

West Earl Township Board of Supervisors, 157 West Metzler Road, Brownstown, PA 17508

In Attendance:

Chairman:	Dale Wissler	Member:	Harold Keppley, Jr.
Member:	Richard Stover	Township Manager:	Candie Johnson
Member:	Russell Ressler, Jr.		

Vice Chairman John Ford was absent.

Call to Order

Chairman Wissler called the October 13, 2014 regular meeting to order at 7:03 p.m.

Public Comment/Guests

- **Barry Miller, Meadow Valley Electric** – Mr. Miller was at the meeting to discuss the PPL lighting program. Mr. Miller presented two lighting plans; one for the inside of the Municipal building and one for the lighting outside. He said the Township could see approximately \$5,000 worth of savings the first year. The PPL rebate program would cover the total cost for the inside lighting and 2/3 of the cost for the outside lighting. Member Keppley asked about LED lighting and said it would be worth looking into that for the Township building. Mr. Miller will put together a proposal for installing LED lights inside the Township building.
- **Robert Sims, 120 Rosehill Road** – Mr. Sims is following up on the changes to the Burning Ordinance. Chairman Wissler said that the Board has not had a chance to review the proposed changes since the meeting to discuss the Ordinance just occurred several days ago. Chief Brandt said that he will be discussing the proposed changes during his report.
- **Melody Lucchese, 64 Rosewood Drive** – Leola Pool Committee member – Mrs. Lucchese provided an outline of the expenses for the Leola Pool along with a list of planned repairs and improvements. 18.5% of the memberships belong to residents of West Earl Township. The Leola Pool is requesting that West Earl Township contribute 18.5% of the repairs/improvements costs which would be \$28,000. Member Keppley said that he wants to see the pool remain open but is not willing to contribute money without having some sort of action plan in place. Ms. Johnson pointed out that this \$28,000 contribution would not go towards the pool's debt service, only for the repairs/improvements, and voiced concern about contributing money for repairs when no one is even sure that the pool will work.

Old Business

- **Chuck Strodoski, YSM** – Eagleview Estates park project sliding board. Mr. Strodoski spoke to the Eagleview Estates Homeowners' Association and the Township's Park & Recreation Board and they've both approved the installation of the straight sliding board instead of the corkscrew. Mr. Strodoski said that YSM is absorbing the cost for the change. Moved by Member Keppley, second by Member Stover to replace the corkscrew sliding board with a straight sliding board for the Eagle Estates park project. Motion approved unanimously. Mr. Strodoski has requested a 30-day extension in which to complete the construction. Moved by Member Ressler, second by Member Stover to grant a 30-day extension for the Eagleview Estates park project. Ressler-yes, Stover-yes, Wissler-yes, Keppley-no. Motion passed with a 3 to 1 vote.

Police Chief's Report

- **Purchases** – Chief Brandt would like to purchase the new vehicle for the Police Department that was budgeted. The cost of the vehicle came in under budget at \$30,400. Moved by Member Keppley, second by Chairman Wissler to approve the purchase of a 2015 Police sedan for \$30,400. Motion approved unanimously. Also in the Police budget was money to purchase a new laptop and software which also came in under budget at \$10,100. Moved by Member Keppley, second by Member Stover to approve the purchase of a new laptop and software for the Police Department at \$10,100. Motion approved unanimously.
- **Burning Ordinance** – Chief Brandt met with Vice Chairman Ford and Member Ressler to discuss possible changes to the Township's Burning Ordinance. The Chief distributed copies of the proposed changes for the Board's review. The proposed changes would include - adding the definition of a recreational fire, a cooking fire that is being used for its intended purpose and the distance from which open burning can take place from a building. The Board will take the time to look over the proposal thoroughly.

Approval of Minutes

Moved by Member Stover, second by Member Ressler to approve the September 8th, 2014 regular meeting minutes as presented. Motion approved unanimously.

Old Business - continue

- **Trash Bid awards** – The bid opening took place on Monday, September 29, 2014 at 10:00 a.m. and included the Base bid, Alternate A, Alternate B and Alternate C. The apparent low bidder is Eagle Disposal, Alternate B at \$178.20. Moved by Member Keppley, second by Member Stover to award the trash collection contract, Alternate B at \$178.20 to Eagle Disposal. Motion approved unanimously.
- **E. Main Street Project Phase II bids** – The bid opening for the E. Main Street Project Phase II was Monday, October 6, 2014. The apparent low bidder for the stormwater contract #1 at \$220,412 and the water line improvement contract #2 at \$104,905 was Wexcon Inc. Rettew has recommended that the Township award both contracts to Wexcon Inc. Ms. Johnson noted that the entire cost of the stormwater improvements will be paid for by the CDBG funds that the Township received. Moved by Member Keppley, second by Member Ressler to award Contract #1 to Wexcon Inc. for \$220,905. Motion approved unanimously. Moved by Member Keppley, second by Member Ressler to award Contract #2 to Wexcon Inc. for \$104,905. Motion approved unanimously.

New Business

- **Creek Hill agreements & financial Security** – Gerry Horst introduced himself to the Board and said that he has taken over for Ken Carper in Summit Land Holdings – the Developer for the Creek Hill Development project. Mr. Horst said that the West Earl Water Authority and the West Earl Sewer Authority have approved the agreements for this project contingent upon the approval of the Authorities' attorney. Mr. Horst is at the meeting to get approval from the Township. He said he has one item to take care of and then the agreements will be ready and is asking for conditional approval contingent upon the approval of the Township's attorney. Moved by Member Keppley, second by Member Ressler to approve the financial security for the Creek Hill Development Project. Motion approved unanimously. Moved by Member Ressler, second by Member Keppley to approve the Creek Hill agreements contingent upon the approval of the Township's attorney. Motion approved unanimously.
- **Michael Gross stormwater agreement & financial security** – for 1651 Diamond Station Road. Moved by Member Keppley, second by Member Stover to approve the stormwater management agreement for Michael Gross, 1651 Diamond Station Road. Motion approved unanimously. Moved by Member Keppley, second by Member Stover to accept the financial security for 1651 Diamond Station Road. Motion approved unanimously. The previous owner of 1651 Diamond Station Road, Larry Bachman, has requested that his financial security for the property be released. Moved by Member Keppley, second by Member Ressler to release the financial security for Larry Bachman, 1651 Diamond Station Road. Motion approved unanimously.
- **Vision Corp Zoning Ordinance text amendment proposal** – Ms. Johnson would like to take this to the Planning Commission and get their feedback.
- **135 Brian Drive holding tank escrow** – Ms. Johnson recommended that the holding tank escrow, in the amount of \$500, be released for 135 Brian Drive. This property is now being served by public sewer. Moved by Member Stover, second by Member Keppley to release the holding tank escrow for 135 Brian Drive. Motion approved unanimously.
- **Lamar Weaver Agreements and Financial Security** – Ms. Johnson said she has the agreements but has not received the financial security and would like to wait until the next meeting to take action on this.
- **Short Road** – Ms. Johnson reported that all the necessary agreements to vacate Short Road and turn ownership over to the residents along that road have been signed and notarized. Moved by Member Stover, second by member Ressler to accept the agreements from the residents on Short Road. Motion approved unanimously.

Public Works Director's Report

Mr. Houser was not at the meeting but provided a written report to the Board. The Board reviewed the report and had no questions.

Manager's Report

- **E. Main Street Phase II easements** – Ms. Johnson will be working with Steve Gabriel on the E. Main Street Project Phase II easements.
- **Fence Ordinance advertisement** – Ms. Johnson asked if the Board would like to move forward and advertise the Fence Ordinance or wait and advertise it along with the Burning Ordinance. The Board agreed it would be best to wait and advertise them together.

- **Art Moyer, 295 Bareview Drive** – Mr. Moyer has been having issues with his workshop being flooded. Ms. Johnson said that Corey Rathman has investigated the issue and the problem is the storm water swale is full of sediment. Mr. Rathman checked the deeds of the surrounding properties and discovered that the property owner of 287 Bareview Drive would be responsible for maintaining the swale. The Board members reviewed a map of the area and after a brief discussion directed Ms. Johnson to contact the Township's attorney to find out what can legally be done.
- **Burkholder Drive repair** – Ms. Johnson reported that there is another company looking to buy one of the vacant properties near Burkholder Drive. She said that 4 other businesses had previously shown interest in purchasing the property but didn't because of the state of Burkholder Drive. The Developer for the area has gotten an extension for making any repairs or improvements as a result of the Permit Extension Act until 2016. Ms. Johnson said that the developer interested in purchasing the property is willing to help with Burkholder Drive. The Board directed Ms. Johnson to get a cost estimate for repairing the road and to get an opinion from the Township's attorney. Ms. Johnson will also find out how much the Developer is willing to help. Ms. Johnson will have more information for the Board at the next meeting.

#### Payment of Bills

Moved by Member Keppley, second by Member Stover to pay the bills as presented. Motion approved unanimously.

#### Public Comment

- **Robert Sims, 120 Rosehill Road** – Mr. Sims expressed frustration in having to deal with his neighbor's burning for the past 7 years and said that he has a camp fire going every weekend and will leave the fire unattended. Member Keppley reminded Mr. Sims that the Township cannot legislate him to be a good neighbor and stressed that the Board wants to do what is fair to everyone. Member Keppley told Mr. Sims that if he sees violations of the Township's Ordinances to make a list and give it to him.
- **Michael Bogle, 55 E. Main Street** – Mr. Bogle said one of the nearby houses has been condemned. The garage is falling down and the property is in bad shape. Member Keppley asked Ms. Johnson to investigate the issue. Ms. Johnson will report back at the next meeting.

The Board took a short recess and entered executive session at 9:30 p.m.

The Board returned to their regular session at 10:02 p.m.

#### Adjournment

Moved by Member Ressler, second by Member Keppley to adjourn the October 13, 2014 regular meeting at 10:02 p.m. Motion approved unanimously.