

EAST HANOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
January 17, 2023

CALL TO ORDER

Chairman Leese called the Tuesday, January 17, 2023 Regular Meeting of the Board of Supervisors to order at 7:12 p.m. in the meeting room of the Township, 8848 Jonestown Road, Grantville, PA followed by the Pledge of Allegiance. An Executive Session was held tonight beginning at 6 p.m. to discuss potential litigation and for information purposes.

Chairman Leese stated that the meetings are audio taped. The tapes are strictly for the use of the Recording Secretary for clarification during preparation of the minutes. The Public Guidelines of Decorum require all individuals wishing to make public comments to do so at the microphone and state their name and address.

IN ATTENDANCE:

SUPERVISORS:

Chad Leese, Chairman
Rebecca Oller, Vice-Chair
Tina Hastie
Mike Yingling

ALSO PRESENT:

Nicholas Yingst, Township Manager
Lee Stinnett, Township Solicitor-Salzmann Hughes
Becky Richards, Park & Rec Director
Stephanie Harmon, MS4 and Planning Coordinator
Sharon Umberger, Recording Secretary
Bryan Ziegler, Public Works Director
Aaron Moyer, Township Engineer-HRG

APPROVAL OF MEETING MINUTES FOR JANUARY 3, 2023:

Mrs. Hastie made a motion to approve the Board of Supervisors reorganization and regular meeting minutes from January 3, 2023. Mrs. Oller seconded. Motion carried 3-0-1. Mr. Yingling abstained since he did not attend the meeting.

TREASURER'S REPORT:

11/30/22 Balance	\$8,282,330.88		
	Dec Revenue	Dec Expenses	Net Increase/(Decrease)
General Fund	\$ 235,207.71	\$ 300,942.26	\$ (65,734.55)
Fire Fund	\$ 213.28	\$ 16,125.00	\$ (15,911.72)
Street Light Fund	\$ 7.37	\$ 619.24	\$ (611.87)
Liquid Fuels Fund	\$ 1,935.31	\$ 6,309.59	\$ (4,374.28)
Total	\$ 237,363.67	\$ 323,996.09	\$ (86,632.42)
Liability		Increase/(Decrease)	\$ (22,453.09)
12/31/22 Balance			\$ 8,173,245.37

	Invoices due and paid 01/04/23-01/10/23	01/12/23 Invoices for Consideration on 01/17/23	Checks Written against Balance Sheet Accounts or Transfers 01/04/23-01/17/23
General Fund	\$ 0	\$ 123,366.15	\$ 29,272.76
Fire Fund	\$ 0	\$ 1,110.00	\$ 0
Street Light Fund	\$ 0	\$ 624.96	\$ 0
Liquid Fuels Fund	\$ 0	\$ 0	\$ 0
Total	\$ 0	\$ 125,101.11	\$ 29,272.76
Total Checks Written	01/04/23-01/17/23		\$ 154,373.87

Mr. Yingling made a **motion to approve the payment of the bills as presented through January 17, 2023.** Mrs. Oller seconded. **Motion carried 4-0.**

Mr. Yingling made a **motion to approve the transfer of \$200,000 from the PLGIT Liquid Fuels account into the JBT Liquid Fuels checking account.** Mrs. Hastie seconded. **Motion carried 4-0.**

CORRESPONDENCE: Available for review on the table at the entrance of the meeting room. The Dauphin County Office of Tax Claim Bureau is offering a 30-day interest-free grace period to encourage payment of 2022 real property taxes.

REPORTS:

Public Works Report: Bryan Ziegler provided a written report. The 2023 paving bids will be opened at the CAPCOG office on January 18th. The Township public well installation is to be started Feb 7th, weather permitting. Since his last communication with the vendor, the new sweeper truck is to arrive about March 1st. Mr. Ziegler is working with Mrs. Richards to coordinate the dismantling of the current playground equipment. Three sections of the playground equipment are listed on Municibid, bidding ends January 26th. Chairman Leese asked if there is a mild winter, does the Township have a contract requiring the purchase of a set amount road salt. Mr. Ziegler explained there is no minimum purchase required because road salt was bid through CAPCOG.

MS4 and Planning Report: Stephanie Harmon provided a written report. The month's activity included a lot of discussions about Impervious Areas (IA). How to handle appeals and credits? How to track IA since flyover for HRG? Met with Zoning Officer and Mr. Yingst to discuss obtaining IA on Zoning and Building Permit Applications with a certification process that indicates that project is complete. Mrs. Harmon updated the driveway permit and zoning application to clearly capture IA. Six applications for stormwater fee appeals/credits were received this month.

Parks and Recreation Report: Becky Richards provided a written report. Started planning process for the 2023 Summer Rec Program-setting dates and staffing. Spring 2023 Newsletter deadline is January 23rd, number of pages increased to 16. Township LED sign is out due to control box issue. Upcoming events include January 21st- Jigsaw Puzzle Competition; February 4th- Indoor Yard Sale; and February 10th-Family Valentine's Night. Amphitheater update-Public Works completed site preparation for the amphitheater and concrete pad and created level plateaus for seating. Community Park update-new playground equipment ordered; playground construction project bidding should take place in March; and existing playground equipment is listed on Municibid.

Manager's Report: Nick Yingst provided a written report. Reviewed, recommended edits, and executed the necessary agreements with Dallas Data Systems and Xpress Bill Pay for stormwater fee billing, lockbox, and online payment services. Met with the new Zoning Hearing Board member to review procedures, responsibilities, and expectations for the position. Participated with the Public Works Director in the small bridge inspection report meeting. Completed and submitted the

Green Light Go grant application scoping form to PennDOT prior to the December 23, 2022 deadline. Began the process of reviewing the formal Green Light Go application. Boyer & Ritter will begin the 2022 financial audit for the Township and Municipal Authority the week of January 23rd. In May, Representative Tom Mehaffie will offer a free shredding event held on the Township parking lot.

Solicitor's Report: Solicitor Lee Stinnett had no stand-alone report.

Municipal Engineer's Report: Aaron Moyer provided a written report. Attended two meetings, five plan reviews and inspections. Municipal Projects Status: **MS4**-Pre-application meeting with PADEP on January 23rd to determine wetland mitigation requirements; **Stormwater Fee Implementation**-Billing database sent to Dallas Data for implementation; **Green Light Go**-later in meeting; **East Hanover Elementary Flashing Lights**-Permit drawings submitted and waiting for the permit; **Playground Rehabilitation and Reconstruction**-equipment contract signed; **Public Well Design/Permit**-starting next month; **Township-Wide Truck Study**-Aaron is trying to narrow down number of roads studied with help from Supervisors in order to provide a final proposal next month; **Jonestown Road Truck Restriction**-need more information from EHT Lebanon County to determine next steps; **Grantville Infrastructure Project**-submitted; **Zoning Ordinance and Subdivision Land Development Ordinance Updates**-later on the agenda.

Emergency Management Report: Ron Johnson provided a written report. There was a structure fire in the Township this month. Worked with Township staff, fire chief and HRG on notification process for spill clean-ups. Updated the Emergency Management article for the 2023 Township Directory. Working on article for the Township Spring Newsletter. At the second BOS meeting in February, he will present a resolution to renew Township acceptance of the Dauphin County Emergency Operations Plan.

Grantville Volunteer Fire Company Report: Grant Garland will provide minutes to BOS as soon as they are approved at the GVFC meeting the third week in January. There will be a spaghetti dinner on March 10th.

Codes and Zoning Report: Light-Heigel provided written reports for UCC, Zoning and Property Maintenance.

Sewage Enforcement Officer's Report: Brian McFeaters provided a written report but was not present.

UNFINISHED BUSINESS:

Manada Basin special study-No discussion or action.

Turf Management Proposal-

Mrs. Richards presented a chart with all the vendors she contacted for pricing and the quotes that were provided for the 2023 turfgrass maintenance broken down by Youth Sports Complex, Elementary Ballfields and Park Areas.

After some discussion, Mrs. Oller made a **motion to contract with Bailey Landscape & Maintenance Inc. for the 2023 turfgrass maintenance for the annual cost of \$12,526**. Mrs. Hastie seconded. **Motion carried 3-1**. Mr. Yingling voted No, wanting to contract with a company that can provide environmentally friendly treatments.

Mrs. Oller made a **motion that Penn State Extension soil testing kits be purchased (not more than six) to determine optimum fertilizer requirements and provide results to Bailey Landscape & Maintenance Inc.** Mrs. Hastie seconded. **Motion carried 4-0**.

Township flag-The BOS previously approved the cost of purchasing two flags from Tyndale Flag Company. Mrs. Oller shared proof from the vendor. There was no feedback or recommended changes, therefore will move ahead with the order of two Township flags.

Tru of Grantville simple subdivision plan review extension

Lauren Kelley, the engineer for simple subdivision plan for Tru of Grantville, provided a letter on behalf of the applicant agreeing to a time extension valid through April 18, 2023.

Mr. Yingling made a **motion to accept the Tru of Grantville simple subdivision time review extension up to and including Tuesday, April 18, 2023.** Mrs. Hastie seconded. **Motion carried 4-0.**

NEW BUSINESS:

Rech (153 Pine Road) land development plan

Joe Burget Jr. of Burget & Associates, Inc., and Douglas Berry of SRE Renewables represented the Solar Renewable Energy Land Development Plan: The plan proposes to develop an existing lot of approximately 6.5 acres at 153 Pine Road, Palmyra by placing 3,000+ solar panels on it. The parcel is in the Rural Agricultural (RA) zoning district. Mr. Berry shared the history of his company and projects that have been completed. Mrs. Hastie asked about the decommissioning process at the end of 30-40 years and whether this should be identified in a written operating agreement with the Township. Mrs. Oller wanted more information on the type of screening that will be used on the project given close proximity to single family residences and whether adjacent property owners will be contacted. She also noted there were development restrictions per an earlier subdivision plan for this property that needed addressed and wanted clarification on the mowing schedule for the grass. Mr. Yingling asked about the monitoring and communication systems. Chairman Leese felt there should be a financial security recommendation for the project.

Public Comment:

Richard Shirk-125 Shirk Lane-Expressed that being reliant on solar and wind was a problem in Texas.

Richard Elliott-261 Pine Road-Concerned and interested in finding out more about fencing and screening, agricultural improvements, and property value impact. When asked about his preference of type of fencing, he thought best option would be the cattle-like fence.

Sarah Barnabas-283 Pine Road-Project would literally be in her backyard and not happy about the solar project in such a beautiful setting and neighborhood.

Jeff Gillette-301 Pine Road-Concerned about health risks and whether there are any independent health studies. If categorized as an impervious area for MS4 and stormwater fees. Environmental impact on the local stream.

The BOS had three choices regarding the Solar Renewable Energy Land Development Plan: approve, deny or request a plan review extension from the applicant. Mr. Berry agreed to a sixty-day plan review extension until April 21, 2023 and would provide a letter of affirmation to the BOS.

Mr. Yingling made a **motion to accept the sixty-day plan review extension until April 21, 2023 granted by the applicant.** Mrs. Hastie seconded. **Motion carried 4-0.**

Proposed Township building rental policy and revised building rental agreement and rules and regulations

Mr. Yingst provided two draft documents to the BOS, a Township Building Rental Policy and Building Rental Agreement and Rules and Regulations. The documents were reviewed and edited by Mr. Yingst, Mrs. Oller and Mrs. Huyck.

Mrs. Oller made a **motion to adopt the proposed Township building rental policy and the revised building rental agreement and rules and regulations document.** Mrs. Hastie seconded. **Motion carried 4-0.**

Proposed resolution setting fees for use of Township building, pavilions, and fields

BOS discussed building usage and putting caps on the rental time duration. Park and Rec had provided input on changes to the pavilion rentals and sports fields fees. Tournament rentals are treated as a new item with new rates.

Mrs. Oller made a **motion to set the Township Rental Fees Schedule for the Township building, Community Park and Youth Sports Complex pavilions and sports fields per Resolution 2023-06 with a 5-hour time limit added for community group building rentals.** Mrs. Hastie seconded. **Motion carried 4-0.**

Establishing Stormwater Fund, authorizing transfer to its accounts, and authorizing related document

Mr. Yingst shared that the 2023 budget included a \$1,000,000 transfer from the General Fund to the Stormwater Fund with a return payment over ten years.

Mrs. Hastie made a **motion to establish stormwater fund accounts with Jonestown Bank & Trust (JBT) and PLGIT.** Mrs. Oller seconded. **Motion carried 4-0.**

Mrs. Hastie made a **motion to approve the transfer of \$100,000 to the JBT Stormwater Fund operating account and \$900,000 to the Stormwater Fund PLGIT account from Township General Fund PLGIT account.** Mrs. Oller seconded. **Motion carried 4-0.**

Mrs. Hastie made a **motion to authorize the Township Solicitor to draft a document clarifying that the funds transferred from the General Fund to the Stormwater Fund are to be paid back in equal increments over the next ten years beginning 2023.** Mr. Yingling seconded. **Motion carried 4-0.**

Recommendation to transfer \$308,890.76 in payroll expenses from ARPA account to General Fund account.

Mrs. Hastie made a **motion to approve the transfer of \$308,890.76 for the remaining 2022 payroll expense from the JBT ARPA account to the JBT General Fund account.** Mr. Yingling seconded. **Motion carried 4-0.**

Zoning/Subdivision and Land Development Ordinances update project

The zoning ordinance and SALDO revision project was discussed and there was the suggestion that a group of five people plus Township staff should meet monthly to work through issues and ultimately make a recommendation to the BOS. There would be a public comment period prior to any changes to the ordinances. Suggestion from the BOS to have a mix of Supervisors, Planning Commission members, ZHB members and MA members. Mr. Yingst to check with the boards and committees to identify which members may be interested in serving on the committee.

Certification of qualifying fire company volunteers to receive earned income tax credit

Mr. Yingling made a **motion to approve up to \$600 EIT credit for each of the twelve GVFC qualifying volunteers requesting this credit.** Mrs. Hastie seconded. **Motion carried 4-0.**

Green Light Go project update and funding commitment letter

Mr. Moyer recapped the history of the Green Light Go grant project process that started back in 2019 up to today's Green Light Go #2 grant project. This project concept is for the radio interconnection of 4 traffic signals along Bow Creek Road and the redesign/upgrade of 22/743 signalized intersection. The initial project cost was to be approximately \$60,000 to the Township and PennDOT to pay \$240,000. The scope creep for the revised project increased to a total cost of \$519,865. If Green Light Go #2 grant was awarded to the Township, the Township share will increase from \$60,000 to \$103,973. The PennDOT portion would then increase from \$240,000 to approximately \$415,000.

Chairman Leese made a **motion to authorize Township staff to write the funding commitment letter level for the Township for Green Light Go #2 grant and authorize the submission of the grant application by January 31, 2023.** Mrs. Oller seconded. **Motion carried 4-0.**

Authorization for new Public Works truck cost increase

Mr. Ziegler was informed that there is now a manufacturer surcharge being passed along for the new Freightliner truck, bringing the total cost of the truck to \$191,150. The original surcharge requested was \$7,100 and negotiated down to \$4,260. The contract does allow for this manufacturer's surcharge.

Mr. Yingling made a **motion authorizing the additional negotiated cost of \$4,260 for the new Freightliner truck for Public Works**. Mrs. Oller seconded. **Motion carried 4-0.**

BUSINESS FROM THE PUBLIC:

Keith Espenshade-8952 Jonestown Road-Question regarding the truck restriction road study whether restriction will be based on weight. Mr. Moyer said the road study will be based on weight and geometry. Mr. Espenshade is concerned about the truck traffic on Jonestown Road.

BUSINESS FROM THE SUPERVISORS:

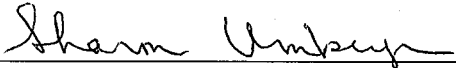
Mrs. Hastie-1) Understands the pain of a solar farm in your backyard. 2) Dave Weisnicht first shared juvenile program that started at the Gap. The Capital Area Intermediate Unit provides the teachers for the program. The last session had 48 participants, but the goal was to have 100 students. Mrs. Hastie brought a flyer about the 20-week program and shared some teacher position openings available.

Mrs. Oller-Township building has no address anywhere on the exterior so residents trying to pay taxes sometimes end up at the adjacent property- the Sharrow house. Staff looking into options and solutions to address this issue.

Mr. Yingling-1) Inquired about testing of the public well-monthly and annually. 2) As a board, want support in staff contacting contractor for HVAC solution for the conference room. 3) Encouraged Township staff to attend East Shore Business Association (ESBA) meetings. Usually attended by Mr. Yingst but when unavailable suggest sending other staff members in order to share information with SHT, WHT and other area municipalities.

ADJOURNMENT:

Mr. Yingling made a **motion to adjourn**. The meeting adjourned at 10:10 p.m.



Sharon Umberger, Recording Secretary