Motion:** Motion made by Kent Gardner, seconded by Frank Burkhart, to sign and enter into a site lease agreement with T-Mobile, with a fee of \$1,000.00 per month as stated in the agreement. Motion carried, 5-0.

V. ADJOURNMENT

Chairman David Dumeyer announced that since all the items on the agenda have been dispensed, he call the special meeting closed at 7:30 p.m.

Respectively submitted,

Ron L. Youtz  
Township Manager