

The Board of Supervisors met at the Township Office Building for their regular meeting on April 7, 2016, 7:30PM with Lowell Fry, Jere Swarr & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The Minutes of the March 17th Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

FINAL APPROVAL:

Mastersonville Volunteer Fire Company Final Land Development Plan #15-307

2166 Meadow View Road

Harbor Engineering, consultant

The property comprises 10 acres across the street from the existing Mastersonville Fire House. The Fire Company received Zoning Hearing Board approval to create a 10-acre lot for institutional use on July 1, 2008. The applicants propose to construct an approximately 13,000 square foot fire house, along with associated drives and parking areas. The building is proposed to be served by on-lot sewage and water. Stormwater is proposed to be managed using 2 infiltration basins and a 10,000 gallon underground cistern. The property is located in the Agricultural Zone.

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plans (§ 403.2.I, 403.4.J).*
2. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
3. *All certificates need to be completed prior to recording the plan (§ 405.3).*
4. *The unit costs for the Infiltration Basin and the Bulk Excavation appear low. Additional supporting documentation for the unit prices needs to be provided or the cost estimate needs to be revised. Financial security and financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*

TRAFFIC

1. *The Fire Station warning signs need to be provided in the northbound and southbound approaches to the fire company.*

STORM WATER MANAGEMENT

1. *An ownership and maintenance program, in recordable form acceptable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided (§ 601).*
2. *Although the proposed cistern has not been factored into the volume control calculations, additional information/details on the cistern need to be provided on the plan. This information is to be provided once a manufacturer has been selected.*

Mr. Swarr made a motion to approve Mastersonville Volunteer Fire Company Final Land Development Plan #15-307 with the conditions as stated; second by Mr. Martin. All voted in favor.

Mr. Martin made a motion to approve the David King Stormwater Management Agreement; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to approve the Zoning Officer's March 2016 Report; second by Mr. Swarr. All voted in favor.

There was some discussion on the request for the release of the financial security for Villas 5B North in the amount of \$25,340.00. There are some grading adjustments that are needed behind lots 58-67. The developers have said this will be corrected when weather permits. Mr. Martin feels that the grading work

that needs to be completed is more than just adjustments. He feels that the developer will follow through and fix the problems but does not feel the financial security should be released until the grading meets the as built plan or an approved alternative. **Mr. Martin made a motion to deny the request for the release of financial security for Villas 5B North in the amount of \$25,340.00; second by Mr. Swarr. All voted in favor.**

OLD BUSINESS

Dog Park and Hoop Coop - Bids were received for Contract 1 the Hoop Coop Pavilion, Contract 2 the Dog Park site work and landscaping and Contract 3 the concrete work around the basket ball court and pavilion. The document submitted by Woodhouse Timber Frames in the amount of \$31,749.00 was a proposal instead of a bid and therefore was disqualified. **Mr. Martin made a motion to award the bid for Contract 1 to Sylvan Stoltzfus Builders in the amount of \$67,500.00, Contract 2 to Doug Lamb Construction, Inc. in the amount of \$52,920.00 and Contract 3 to Sauder Brothers Concrete in the amount of \$59,610.29; second by Mr. Swarr. All voted in favor.**

Township Facility Improvements - Township Manager Sara Gibson distributed estimates from Kimmel Bogrette Architects to compare costs to renovate the existing municipal building with an addition and costs to build a completely new municipal building. Mr. Swarr reported that he had talked to various individuals who have some knowledge of construction of commercial buildings. He found that most of those individuals recommended building a new building rather than renovating the existing office space. They feel that besides having a new building, it makes expansion in the future easier, more bidders get involved and with renovating an existing building you do not know what type of problems may come up. Mr. Martin asked if the estimate for renovations include new windows and when Mrs. Gibson said it did, he said he is in favor of renovating rather than building all new. Mr. Fry said when looking at the proposal only approximately 40% of the project is renovation while the remainder is an addition making the risk of renovating minimal in his opinion. **Mr. Martin made a motion to proceed with negotiating a contract with Kimmel Bogrette for the renovation and addition to the existing office building; second by Mr. Fry. Mr. Fry and Mr. Martin voted in favor and Mr. Swarr was opposed.**

NEW BUSINESS

The Tax Collector's March 2016 Report was distributed and reviewed.

Mr. Fry reviewed the Auditor's Report from Sager Swisher. He said the most important part of the audit was the fact that there were no findings and the books were clean. There was a comment that dealt with the turnover of bookkeeping personnel. All funds balanced. **Mr. Fry made a motion to accept the Auditor's Report; second by Mr. Swarr. All voted in favor.**

First Quarter Financial Report - Mrs. Gibson reviewed the first quarter financial report. The Cable Franchise Fees and the Stormwater Permit Fees have come in higher than anticipated. The \$30,000 income from the turnover to the township of the Route 230/Elmcrest Boulevard Traffic Signal was not budgeted for. There were 300 residential yard waste key fobs sold and \$1,000.00 income from commercial businesses using the facility. A refund from the workman's compensation insurance audit of \$4,500.00 was received and more may come. Engineer expenses are running a little high. The snow removal expenses are high due to the storms. Attorney fees have been incurred under the trash line items due to the handling of the delinquent trash accounts. Mrs. Gibson said the State Fund income has been running higher than budgeted.

Mr. Swarr made a motion to hire Charlotte Fittery as a Public Works Laborer at the rate of \$11.96/hour; second by Mr. Martin. All voted in favor.

CORRESPONDENCE

Lancaster County Planning Commission – comments on Skyview Tractors

Lancaster County Planning Commission – recommends approval of Manheim Borough SLDO

Lancaster County Planning Commission – recommends approval of Mount Joy Borough ZO update

Lancaster County Planning Commission – Wilmer and Frieda Nolt plan to be considered 4/11

Northwest Emergency Medical Services – February report

Lancaster Chamber of Commerce – annual report

Penn State Extension – mosquito trap information

Williams – Notice of Schedule for Environmental Review Atlantic Sunrise Expansion project

Mount Joy Area Historical Society – thank you for donation

APPROVAL OF THE DISBURSEMENT LIST - Mr. Martin made a motion to approve the disbursement list and pay the bills; second by Mr. Swarr. All voted in favor.

Mrs. Gibson reported on the wagon ride tour of the White Oak Dam that she took with the Chiques Creek Watershed Alliance. There is 14' of sediment in the dam. DEP is conducting a Flood Resiliency Study that could benefit Manheim with their flooding problems.

There being no further public comments or public business, the meeting adjourned at 8:48PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary