

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING OF JULY 9, 2018**

Chairman Barry Hershey called the Regular Meeting of the West Lampeter Township Board of Supervisors to order at 7:02 p.m. with the Pledge to the Flag. Those in attendance were Supervisors Terry Kauffman, Robert Patterson, Randy Moyer and Geoffrey Beers. Township Manager Dee Dee McGuire, and Recording Secretary Susan Worby were also present. Department Heads present were Joellyn Warren, Community Development Director, James Kreider, Public Works Supervisor, and Brian Wiczkowski, Police Chief.

POLICE PRESENTATIONS

Chief Brian Wiczkowski made several presentations regarding the police department:

1. Lifesaving Commendation to Officers Matthew Neidinger and Evan Shubrooks on using CPR and AED to revive the life of township resident James Carpenter.
2. Retirement of Sgt. Billy Wilson in 35th year of duty with the department. Supervisors presented an engraved clock to Sgt. Wilson.
3. Promotion of Corporal Jeremy Schroeder to Sergeant.
4. Promotion of Officer Matthew Neidinger to Corporal.
5. Introduction of newly hired Officer Shawn Powell.

PUBLIC COMMENT

1. Ron Hassel, 15 Overhill Drive wanted to follow up on the open space area behind his home in the Summer Breeze development. He does not feel this is a "naturalized area," for wildflowers, but a park with benches and trail with a great need to clean up the area. Ms. Warren explained the Home Owners Association (HOA) is the authority responsible for the lot. The HOA is meeting tonight and hopefully they will talk to the developer. The township still holds a Letter of Credit that won't be released until the streets are fully dedicated and all conditions met. The lot on the plan is recorded as a "Wildflower Meadow" that eventually will not be cut, and any change to the lot would require a return to the Supervisors for a revised plan approval.
2. Sandra Lecalsey and Kara McNamee of 1610 Mentzer Road asked the Supervisors if there is something that can be done to control speeding down their road. There was an automobile accident on the road the previous night where the car flipped over and landed in their neighbor's yard. They asked if the "Local Only" signs could be replaced (now gone), or if a speed bump could be installed. They also mentioned a blind spot on the corner of Mentzer and Long Rifle Road and if the farmer could please cut it back. Supervisors replied the Township Manager will discuss the situation with the Public Works Supervisor about the signage, the blind spot and if anything else could be done to help slow drivers on the roadway.
3. Bob Doyle, 310 Broadmoor Drive said he appreciated what a good job the Supervisors are doing and how nice it is to live in West Lampeter.

MINUTES

Regular Meeting, June 11, 2018

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to approve the Minutes of the Regular Meeting of June 11, 2018 as presented. The motion was approved 4 in favor, 0 against, with 1 abstention (Kauffman, absent from the meeting).

SUBDIVISION AND LAND DEVELOPMENT MATTERS

1. Sketch Plan – Willow Valley South Campus Expansion

Craig Smith, RGS Associates and Bill Coke, CCS were present to discuss the sketch plan.

Mr. Smith stated they met with staff in May to start discussions on the expansion project, and also presented the sketch plan to the Park & Recreation Board at their June meeting. The expansion will include 92 cottages, duplexes, triplexes, apartment buildings and a memory support component. The five apartment buildings will house 24 apartments each, with 36 parking spaces built underground. Parking out front of the building is also planned. The memory support building will contain 70 units with 140 beds in a more home-like setting. An interior courtyard is planned there and the main building will have common space areas for dining, activities, etc. All street systems will remain privately owned by Willow Valley. Stormwater management with three detention basins on the east, west and north sides of the lot is planned, and rain gardens are planned throughout the community. It is expected to take about four to five years until full build out.

Supervisors asked about emergency services' access being discussed further as the Planning Commission had recommended. Sidewalks and crosswalks on Peach Bottom were mentioned. Ms. McGuire said a walking trail around the perimeter was suggested by the Park & Recreation Board. Concern for increased density and what the neighborhood behind the south campus would see after the site is developed was mentioned. Another concern of adjacent neighbors is the continuous sounds from the mechanicals of the larger buildings.

2. Request for Reduction in Letter of Credit – Peony Road Tract/Spring Meadow

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Moyer, to approve a reduction in the letter of credit for Peony Road Tract/Spring Meadow in the amount of \$58,493.00 leaving a balance of \$587,471.00. The motion was approved unanimously, 5 to 0.

3. Request for Waiver of 100' Setback Requirement for Septic Tank Placement

Applicant/Owners: Andrew and Dawn Patrick
Property: 11 Mark Avenue

Matt Weaver, Sunco LLC spoke on behalf of the Patricks. The property did not pass a real estate septic inspection in order to be sold, yet did not malfunction. There would be no way for a new septic system to be installed that meets the required 100' setback. The old drain field was 75' off the property line. The owners wish to install a new system with double septic tanks and bullrun valve at an 80' setback. There are no wells within 100' of the property.

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Moyer, to approve the waiver request to place a new septic system at 80', less than the required 100' setback. The motion was approved unanimously, 5 to 0.

4. Grant Application for Mentzer Road Project

Ms. Warren stated the Charity Quinn, Stormwater Coordinator is working through Lancaster County Conservation District (LCCD) for a grant to upgrade the culvert on Mentzer Road, which currently needs replaced. The total cost is estimated at \$117,210.00. West Lampeter would match materials at \$7,910.00 and labor for \$7,200.00. Total grant funding requested is \$102,100.00. Applications are due to LCCD by August 13, 2018.

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve filing the grant application for the Mentzer Road culvert project as presented. The motion was approved unanimously, 5 to 0.

MONTHLY REPORTS

1. Treasurer's Report

Supervisor Patterson reported that revenues for the end of the first quarter totaled \$3,667,265.00, an increase of \$43,617.00 from 2017. Total 2018 expenditures at the end of the first quarter 2018, excluding Capital Reserve Transfers, totaled \$2,350,618.00 which is a decrease of \$129,492.00 at the same period in 2017. Surplus totaled \$1,316,648.00, an increase of \$173,109.00 from 2017. A new list of bills paid was added to the monthly report.

Payment of Bills

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to accept the Treasurer's Report, and authorize the staff to satisfy the ordinary and routine obligations incurred by the township in order to take advantage of discount and allowances, and to avoid delinquent penalties and carrying charges. The motion was approved unanimously, 5 to 0.

2. Public Works Report

Mr, Kreider said the Mackin Avenue stormwater project was completed today. Next week the department will begin their blacktop projects, and line painting will start later this month.

3. Police Report

Chief Wiczkowski said interviews for School Resource Officer were held and Officer David Covey was selected for the position. He will begin training in August and begin duties at the school in January 2019.

4. Community Development Department Report

Ms. Warren stated a list of zoning violations was included with the monthly report. She also reported that Charity Quinn, Stormwater Coordinator, was to be commended on a recent DEP audit of the MS 4 program. The auditor remarked that West Lampeter Township was one of the best communities ever audited and will be used as an example to other municipalities. Moving forward, Ms. Warren said the auditor would like to see the township departments' staff to be more informed and participate more in the program.

Chairman Hershey asked Ms. Warren how long it takes to get a building permit. She responded it can take three to four days, or up to a couple of weeks depending on the permit being obtained. Procedures (digitally) are in place to keep any permit from lingering on a desk in the office.

5. Township Manager's Report

Proposed budget dates for the coming fall were approved as follows:

- October 10 – budget workshop -7:00 pm
- November 14 – budget workshop – 7:00 pm
- December 10 – budget open house – 6:00 pm

The Lancaster County Association of Township Supervisors' (LCATS) dinner meeting is set for July 31 at the Four Seasons Country Club.

The next Lancaster Intermunicipal Committee (LIMC) is Wednesday in Millersville Borough.

Ms. McGuire reported she has been contacted via website notification system about speeding on Conard Road and Windy Hill Road. She explained to the resident making the concern that Windy Hill Road is a state road, controlled by PennDOT, but the resident would like the township to ask PennDOT to consider reducing the speed from 35mph to 25mph. A speed of 25mph is also being sought for Conard Road (township). Ms. McGuire spoke with the township engineer who stated a change would be unlikely even with a traffic study, taking an average speed being the criteria for such a change. It was suggested to begin with setting up the speed trailer on Conard to gather data on speeds, then move to Windy Hill following.

A follow up on the intersection of Lampeter and Village roads was given. There are two grants that can be applied for to improve the signals; one complete grant (not available until next year), and a "Green Light Go" matching grant. Having radar on a signal could cost approximately \$30,000.00. When the permit was originally issued many years ago Lampeter Road was listed as the "side road" and Village as the "main street." Switching this was suggested by PennDOT and Lancaster City maintenance made the switch to see if this helps with the backups.

TOWNSHIP ADMINISTRATION MATTERS

1. Approve PennDOT Winter Services Agreement

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Moyer, to approve the Winter Services Agreement with PennDOT to plow Lime Valley Road when necessary for the 2018-2019 season as presented. The motion was approved unanimously, 5 to 0.

OTHER BUSINESS

None

With no further business to be conducted, the meeting was adjourned at 8:58 p.m.

Respectfully Submitted,
Robert E. Patterson, Township Secretary-Treasurer