

## WORKSHOP MEETING MINUTES

January 9, 2012

Those in attendance: Ron Hepner, Chairman; Joe Snyder and John Orr, Supervisors; Betty Warfel, Secretary/Treasurer; Randy Witmer, Zoning Officer; Gary Lenker, and Michael Stover, Stover Engineering.

The meeting was called to order at 9:00 a.m. by Chairman Hepner.

### Public comments

None

### Old Business

1. Gary Lenker, representing NAVTECH, Inc., and Michael Stover addressed the Board regarding the findings of the Buchart Horn, Inc., and Dauphin County Land Development Review Reports for the proposed Early Bird/Night Owl Storage facility to be constructed on a 2.84 acre parcel along the southern side of SR 4009 (Center Street) in the Village of Lenkerville. The stated use will be the locating of metal and/or wooden storage containers. Stover, who has prepared the plan, stated that Buchart Horn and the Dauphin County engineers fail to understand that the proposed design will not create a greater stormwater runoff situation and that the plan is appropriate and will work well for this site. The plan calls for no infiltration at the water line located at the base of the site. Stover is opposed to building sediment and stormwater basins into the plan.

According to Stover's proposed design, rainfall will flow under the 10-foot wide storage units, which will be situated on stone filled level pad areas, and will be retained and infiltrated on the property. The plan calls for 2RC (limestone) stone for the cartways and #3 Stone under the storage buildings. The stone can be plowed and would accept rainwater and melted snow runoff. The first 100' coming off the street will be paved. Stover is conscious of the current stormwater runoff problems on Pearl Street and feels that this design would help to improve the situation. John Orr suggested that Stover include trenches in his design to handle heavy downpours and retain the water runoff on higher ground and to keep the water from running off site. Orr also pointed out that driving on the stone will cause it to compact and the infiltration rate will be lessened in a five-year period. The location has little soil and digging trenches in the rock would be difficult and expensive. The pods would be placed on the pads by crane and would be permanent at the site. The choice to have stone pads and portable buildings is less expensive than erecting storage buildings.

A highway permit has been issued for this project under the previous owner's name. The lot coverage is currently at 40%. Geotextile will be used under all areas containing 2RC Stone. Owners plan to request a variance for the pad that is located outside of the building setback lines. If a variance is not granted, a portion of the pad will be taken off the plan. Stover responded "no" to Orr's inquiry whether any formal landscaping or buffering was planned on the eastern side near the roadway. Hepner inquired about the inlet designated at the northwest corner on the plan. This will be removed on the final plan. Gary Lenker will check into whether any type of security fencing will be included in the final design. During construction, a diversion swale will be constructed to handle stormwater runoff. Stover suggested that the stone under the pads could be increased to six or twelve inches to provide more runoff protection. The plan will also include a grass area near the old railroad bed and some trees would provide additional infiltration. Inclusion of a buffer will be discussed with the owners. Following their

meeting with DEP and the Conservation District scheduled for January 19<sup>th</sup>, Lenker and Stover will prepare the revised plan and make formal application to the Supervisors for their review and approval. This land development project is the first to be presented to the township under the new Stormwater regulations. Inspections and certifications need to be clarified. If the plan cannot be approved during the mandatory approval guidelines, applicants should submit a letter requesting approval to extend the review period. The Supervisors indicated that they have reservations about the use of an alternative stormwater management practice on this site.

#### New Business

1. The Board reviewed the Subdivision plan submitted for the Ivan Martin property. This plan contains a sideyard addition which would add land to the Advanced Scientifics property. Review of this plan is just a courtesy. The majority of the Martin property is situated in Mifflin Township. No formal action is required by the Supervisors. Ron Hepner made a motion that the Board approve the Ivan Martin Subdivision Plan as presented. John Orr seconded the motion. All in favor, motion carried.
2. The Supervisors reviewed the 2012-2013 CoStars Road Salt Contract. Under this contract, the township would be obligated to purchase a set tonnage of road salt for the term of the contract. The township still needs to buy 200 tons under the terms of the 2011-2012 contract. Since the deadline of for execution of the contract is March 15<sup>th</sup>, this item was tabled until the March meeting.
3. Supervisors agreed that they would like to have more information on the current Stormwater Management guidelines particularly related to the enforcement of new regulations by municipalities. John Orr will make arrangement for an individual from Dauphin County Conservation District to address the Board and provided answers to their questions.
4. Following discussion, Joe Snyder moved that the Board appoint Michael Clark as alternate member of the Upper Paxton Township Zoning Hearing Board for 2012. Second by John Orr. With all in favor, motion carried.
5. Supervisors discussed who will be attending the PSATS 90<sup>th</sup> Annual Educational Conference & Trade Show in Hershey on May 6<sup>th</sup>-9<sup>th</sup>. Ron Hepner made a motion to authorize the registration fee for himself as voting member, John Orr, and Joe Snyder to attend the Conference. John Orr seconded this motion. All in favor, motion carried.
6. Christine Walter has expressed her desire to volunteer as the Township's representative for the audit of the books for the Millersburg Fire Company. Ron Hepner made a motion that Christine Walter be named as the Township's representative to audit the 2011 financial records of the Millersburg Fire Company. Joe Snyder seconded the motion. With all in favor, motion carried.
7. Supervisors reviewed correspondence from Randy Feidt, Chairman of the Zoning Hearing Board. According to Feidt, Goldberg Katzman would prefer to charge an hourly rate of \$120 per hour for travel time and other general matters rather than charge an annual retainer for their services. This fee arrangement was suggested due to the lack of activity by the Zoning Hearing Board during 2011. Joe Snyder moved that the Board accept this hourly fee arrangement for Goldberg Katzman to act as Solicitor for the Upper Paxton Township Zoning Hearing Board for 2012. Ron Hepner seconded the motion. All in favor, motion carried.
8. The Board reviewed a memo prepared by Treasurer Warfel with respect to the four (4) Certificates of Deposit currently held in the Gratz National Bank which will be up for renewal in January.

The total combined investment in these four C.D.s is \$449,000. If the certificates were to remain invested at Gratz National Bank, the renewal rate on all four would be .75%. A.P.Y. Current rates for a 12-month certificate at local banks are as follows: Halifax National Bank - .35%; Susquehanna Bank - .35%; and a special rate for a 13-month certificate at Mid Penn Bank - .85%. If the Certificates were to be invested with Mid Penn, 75% of the Township's money would be located in one financial institution. Mid Penn will pledge securities held to insure funds over the \$250,000 F.D.I.C. requirement under Act 72 and provide a letter setting forth this information for our records. Warfel will also check rates being offered by Edward Jones Investments. The Board will make a decision on this matter at Wednesday evening's meeting.

9. The Township's current insurance policies are up for renewal at Deibler, Straub & Troutman in March. John Orr will contact Commissioner Haste in an effort to determine any insurance alternatives that may be available to townships offering lower insurance rates.

10. Supervisors are currently individually reviewing the Township's Personnel Policy. Several items including clarification of payment of the 50 accumulated sick days when an employee leaves the township, new employee benefits, and language to be added to insure that workers are compliant with CDL laws were discussed.

With no further business to be discussed, John Orr made a motion to adjourn. Second by Joe Snyder. With all in favor, meeting adjourned at 11:00 a.m.

#### Public Comments

None

With no further business to discuss, Joe Snyder moved to adjourn. Second by Tom Shaffer. All in favor, motion carried. Meeting adjourned at 10:20 a.m.

Respectfully submitted,

Betty A. Warfel, Secretary