

BOARD OF SUPERVISORS MEETING-April 20, 2022

Minutes of the Pequea Township Board of Supervisors meeting held at 7:00 on April 20, 2022 at the Pequea Township Municipal Building.

Present at the meeting were:

Harry Lehman, Chairman

Tom Haas, Vice-Chairman

E. John Hlavacek, Supervisor

Eric Lucas, Supervisor

Mike Novak, Supervisor

Jackie Johns Brad Shenk

Scott Edwards Luann Harding

Dennis Harding Frank Cazillo

Dawn Rineer Jason Topper

Elaine Walmer Dwayne Rowe

Carolyn Rowe Robin Kuhl

Lance Shoemaker

Mike Thomas J. Kreider

Rob Reidenbach-Twp, Asst./Rec. Sec.

Others Present:

CALL TO ORDER: Chmn. Lehman called the meeting to order at 7:00 PM.

Pledge of Allegiance

ANNOUNCEMENTS:

- Public meetings may be both audio and video recorded.
- May 11-17, 2022 is **National Police Week- mark your calendars to thank your PTPD Officers on May 15 (Police Officers Memorial Day) or any day during that week for their dedicated service and for keeping Pequea Township and its residents safe and secure.**
- Chairman Lehman announced that an Executive Session was held at 6:30 tonight regarding personnel matters.
- Chairman Lehman moved to add **item *(#13) to tonight's agenda** regarding the wages of road crew employee Craig Mellinger. Supervisors Haas and Lucas seconded the motion. All voted in favor; none opposed.
- **Happy Spring!**

MINUTES of PREVIOUS MEETINGS:

1. Consider approving the minutes of the March 16, 2022 Board of Supervisors Meeting.

Supervisor Lucas moved to approve the minutes of the March 16, 2022 Board of Supervisors Meeting. Supervisor Novak seconded the motion. All voted in favor; none opposed.

TREASURER'S REPORT: A copy of the bill list is on the table

Chairman Lehman moved to approve checks #13870-13949 from the General Fund/checks #1916-1927 from the Recreation Fund/checks #1182-1183 from the Donation Fund/check #1104 from the American Rescue Plan fund and void check #413 from the State Highway Fund. Supervisor Hlavacek seconded the motion. All voted in favor; none opposed.

PUBLIC COMMENTS: Chairman Lehman gave a synopsis of the 13 items on the agenda

ITEMS ON THE AGENDA:

- Jackie Johns asked if the expenditures and amounts from the American Rescue Plan Funds and any balance could be known.
- Scott Edwards commended the Board on their wise handling and use of American Rescue Plan Funds.

ITEMS NOT ON THE AGENDA: none

OLD BUSINESS: none

NEW BUSINESS:

1. Authorize National Night Out (NNO) to be held August 2, 2022 and authorize expenditures from the NNO donation fund. NNO to provide certificate of insurance from Big Bright Bounces

Chairman Lehman moved to authorize NNO to be held August 2, 2022, and authorize expenditures from the NNO Donation Fund subject to proper insurance certificate from vendors, i.e. Big Bright Bounce. Supervisor Novak seconded the motion. All voted in favor; none opposed.

2. Workman's Compensation and Liability Insurance Policy Updates

Supervisor Lucas moved that we upgrade our cybersecurity insurance to one million dollars at a cost of \$782.00. Supervisor Novak seconded the motion. All voted in favor; none opposed.

Supervisor Lucas moved that we increase our liability insurance deductible from \$1000 to \$2000 per annum. Vice-Chairman Haas seconded the motion. All voted in favor; none opposed.

3. Consider PA Certified Workman's Compensation Safety Committee

Chairman Lehman moved that we form a workman's comp certified safety committee. Vice-Chairman Haas seconded the motion. All voted in favor; none opposed.

4. Consider hiring a part-time township road crew/CDL driver-Paul Frymyer eff. 5-2-22 at \$22.28 per hour

Vice-Chairman Haas moved to hire Paul Frymyer as part-time road crew employee at a rate of \$22.28 per hour effective 5/2/2022. Supervisor Lucas seconded the motion. All voted in favor; none opposed.

5. Consider purchase of components to upgrade Network WIFI Security

Chairman Lehman moved that we purchase the Network WIFI Security for an approximate price of \$6000. Supervisor Novak seconded the motion. Supervisors Lehman, Haas, Lucas and Novak voted in favor; Supervisor Hlavacek opposed.

6. Consider approval of Final Subdivision and Land Development Plan for West Penn Grant Road Self-Service Storage via Resolution

Chairman Lehman then read a lengthy list of motions related to the Self-Storage Units. These 14 motions are included as an attachment to be part of the minutes. Chairman Lehman made all 14 motions and all voted in favor of each. The supervisors seconding the motions are as listed: #1 Haas, #2&3 Lucas, #4 Novak, #5 Lucas, #6 Haas, #7 Lucas, #8 Novak, #9 Haas, #10-13 Lucas and #14 Haas.

Supervisor Hlavacek moved that we provide conditional approval for the sewage plan so the developers can get their paperwork started with the DEP. Chairman Lehman seconded the motion. All voted in favor; none opposed.

7. Discuss expenditures from American Rescue Plan funds and approve those expenditures via Resolution

Chairman Lehman explained how monies received from the American Rescue Fund were and are planned to be spent. Vice-Chairman Haas told how monies were and are to be spent on road, bridge and culvert projects.

Chairman Lehman moved that we earmark \$6000 from the American Rescue Fund for the purchase of two (2) tasers and \$6000 from the General Fund for the purchase of the other two (2) tasers. Supervisor Novak seconded the motion. All voted in favor; none opposed.

Vice-Chairman Haas moved that we give each fire company \$6,800 out of the American Rescue Fund. Supervisor Novak seconded the motion. All voted in favor; none opposed.

Supervisor Lucas moved that we approve **Resolution # 601-2022** to use the American Rescue Plan Funds to purchase a new generator, including the installation on the new main panel, from the Ferndale Property Group, approximate purchase price of \$18,641, which was approved at the March 16, 2022 BOS Meeting. Supervisor Novak seconded the motion. All voted in favor; none opposed.

Chairman Lehman moved that we proceed with the plans and the engineering to construct a new Township salt shed per plans given to us by Providence Township. Supervisor Novak seconded the motion. All voted in favor; none opposed. Supervisor Lucas then publicly thanked Providence Township for saving Pequea Township money by providing the plans.

Chairman Lehman moved that we purchase two (2) tasers for the price of approximately \$6000 from the General Fund. Supervisor Novak seconded the motion. All voted in favor; none opposed.

Chairman Lehman moved that we formally approve by **Resolution # 602-2022** \$6000 for WIFI security, \$6000 for two (2) tasers, \$6,800 to New Danville Fire Company, and \$6,800 to West Willow Fire Company out of the American Rescue Fund. Supervisor Novak seconded the motion. All voted in favor; none opposed.

8. Verify intent to purchase 1-LPG Standby Generator, main electrical panel and installation of both with American Rescue Plan Funds, via Resolution (this purchase was approved in the March 16, 2022 Board of Supervisors meeting)

(acted upon in #7)

9. Discuss Salt Shed Project (Capital Reserve Funds)

(acted upon in #7)

10. Consider Purchase of four (4) Tasers for the Pequea Township Police Department; two (2) from the General Fund and two (2) from the American Rescue Plan Funds.

(acted upon in #7)

11. Consider Resolution# 603-2022 supporting the Pennsylvania Commission for the United States Semiquincentennial (commemorates the 250th anniversary of the USA in 2026 and PA's integral role in that event)

Supervisor Novak moved that we support the Pennsylvania Commission of the United States Semiquincentennial (commemorates the 250th anniversary of the USA in 2026 and PA's integral role in that event) via **Resolution #603-2022**. Supervisor Lucas seconded the motion. All voted in favor; none opposed.

12. Consider annual Fire Company donation

Vice-Chairman Haas moved to pay \$30,500 to New Danville Fire Company and \$30,500 to West Willow Fire Company out of the General Fund. Supervisor Hlavacek seconded the motion. All voted in favor; none opposed.

***13. Wage compensation for road crew employee Craig Mellinger (addendum)**

Vice-Chairman Haas moved to pay Craig Mellinger \$2.49 per hour worked from February 8 thru April 9, 2022. Supervisor Hlavacek seconded the motion. All voted in favor; none opposed.

ADDITIONAL REPORT

Supervisor Novak summarized the benefits and efforts of the Lancaster County Conservation District. He emphasized how well they work with landowners and school groups.

REPORTS/UPDATES:

Pequea Township Police Report- Chief's March report on table

Pequea Township Road Department- Vice-Chairman Haas presented March report

Lancaster Inter-Municipal Committee- Representative's Update- Supervisor Hlavacek highlighted two topics from the last meeting-how to use monies received from the Opioid Settlement and the impact of the coming competitor with Comcast's monopoly in the County.

Suburban Lancaster Sewer Authority- Representative's Update- Supervisor Lucas updated on the use of

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biologicals to save costs, ongoing projects, and capacity bottlenecks (none in Pequea Township).

Zoning/Code Enforcement- reports on file

Pequea Township Zoning Hearing Board-

-Meeting held 4/5/2022-requested by 7 Doe Run Ln.- variance to allow an accessory structure to be placed within front yard setback

-Requested by 177 Run Valley Road- Special Exception to operate a home occupation and Variances for signage and number of allowed vehicles

Pequea Township Planning Commission- meeting held 3/30/22- approval of West Penn Grant Road Self-Storage DEP Planning Module System (Component 4A)

Meeting adjourned at 8:22 pm

Respectfully submitted,



Robert Reidenbach, Township assistant/recording secretary

West Penn Grant Road Self Storage Final Subdivision and Land Development Plan

SALDO Waivers

- ① I move to conditionally approve of the waiver of Section 305 Preliminary Plan subject to the conditions outlined in the Solanco Engineering Associates review letter dated February 25, 2022.
- ② I move to approve of the waiver of Section 403.1.A Plan Scale.
- ③ I move to approve of the waiver of Section 403.3.B and 403.3.C Delineation of All Existing Features within and within 200 feet of the Parent Tract.
- ④ I move to approve of the waiver of Section 408.1 Water Service Feasibility Report.
- ⑤ I move to conditionally approve of the waiver of Section 408.2 Sewer Service Feasibility Report subject to the conditions outlined in the Solanco Engineering Associates review letter dated February 25, 2022.
- ⑥ I move to table the waiver of Section 408.3 Traffic Impact Study until Hanover Engineering has completed a review of the revised traffic information.
- ⑦ I move to recommend approval of the waiver of Section 602.5.A Reconstruction of Existing Streets.
- ⑧ I move to recommend approval of the following waivers related to access drive design specifications:
 1. Section 602.8.E – Access Drive Centerline Radius
 2. Section 602.9.A - Access Drive Vertical Curves at Change in Grades
 3. Section 602.9.C – Access Drive Vertical Curve Lengths

4. Section 602.9D -Access Drive Leveling Area
5. Section 603.1.B – Access Drive Width
6. Section 603.1.G.1 – 15 foot wide Access Drive Greenbelt
7. Section 603.1.G.2 – Buildings Encroaching into Required Greenbelt

- 9 I move to approve a deferral of Section 602.11.A West Penn Grant Rd Curbing and Section 602.12.B West Penn Grant Sidewalks of the Pequea Twp SALDO subject to the conditions outlined in the Solanco Engineering Associates review letter dated February 25, 2022. This deferral shall require the applicant to construct curbing and sidewalk when requested by Pequea Township at the cost of the applicant or future lot owner.
- 10 I move to approve a waiver of Section 602.11.A Interior Site Curbing , 602.12.A Interior Site Sidewalk, Section 602.11.C Willow Street Pike South Curbing and Section 602.12.B Willow Street Pike South Sidewalks.
- 11 I move to conditionally approve a waiver of Section 603.3 Two Separate and Distinct Means of Access subject to the conditions outlined in the Solanco Engineering Associates review letter dated February 25, 2022.

SWM Ordinance Waivers

- 12 I move to recommend approval of the waiver of Section 505.3.d.1 Minimum Pipe Size.
 - 13 I move to recommend approval of the waiver of Section 506.1.B.3 BMP Loading Ratios.
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14
Final Plan

I move to conditionally approve the Final Subdivision and Land Development Plan and Stormwater Management Plan for West Penn Grant Road Self Storage subject to the Solanco Engineering Associates Review letter dated February 25, 2022 and any subsequent review letters and further move to permit the Chairman of the Board of Supervisors to execute all required documents and plans as appropriate.

THE PLANNING MODULE SHOULD BE TABLED AS THEY HAVE NOT OBTAINED A SEWER EASEMENT FROM THE HOA IN PENN GRANT COMMONS AS OF THIS DATE AND THE APPLICANT MAY NEED TO CHANGE THE SEWER TO A HOLDING TANK IF HOA WILL NOT SIGN AN AGREEMENT.