

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
July 18, 2018

W. Logan Myers, III convened the July 18, 2018 Warwick Township Board of Supervisors meeting at 7:00 p.m. Present were Supervisors W. Logan Myers, Kenneth Eshleman, Herbert Flosdorf, Michael Vigunas, and Andrew Spade. Also in attendance were Daniel L. Zimmerman, Township Manager, Patrick Barrett, Assistant Township Manager; Jason Minnich, Public Works Superintendent; Tom Zorbaugh, Code and Zoning Officer; Chuck Haley from ELA Associates; Ryan Bollinger of 1331 Stony Lane, Lititz; Jeff Bollinger of 14 Owl Hill Road, Lititz; Nelson Bollinger of Manheim; Laura Knowles from the Lititz Record Express; Chris Magdefrau of 443 Church Hill Road, Landenberg, PA; Dwight Yoder from GHK; Tom Matteson from Diehm & Sons; Doug Matthews from David Miller/Associates; Barbara and Noah Kreider of 17 Karen Court, Lititz; and Bobby Schroeder of 36 Buttonwood Drive, Lititz.

APPROVAL OF MINUTES: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the June 6, 2018 and June 20, 2018 minutes as submitted.

TREASURER'S REPORT: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Treasurer's Report as submitted.

PAYMENT OF BILLS: On a motion by M. Vigunas, seconded by A. Spade, the Board unanimously approved the Payment of the Bills as submitted.

MANAGER'S REPORT: SR 772 Bridge Replacement: The crew is currently working seven days a week and will continue to do so until the abutments are completed and then work will be reduced to six days a week. The re-routing of the sewer line is completed. The completion date is going to be close to the opening day of the new school year.

501 Project: This project has been closed out.

Paving Program: Paving will begin in July and Novachip will now get pushed into September. The Newport Road sidewalk project will be completed as well.

Strategic Plan: The Coordinating Committee meets tomorrow here at the Township Building at 7:30 am.

6th Street Project: The Township is awaiting comments from PennDOT on the conceptual design. The Township has been meeting with all the partners and working out a Memorandum of Understanding in order to proceed.

D. Zimmerman also mentioned an article that was in the newspaper regarding the recycling changes. B. Kreider, the recycling coordinator for the Township, stated the Township's Ordinance and contractor's licensing are both going to need to be rewritten. She has been posting the new information on the Township's website and Facebook page as well and she will have a recycling stand at the National Night Out Event.

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D. Zimmerman also wanted to mention the National Night Out Event will be held on Tuesday, August 7th from 6:00 p.m. to 8:00 p.m. at the Lititz Target. This event is sponsored by the NLCRPD. In addition to B. Kreider attending, D. Ober will be there representing WESC and Public Works will have a truck there.

TAX COLLECTOR'S REPORT: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the Tax Collector's Report as submitted.

PUBLIC WORKS REPORT: J. Minnich stated work continues on the Rail Trail with the installation of mile markers. Bollards needed to be placed at the trail heads at Riparian due to people parking within the park. Base repair has been completed for the 2018 project roads. Pipe replacement has been done for the 2019 season. J. Minnich noted a sign was installed at Fairfield for the safety of the people indicating that the trail is not completed and they should not be on it. D. Zimmerman stated a split rail fence will be used to create a very distinct separation between the Rail Trail and Fairfield's parking lot so there is no confusion as to where the trail is located.

POLICE DEPARTMENT REPORT: L. Myers had a question regarding the percent of usage inquiring if this was a year-to-date percentage. D. Zimmerman stated this was a month to month percentage. D. Zimmerman stated on an annual basis the Township for 2017 came in at 45.8%. K. Eshelman noted that at last week's meeting Chief Steffen stated the body cameras were coming in 2019.

ZONING OFFICER'S REPORT: T. Zorbaugh stated there was not a hearing in July and so far there are none scheduled for August. L. Myers inquired if there have been a lot of complaints regarding weeds. T. Zorbaugh stated there are the usual number of complaints.

WESC/EMC REPORT: The Board reviewed the report provided by D. Ober of his activities for the month of June.

PSATS: The Board reviewed the PSAT News Bulletin for the month of June.

ROTHSVILLE FIRE COMPANY: The Board reviewed the June 2018 incident report.

LITITZ LIBRARY: The Board received a letter from the Lititz Library thanking the Township for their 2nd Quarter monetary contribution.

LITITZ REC CENTER: The Board received a letter from the Lititz Rec Center thanking the Township for their 2nd Quarter monetary contribution.

REINFRIED LETTER: The Board received a letter from K. Reinfried regarding responsible pet ownership. D. Zimmerman stated most of the issues listed in the letter are covered under the Township's Ordinance. The Board felt the Township should respond back to K. Reinfried with a copy of the Township's Ordinance. D. Zimmerman stated this would be done.

CONSIDER TIME EXTENSION FOR VERSATEK TO COMMENCE WITH CONSTRUCTION UNDER APPROVED LAND DEVELOPMENT PLAN: D. Zimmerman stated this is a plan that was approved in 2003 done by Derck & Edson. Versatek is located along Oak Street with a portion in Lititz Borough and a portion in the Township.

On a motion by M. Vignas, seconded by H. Flosdorf, the Board approved a time extension for Versatek to commence with construction under the approved Land Development Plan conditional upon acquiring extension of NPDES approval.

CONSIDER THE DANIEL & ELIZABETH KING LOT ADD-ON PLAN, PREPARED BY DIEHM & SONS, DATED 6/6/2018: Tom Matteson from Diehm & Sons was present to review the plan with the Board. The King's own two

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adjoining farms located at 1650 and 1644 Brunnerville Road. The farms are located in two different municipalities, Elizabeth Township and Warwick Township. The King's are requesting to transfer 8.93 acres from 1650 Brunnerville Road to 1644 Brunnerville Road. The King's will be selling the larger farm and by completing this land transfer it will allow access to the pasture located on 1644 Brunnerville Road.

T. Matteson stated all the comments from the ELA review letter have been addressed.

D. Zimmerman stated Elizabeth Township deferred to Warwick Township due to the activity being in our jurisdiction.

On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the Daniel & Elizabeth King Lot Add-on Plan, prepared by Diehm & Sons, dated 6/6/2018.

CONSIDER THE PARTIAL RELEASE OF IMPROVEMENT GUARANTEE FOR TOA PHASES 1, 2, 3, 4 & 5: M. Vigunas inquired of C. Haley why no money is being recommended to be released for Phase 1. C. Haley stated it has to do with the amount needed for the maintenance guarantee on the roads. D. Zimmerman stated even though the streets are private they go through the same process as if they were going to be dedicated streets.

On a motion by H. Flosdorf, seconded by M. Vigunas, the Board unanimously approved the partial release of Improvement Guarantee for TOA Phases 1, 2, 3, 4 & 5 in the amounts specified in the five ELA Letters dated July 9, 2018.

CONSIDER STORMWATER PLAN FOR CASEY GRAFFIUS, PREPARED BY DAVID MILLER ASSOCIATES, DATED 3/9/2018: Doug Matthews with David Miller/Associates was present to review the plan with the Board. The site is located on Clay Road and consists of 6 acres. The proposal is for a single family dwelling with a driveway off of Clay Road. There were some issues with sight distance involving the driveway. To fix this issue, the entire embankment was regraded to the satisfaction of the Township's engineer.

A waiver is being requested for aquifer test standards. D. Matthews stated the dwelling will be placed on top of the hill. This is also where the well will be drilled and the driveway will need to be built to get the well location. The Applicant is requesting not to have to drill for a well at this time but instead as part of the house construction. The Applicant accepts all responsibility and understands there is no guarantee water will be found and they will not come back to the Township if no water is found on the site.

On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the Stormwater Plan for Casey Graffius, prepared by David Miller/Associates, dated 3/9/2018 with the conditions outlined in the Staff cover letter dated July 13, 2018 along with the waiver request for the aquifer testing based on the acknowledgement of the indemnification.

CONSIDER THE LITITZ CAR & TRUCK WASH, PREPARED BY DIEHM & SONS, DATED 6/20/2018: Dwight Yoder from GKH was present to review the plan with the Board. D. Yoder stated he was before the Board a few months ago with a proposal for a Car & Truck Wash. Tonight he is here with a similar proposal however for a different location. The new location is along Lititz Pike at the site of the former Fulton Bank. The site is within the Commercial Zoning District which permits car washes with a Special Exception. The plan would need to go before the Zoning Hearing Board for a Special Exception for possibly two dimensional Variances. D. Yoder stated because it is an existing site with improvements on it there are nonconforming site characteristics. However under the Township's Ordinance a nonconforming lot is allowed to remain as long as the nonconformity is not increased.

Tom Matteson with Diehm & Sons then explained the site plan. The proposed car wash will be approximately 3,500 square feet. Access to the car wash would be off of Millport Road. Cars enter one of three lanes on the south side of the building. The first lane will have a teller window, the second lane would be for credit card payments and the third

lane would be for unlimited or VIP club users. Upon exiting there is the option of leaving or going to one of 14 vacuum stations. A "bailout" lane is being proposed in the event someone is in line and decides not to proceed through the car wash they are able to leave the site. There is public water and sewer to the site. Landscaping is being proposed along the front and the details will be worked out on the Land Development Plan.

As far as stormwater, the roof water is going to be captured and be reused and if necessary an underground facility will also be used. Water and sewer are already provided to the site. Nelson Bollinger stated there is going to be a full reclaim system. The average wash will use 32 gallons of water per vehicle. 24 gallons of this will come from the reclaimed system. There will be LED lights throughout which will meet the Township's standards. The belt system will not scratch the tires or rims. H. Flosdorf inquired what the operating hours would be. The proposal is from 7:00 a.m. to 8:00 p.m. seven days a week. An employee will be on site during business hours. The vacuum area is a separate building so the noise is contained within.

D. Zimmerman stated the Township has received another proposal for another car wash at the site owned by the Lancaster Airport Authority.

CONSIDER ORDINANCE #282 AMENDING CODE OF ORDINANCES- STREET AND SIDEWALKS PERTAINING TO CONSTRUCTION & MAINTENANCE OF SIDEWALKS: D. Zimmerman stated this is a draft of the Ordinance the Board had reviewed previously. It fills in voids regarding proper maintenance and repair of sidewalks. H. Flosdorf made a recommendation to 277-69 A. to change the wording in the second sentence to make it more clear cut.

On a motion by H. Flosdorf, seconded by M. Vignas, the Board unanimously approved Ordinance #282 amending the Code of Ordinances- Street and Sidewalks pertaining to construction & maintenance of sidewalks with the above mentioned change of wording.

CONSIDER BIDS SUBMITTED FOR THE WARWICK TO EPHRATA RAIL TRAIL COCALICO CREEK BRIDGE REHABILITATION PROJECT: D. Zimmerman stated this is a cooperative project with Ephrata Township involving the last phase of the Rail Trail. A \$165,000 grant from DCNR has been received for this project. Wilson Consulting Group had prepared the bids. There was a base bid and an alternate bid which was requested by Ephrata Township who felt there should be some consideration given to stainless steel particularly to where the connections are made in the concrete. Both bidders, Eastern Highway Specialists and DESCCO Design and Construction, Inc., meet the criteria as eligible contractors per the bid specifications and per PennDOT specifications which are requirements of the DCNR grant money. Ephrata Township made the recommendation for the alternate because they felt it was a better product for very little additional cost overall.

L. Myers inquired of Chris Magdefrau if he had anything to add to the discussion. C. Magdefrau stated he had some ideas he would like to go through if he was selected as the contractor that could potentially save some money down the road. L. Myers stated if this were a private job his bid would be considered; however as a municipality qualified contractors are based on lowest bid. D. Zimmerman stated in addition, because there is state money involved the process of the bidding is very involved.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously awarded the bid for the Warwick to Ephrata Rail Trail Cocalico Creek Bridge Rehabilitation Project to DESCCO Design and Construction, Inc.

CONSENSUS ON RENEWAL OF THE INTERGOVERNMENTAL AGREEMENT SUPPORTING THE LITITZ REC CENTER: This agenda item will be tabled until the Lititz Rec Center gives their annual budget report in September.

DISCUSS OPTION TO REFOREST NORTH SECTION OF SAYLOR PARK THROUGH DCNR PROGRAM: The state is currently providing this program for free. The area being considered is approximately 17 acres that is already forested. The only requirement that was it had to have milkweed. The state would provide all the trees, the stakes,

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tubes, and will help plant and provide maintenance money as well as easement areas for the PP&L power lines. Since there is a tributary to Lititz Run located in this area the Township would receive credit for its MS4 Program. This area has been difficult to maintain and this program should reduce the overall maintenance. In addition, PP&L is having difficulties with the spotted lantern moth so the Township will coordinate the meadow grass along with PP&L's efforts to eradicate the moth underneath the power lines. Just under 5 acres would be forested and just under 1.5 acres would be meadow.

On a motion by A. Spade, seconded by M. Vigunas, the Board unanimously approved to reforest the north section of Saylor Park through the DCNR Program.

CONSIDER SUBMITTING COMMENTS TO LCPC PLANS 2040 PLACES SUPPORT FOR CRITICAL INFRASTRUCTURE: D. Zimmerman stated the Township hosted a Commissioner's Meeting last month. The reason why the County's economy is so diversified and strong is because it has a supporting infrastructure base that supports that. When laying out a 20 year plan, there should be a discussion on why the county has the advantages it does, why it is so diversified and what would it take to continue to support this type of infrastructure.

The purpose of the letter presented to the Board is to make the LCPC aware it is critical to manage and preserve this infrastructure support system that is currently present in Lancaster County. The Board was in agreement with the letter's verbiage.

CONSIDER REQUEST BY HANDS ON HOUSE FOR HALF MARATHON ON 9/29/2018: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request by Hands On House to hold a half marathon on 9/29/2018.

CONSIDER REQUEST BY HARTZ PHYSICAL THERAPY FOR FALL BLAST 5K ON 10/6/2018: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request by Hartz Physical Therapy's Fall Blast 5K on 10/6/2018.

CONSIDER THE LANCASTER BIKE CLUB REQUEST TO HOST COVERED BRIDGE CLASSIC ON 8/19/2018: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request by the Lancaster Bike Club to host the Covered Bridge Classic on 8/19/2018.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager