

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
MEETING OF APRIL 10, 2023**

Supervisor Barry Hershey called the Regular Meeting of the West Lampeter Township Board of Supervisors to order at 7:00 p.m. with the Pledge to the Flag. Those in attendance were Supervisors Randy Moyer, Geoffrey Beers, J. Richard Breneman, and Randall Andrews. Township Manager Dee Dee McGuire, Chief of Police Brian Wiczkowski, Public Works Supervisor Sean Alexander, Township Engineer Charles Haley ELA Group, Inc., Planning/Zoning Officers Michele Neckermann and Kim Yepremian, Finance Director Vicki Harnish, and Recording Secretary Nancy Mellinger were also present.

2022 ANNUAL AUDIT REPORT-Sara H. Breneman, CPA, Maher Duessel

Ms. Breneman reviewed the responsibilities of an auditing firm. She stated that the Township received an unmodified opinion on the modified cash basis, which is the best you can receive. Operating on a modified cash basis, the amount of assets and deferred outflows totaled \$23.7 million, a \$1 million increase from 2021. Liabilities and deferred inflows totaled \$1.8 million, a decrease of \$500,000 from 2021. Revenues totaled \$9.6 million, a \$600,000 increase from 2021. Expenses totaled \$8.1 million, a \$400,000 increase from 2021. There was a positive change in net position for 2022 of \$1.45 million.

General Fund (GF) unassigned fund balance at the end of 2022 was \$5,329,539.

Standard footnotes are included in the report. She reviewed best business practices.

Ms. Breneman thanked Ms. McGuire, Ms. Harnish and township staff for their cooperation throughout the audit process. Supervisor Beers remarked it was a pleasure working with Maher Duessel.

PUBLIC COMMENT

None.

MINUTES

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve the Minutes of the Regular Meeting of March 13, 2023 and the Work Session of April 5, 2023 as presented. The motion was approved, 5 in favor to 0 against.

SUBDIVISION AND LAND DEVELOPMENT MATTERS

1. Final Plan & Planning Module for Tommy's Car Wash & Mavis Discount Tires

Aaron Bricker, RGS Associates Project Manager represented Willow Valley, Tommy's Car Wash and Mavis Discount Tires. He reviewed the status of review letters and agreements. The porous concrete sidewalk was discussed. Emergency Services have reviewed the plan.

Supervisor Beers made a **MOTION**, seconded by Supervisor Breneman, to approve the final plan for Tommy's and Mavis prepared by RGS dated January 26, 2023 sheets 1-55, conditioned on Township Engineer Review Letter dated March 29, 2023 and Solicitor review and approval of all agreements required. The motion was approved, 4 to 0, with 1 abstention (Moyer, professional conflict).

Supervisor Beers made a **MOTION**, seconded by Supervisor Breneman, to adopt Resolution 10-2023 amending the Township Act 537 for Tommy's and Mavis sewage requirements. The motion was approved, 4 to 0, with 1 abstention (Moyer, professional conflict).

2. Final Plan/Storm Water Approval-DWD 1906 Bridge Road

Molly Hughes, Professional Design Engineer, Red Barn Consulting represented DWD Landscaping. A waiver from Land Development was requested to allow a pole barn to be built as storage for the business.

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to grant a waiver of Land Development SADLO Section 240-15 & 16 conditioned on the following: applicant

addressing all Township concerns of Roadway/Access, recording Storm Water Management Plans, and providing the Township with approved Conservation Plan and documentation of the implementation. The motion was approved unanimously, 5 to 0.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Andrews, to approve the Storm Water Plan for Dustin Martin Landscape Business conditioned upon the comments of the ELA letter dated March 23, 2023, the Township Engineer's review letter dated March 29, 2023 and Solicitor review and approval of all agreements required.

3. Preliminary Plan-Parkside at Lampeter

Bill Swiernik, David Miller Associates, represented Dan Metzler and Rob Hess regarding the Preliminary Plan of Parkside at Lampeter. The plan includes a cul-de-sac which allows emergency only access as permitted by DCNR from the park. The plan now allows for a 34-foot-wide roadway instead of a 32-foot-wide road; therefore, one waiver was withdrawn. Waivers being requested are maximum cul-de-sac length SALDO Section 240-24.N, Horizontal Street Alignment SALDO Section 240-24.1.3, Improvements of Existing Street SALDO Section 240-24.C.(1), Assumed Impervious Coverage SWMO Section 230-35.J conditioned on the Township Engineers Letter dated March 29, 2023.

The plan consists of three phases of construction. The lots will be fee simple. Included on the deed, will be the allowable impervious coverage.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to grant the modification requests listed in the ELA letter dated March 29, 2023 excluding the first request which was withdrawn, conditioned upon meeting the requirements listed in the letter. The motion was approved unanimously, 5 to 0.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to approve the Preliminary Plan for Parkside prepared by DMA dated May 6, 2022 sheets 1-56: 1-1 Sign exhibit; 1-4 Drainage; and 1-9 Truck Exhibits conditioned on the Township Engineers Review Letter dated March 29, 2023. The motion was approved unanimously, 5 to 0.

4. Agreement-Signature Stone

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to move that the appropriate officials are authorized to execute the agreements for Signature Stone and accept the deeds as presented. The motion was approved unanimously, 5 to 0.

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve and acknowledge receipt of the improvement guarantee in the amount of \$140,707.00. The motion was approved unanimously, 5 to 0.

5. Agreement-ADU 1404 Houser Road

Supervisor Moyer made a **MOTION**, seconded by Supervisor Andrews, to move to authorize the Chairman to execute the Accessory Dwelling Unit Agreement for 1404 Houser Road. The motion was approved unanimously, 5 to 0.

6. Sketch Plan-Solar Farm-Lot 18 Eshelman Mill Road

Tim Mills, Senior Project Developer, New Leaf Energy, Sean Brandt, Senior Engineer, and Gerald Garber presented information on the Sketch Plan. Mr. Garber is exploring options which would allow the land be passed onto his children. Community solar utilizes local subscribers and gives a discount on electric generation. The solar panels would be tracker style which move with the sun. A Decommission Bond would be in place for the project. Daniel Dotterer, Dotterer Farms, described Solar Grazing and the benefits of an Agrivoltaic Solar. Supervisor Beers asked what the soil type was at the site. Applicant's response was: they didn't know.

7. Letter of Credit Release-Lloyd King 501 Strasburg Pike

Supervisor Moyer made a **MOTION**, seconded by Supervisor Breneman, to authorize West Lampeter Staff to terminate the Letter of Credit in the amount of \$5,500.00 for Lloyd and Eli King. The motion was approved unanimously, 5 to 0.

MONTHLY REPORTS

1. Community Development Department Report

Ms. Neckermann reported that permitting, time, and technology issues lead to the change in on-lot Sewer Enforcement Officers. Regarding public sewer, a quarterly summary report on number of EDUs available will be included in the Board packet. The Board will be informed when the number of available EDUs gets to 500.

2. Treasurer's Report

Revenues

Revenue for the period ending March 31, 2023 totaled \$1,258,912, increasing \$13,376 from 2022.

Expenditures

Expenditures for the period ending March 31, 2023, totaled \$1,385,223 a decrease of \$41,285 from 2022.

Deficit

The deficit at the end of March 31, 2023, totaled \$126,311, a decrease of \$54,661 from 2022.

Paying the Bills

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, 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.

3. Public Works Report

Mr. Alexander remarked the spring weather has allowed the department to mulch and perform spring maintenance early. The Long Rifle Road culvert is set in place and ready for backfill. The first five feet of digging were easy but the next seven feet were solid rock. New Enterprise has started on Gypsy Hill Road and Long Rifle Road intersection. ELA and LTAP will conduct a traffic study on Morningside Drive on April 26, 2023.

4. Police Report

Chief Wiczkowski reported Officer Guadalupe stopped a vehicle on Millport Road. Fifty-three targeted traffic enforcement details have been conducted thus far this year; nine of which were for speeding. The department continues the search for a new officer.

5. Township Manager's Report

Ms. McGuire reported a citizen has requested a left turn arrow at Penn Grant Road driving west onto Beaver Valley Pike. Since they roads are PennDOT roads, a traffic study would be necessary. Signage on Morningside Drive cannot be placed until a traffic study is completed. Strasburg Borough has requested the assistance of the Fire Police for the Memorial Day parade. Approval was granted.

TOWNSHIP ADMINISTRATION MATTERS

1. Award 2023 Paving and Aggregate Contracts

Supervisor Beers, made a **MOTION**, seconded by Supervisor Moyer, to award the 2023 Aggregate contract to Pennsy Supply, Inc. for the amount of \$57,463.20 and the 2023 Paving Contract to H&K Group for the amount of \$385,678.00. The motion was approved unanimously, 5 to 0.

2. Resolution 11-2023 Appointment of Sewage Enforcement Office and Alternate Sewage Enforcement Officer

Supervisor Moyer, made a **MOTION**, seconded by Supervisor Andrews, to adopt Resolution 11-2023, appointing Mark Deimler as Sewage Enforcement Officer and ARRO Consulting, Inc. as Alternate Sewage Enforcement Officer. The motion was approved unanimously, 5 to 0.

OTHER BUSINESS

None.

EXECUTIVE SESSION

Chairman Hershey announced the Supervisors would enter into Executive Session to discuss personnel matters. He said no vote will be taken when the meeting reconvenes. Executive Session began at 8:05 p.m.

ADJOURNMENT

The meeting reconvened and with no other business to be conducted, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,
Denielle L. McGuire, Assistant Township Secretary-Treasurer