

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Office
December 20, 2017

Chairman W. Logan Myers, III convened the December 20, 2017 meeting of the Board of Supervisors at 7:00 p.m. In attendance were Supervisors Herbert Flosdorf, Michael Vigunas, Kenneth Eshleman, and C. David Kramer. Also in attendance were Daniel L. Zimmerman, Township Manager; Nelson Peters of 6 Pebble Creek Drive, Lititz; Laura Knowles representing the Lititz Record; Steve Lee and John Lines representing LGH; John Hershey representing RGS Associates; John Roach of 2 Laurie Lane, Lititz; Jeff McSparran of 12 Woodland Avenue, Lititz; Jason Minnich, Interim Public Works Superintendant; Dave Steffen, Chief of the NLCRPD; Tom Zorbaugh, Code and Zoning Enforcement Officer; and Billy Clauser, Warwick Township Planner.

Prior to starting the meeting Myers thanked Kramer and Vigunas for his years of service on the Board and handed over the gavel to Vigunas for him to Chair his last meeting.

GUEST RECOGNITION: Nelson Peters congratulated Vigunas and Kramer for their service to the Township.

APPROVAL OF MINUTES: On a motion by Myers, seconded by Flosdorf, the minutes from November 1, 2017 and November 15, 2017 were unanimously approved as submitted.

TREASURER'S REPORT: On a motion by Kramer, seconded by Eshleman, the Board unanimously approved the Treasurer's Report.

PAYMENT OF BILLS: On a motion by Myers, seconded by Kramer, the Board unanimously approved the Payment of the Bills.

MANAGER'S REPORT: Newport Road Curbing: The sidewalk project is partially completed. The delay is due to the final utility pole relocation. The work is anticipated to be completed in 2018.

501 Project: The work has stopped due to the winter conditions. Work is tentatively scheduled to restart the beginning of March 2018. Approximately 30% of the work has been completed thus far, not quite as much as Zimmerman had hoped would be done by this time. The completion date is June 2018 and it is anticipated this date will be met.

Lions Park: A final inspection by DCNR on the hockey court was completed. The Township will get a reimbursement of \$50,000 from the grant.

WERT: The Township received a grant in the amount of \$162,000.00 for the bridge work. The completion for this project is scheduled for the end of 2018. The process for the HOP permit for the crossing at Rothsville Road is approximately 90% completed as well as approximately 90% completed on the DEP permit for the rehab on the decking of the bridge.

Strategic Plan: The final plan is in the final draft format and the maps are a little over 50% completed. A meeting will be arranged with the Lancaster County Planning Commission. Adoption of the final plan is anticipated by April 2018. Vigunas inquired of Zimmerman what kind of input he is expecting from the Lancaster County Planning Commission. Zimmerman stated the County Planning Commission will look at how closely the plan parallels with what the objective is for the County 2040 Strategic Plan.

Final Project Closeout Process: There are many projects in the Township in various stages of completion. The Township has been working with ELA on ways to get the contractors and developers through the final phase in a timelier manner.

Zimmerman mentioned that the Township received a \$1.5 million dollar grant for the Sixth Street Project. He is anticipating hearing about the second grant for this project prior to the end of this year.

TAX COLLECTOR'S REPORT: See attached report.

PUBLIC WORKS REPORT: Minnich stated they are in the process of wrapping up the crack sealing projects for the year. There have been three winter events thus far. He has made some adjustments to the routes to make them more efficient but overall everything went well. The grubbing process has been started on the last phase of the Rail Trail. Flosdorf inquired if a lot of trees in the Dean Saylor Memorial Park were going to be lost. Minnich stated some Ash trees were affected by disease and will be gotten rid of in order to save the other trees. Some of these trees will eventually be replaced.

POLICE DEPARTMENT REPORT: Steffen thanked Dave Kramer for his leadership on the Commission as well as for the cooperation and leadership from the Board and elected officials. Steffen indicated the Department is currently at 17,733 events for the year and he anticipates closing out around 18,000 which would reflect closely the number from 2016. One ongoing issue continues to be speeding and complaints regarding speeding. For those residents that have concerns, the data collection devices are used to provide evidence that there is the occasional motorist exceeding the speed limit however most of the motorists are within the speed limit. Flosdorf inquired if the use of narcotics has decreased. Steffen replied there is no relief in the opioid situation as overdoses and deaths continue. There is an emphasis on the prosecution of those individuals who are responsible for the drugs that may have resulted in a death.

ZONING OFFICER'S REPORT: See attached report.

WESC/EMC REPORT: See attached report.

ROTHSVILLE FIRE COMPANY: See attached report.

CONSIDER REQUEST BY TOA FOR PARTIAL RELEASE OF LETTER OF CREDIT FOR PHASE 5: On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the request by TOA for partial release of Letter of Credit for Phase 5 as per the ELA letter dated December 12, 2017.

CONSIDER DECISION FOR THE ELI ESH CONDITIONAL USE APPLICATION: Zimmerman stated one additional revision was added and that is the farm related business must be brought into conformity with the Township Zoning Ordinance by June 30, 2018. An extension can be granted if needed. Vigunas inquired how the yearly report required by the Applicant to be submitted to the Township was going to be handled. Zimmerman stated it will mostly be used as a tool if a complaint is received or if there is a failure. It will not be reviewed on a yearly basis. Flosdorf had questions regarding the septic system. Zimmerman stated this will be reviewed with the Land Development Plan. Flosdorf also inquired if the storage of equipment inside the building included the trucks. Zimmerman stated this was not interpreted this way but it could be reworded to include the trucks. Flosdorf stated the number of trucks that are parked outside should be limited. In addition, the specific type of business should be stated so in the future other types

of farm related businesses could not be run from this property. Revisions/additions as discussed tonight will be made and brought back before the Board at a future meeting.

On a motion by Myers, seconded by Kramer, the Board with a vote of 4-1 gave conditional approval with the inclusion of the additional conditions discussed tonight and that the Board will have a final review before it is sent to the Applicant. Kramer voted no.

CONSIDER THE LANCASTER GENERAL HOSPITAL URGENT CARE UNIT-PETERS ROAD-LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 10/31/2017: John Hershey with RGS Associates, James Stuccio with LGH, and Steve Lee Vice-President of Facilities Planning were present to review the plan with the Board. Lee stated Lancaster General has been studying the Kissel Hill site for several years to determine what services are needed to be provided for the community. Through the data collected it was determined that an urgent care facilities was needed. The goal is to start the project at the beginning of 2018 in order to have it completed by the summer of 2018.

Hershey than discussed the building additions themselves. Storm water is currently managed by two off-site facilities. This will continue to be the case with the addition of an underground storm water infiltration system under the new parking area at the back of the building. When the original building was constructed in 2002 there was a surplus of parking spaces, 51, and with the expansion there is still going to be a surplus of spaces required of 12 spaces. There will be improvements made architecturally as well as with the landscape and lighting. Conditional approval has been received from the Municipal Authority. Approval has also been received from PHMC on December 13th and DEP approval for the planning module on December 14th. The storm water maintenance agreement and the emergency access agreement are in the being finalized. The Letter of Credit should be received by the Township on December 21, 2018. The Lancaster County Planning Commission provided their recommendations on November 28th and the Township's Planning Commission made their recommendation of approval on November 29th. Vigunas inquired what the anticipation is as far as the increased traffic. Hershey stated ELA requested a traffic study and it was felt that the facility was adequate to address the additional staff and visitors. Zimmerman stated there are approximately 40 more additional trips during peak hours. LGH is making a contribution toward the eventual signalization at the intersection of Peters Road and Highlands Drive. Flosdorf inquired if the existing facility was going to remain in full operation while under construction. Lee stated yes. Flosdorf then inquired what kind of signs were planned. Lee stated the only change would be to the monument sign but it would still meet the zoning requirements. Flosdorf also inquired about the hours for the Urgent Care. S. Lee stated typically Urgent Care facilities are open 12 hours a day seven days a week. The anticipated hours for this facility are 7:00 a.m. to 9:00 p.m. Vigunas inquired if the access easement agreement for the secondary emergency access could be explained. Hershey explained the agreement using a map on the whiteboard.

On a motion by Myers, seconded by Eshleman, the Board unanimously approved the Lancaster General Hospital Urgent Care Unit-Peters Road-Land Development Plan, prepared by RGS Associates, dated 10/31/2017 conditional upon the comments from the ELA letter dated December 14, 2017.

CONSIDER TIME EXTENSION FOR THE PALASZ FINAL LAND DEVELOPMENT PLAN: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the time extension for the Palasz Final Land Development Plan.

CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR VICTORY CHURCH: Zimmerman stated the paving will be finished in the spring of 2018. On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the partial release of the Letter of Credit for Victory Church in the amount stated in the ELA letter dated December 14, 2018.

CONSIDER RESOLUTION 12-20-17-01 ESTABLISHING BASE REAL ESTATE RATE FROM RE-ASSESSMENT:

Zimmerman stated the re-assessment added approximately \$400 million additional in value which would increase the Township's revenue on real estate by approximately \$100,000 which is not allowed. The millage rate has been 2 since 1990 and there have been two re-assessments in that time period. The Township is allowed to make an adjustment on the multiplier of the 10% and the Staff did recommend this. This Resolution shows what the base multiplier would be to keep the current revenue.

On a motion by Kramer, seconded by Myers, the Board unanimously approved Resolution 12-20-17-01 establishing a base real estate rate from the re-assessment.

CONSIDER RESOLUTION 12-20-17-02 ESTABLISHING THE 2018 MILLAGE RATE REAL ESTATE TAX:

This Resolution will allow the 10% multiplier which will increase the cost slightly. This is the Resolution that will be sent to the County. On a motion by Kramer, seconded by Myers, the Board unanimously approved Resolution 12-20-17-02 establishing the 2018 millage rate real estate tax.

CONSIDER FINAL ADOPTION OF THE 2018 FISCAL BUDGET: Zimmerman stated there were three minor changes made to the draft including showing the capital improvement programs such as the purchase of equipment, the final extension of the Rail Trail as well as there are a large number of paving projects, and storm water work. Zimmerman stated there is also an expansion of staff built into the budget.

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the final adoption of the 2018 Fiscal Budget.

OTHER BUSINESS TO COME BEFORE THE BOARD: Vigunas stated in the next year the Township should give consideration to the Fire Companies and how much contributions are received from the community. If the percentage is low and does not improve the Township should consider a fire tax.

Myers thanked Vigunas and Kramer for their years of service on the Board. Vigunas stated it was an honor to serve the community and to have had the privilege of working with many intelligent people on the Board and with the Staff. Kramer stated he too was thankful to have served on the Board and it was a pleasure to have worked with Zimmerman who is an outstanding manager.

ADJOURNMENT: With no other business to come before the Board the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager