

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

In Attendance:

Chairman:	Harold Keppley, Jr.	Member:	Russell Ressler, Jr.
Vice Chairman:	John Ford	Member:	Richard Stover
Member:	Dale Wissler	Secretary/Manager:	Patrick Barrett

Call to Order

Chairman Keppley called the January 4, 2010 organizational meeting to order at 7:03 p.m.

Election of Chairman

Moved by Vice Chairman Ford to nominate Harold Keppley, Jr. as the Chairman of the Board of Supervisors.

Moved by Member Stover to nominate Russell Ressler, Jr. as the Chairman of the Board of Supervisors. Member Ressler declined the nomination.

The motion by Vice Chairman Ford was seconded by Member Ressler to appoint Harold Keppley Jr as the Chairman of the Board of Supervisors. Motion approved unanimously.

Election of Vice Chairman

Moved by Member Wissler, second by Chairman Keppley to nominate John Ford as the Vice Chairman of the Board of Supervisors. Motion approved unanimously.

Consideration of Resolution No. 2010-1 appointing the following Township Officials:

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| • Patrick Barrett | Secretary/Treasurer/Manager |
| • Brian Brandt | Chief of Police |
| • James Houser | Public Works Director |
| • Craig Underwood | Zoning Officer |
| • Larson Design Group | Sewage Enforcement Officer |
| • Associated Building Inspections, Inc. | Building/Code Inspectors |
| • Building Code Inspections, LLC | Building/Code Inspectors |
| • Commonwealth Code Inspection Service | Building/Code Inspectors |
| • Morgan, Hallgren, Crosswell & Kane | Solicitor |
| • Rettew | Engineer |
| • PNC Bank | Financial Depository |
| • PLGIT | Financial Depository |
| • Principal Financial Group | Financial Depository |
| • Ephrata National Bank | Financial Depository |
| • Graystone Bank | Financial Depository |

Moved by Vice Chairman Ford, second by Member Wissler to adopt Resolution No. 2010-1 appointing Township Officials. Motion approved unanimously.

Public Comment/Guests

Jim Fisher, Larson Design Group – Mr. Fisher gave an overview of his experience working as a municipal engineer. Mr. Fisher has 23 years' experience in Municipal engineering and has recently completed the Lancaster County Planning Commission's master planner's course. He explained that the staff at Larson Design Group has experience with commercial, residential and industrial projects. Mr. Fisher also said that all work is done in-house without any of it being contracted out to other firms. Chairman Keppley asked if Larson Design has grant writing experience. Mr. Fisher said that personally he has experience with block grants but the Company has experience with all types of grants.

Since the Board heard from Becker Engineering and Larson Design Mr. Barrett asked the Board if they would like to have the flexibility of having more than one Township engineer. The Board agreed that having three engineering firms would be better than having just one.

Warren Nolt – Mr. Nolt shared plans he has for a building on his property at 151 E. Farmersville Road. Mr. Nolt first gave an overview of the current uses of the property and said that he plans to go to the Zoning Hearing Board to request a variance to open a “pack & ship” facility to sell produce to large chain store. The business would be strictly run by farmers. Farmers would bring in their produce, the produce would be stored up to 2 months and then shipped out via tractor trailer. There would be about one tractor trailer load per day. No tractor trailers would be stored on the property over night. Vice Chairman Ford told Mr. Nolt that it wouldn’t hurt if he would also talk to the planning commission about his plans.

Approval of Minutes

Moved by Member Ressler, second by Vice Chairman Ford to approve the December 21, 2009 meeting minutes as presented. Motion approved unanimously.

Subdivision/Land Development

Eagleview Estates Lot 246 – Mr. Barrett explained that this is not ready to go yet and passed out an access agreement prepared by Josele Cleary for the Board to review. Mr. Barrett said that the Board could take action on this matter at the next meeting.

Ridge Properties Lot #1 & #2 – The time extension given to the property owner at the December 8, 2008 expired on January 1, 2010 and the owner has not made any contact with the Township. Mr. Barrett explained that the Board must take action on this because the time expired and disapprove plans for Lot #1 and #2.

Moved by Chairman Keppley, second by Vice Chairman Ford to disapprove the plan for Ridge Properties Lot #2. Motion approved unanimously.

The Board discussed the conditional plan approval that was given for lot #1 at a previous meeting. Board members expressed their concerns about disapproving the plan for lot #1 when they’ve already given conditional approval even though the applicant did not meet those conditions. A lengthy discussion followed about Lot #1 and all the possible consequences of disapproving a plan that was already conditionally approved. Moved by Member Ressler, second by Chairman Keppley to check with Josele Cleary on the Ridge Properties Lot #1 matter. Member Wissler-yes, Member Stover-yes, Vice Chairman Ford-no. Motion approved with a 4 to 1 vote.

New Business

- **Resolution No. 2010-2** – exempting the police officers from contributing to the police pension fund. Moved by Vice Chairman Ford, second by Member Stover to adopt Resolution No. 2010-2. Motion approved unanimously.
- **Resolution No. 2010-3** – setting the compensation for the Township Manager. Moved by Member Ressler, second by Member Wissler to adopt Resolution No. 2010-3. Motion approved unanimously.
- **Manager’s employment agreement** – Moved by Member Stover, second by Member Ressler to sign the Township Manager’s employment agreement. Motion approved unanimously.
- **Police Chief’s employment agreement** – Moved by Vice Chairman Ford, second by Member Wissler to sign the Police Chief’s employment agreement. Motion approved unanimously.
- **Resolution No. 2010-4** – appointing Dean Weinhold to a term on the West Earl Township Planning Commission. Moved by Member Wissler, second by Vice Chairman Ford to adopt Resolution No. 2010-4. Motion approved unanimously.
- **Resolution No. 2010-5** – appointing Tom Zorbaugh to a term on the West Earl Township Zoning Hearing Board. Moved by Vice Chairman Ford, second by Chairman Keppley to adopt Resolution No. 2010-5. Motion approved unanimously.
- **Resolution No. 2010-6** – Filling a vacancy on the West Earl Sewer Authority. Moved by Vice Chairman Ford, second by Member Stover to appoint Dave Noyes to a term on the West Earl Sewer Authority. Chairman Keppley-yes, Member Stover-yes, Member Wissler-no. Motion approved with a 4 to 1 vote.

- **Resolution No. 2010-7** – Filling a vacancy on the West Earl Sewer Authority. Moved by Member Wissler, second by Member Ressler to appoint Mike Reed to a term on the West Earl Sewer Authority. Motion approved unanimously.
- **Resolution No. 2010-8** – appointing Phil Machonis to a term on the West Earl Water Authority. Moved by Member Stover, second by Vice Chairman Ford to adopt Resolution No. 2010-8. Motion approved unanimously.
- **Resolution No. 2010-9** – appointing Judith Stevens to a term on the West Earl Park & Recreation Board. Moved by Vice Chairman Ford, second by Chairman Keppley to adopt Resolution No. 2010-9. Motion approved unanimously.
- **Correspondence from the Lancaster Farmland Trust** – The Board took no action on this correspondence.

Public Works Director Report

In addition to his report Mr. Houser also provided some additional information to the Board.

A problem was found at one of the Township's traffic lights. CM High will attempt a repair which will cost approximately \$450. Chairman Keppley asked Mr. Houser about the pedestrian crossing signs. Mr. Houser said that one sign was stolen and one sign was replaced. The Township currently has 3 signs in stock and they will be placed back out at the end of March.

Manager's Report

- **Eagleview Estates Phase 1 security reduction** – Moved by Member Stover, second by Member Wissler to reduce the financial security for Eagleview Phase 1 to \$9,348.00 as recommended by Rettew. Motion approved unanimously.
- **Joint meeting** - Mr. Barrett reminded the Board about the joint meeting scheduled for Wednesday, January 13 with the Sewer Authority at 7p.m.
- **Road crewman position** - The Township received 60 applications as a response to the recent ad in the newspaper for the road crewman position. Mr. Barrett narrowed down the applications considerably and would like to start interviews. Mr. Barrett asked the Board members if any of them would like to sit in during the interviews. Mr. Barrett said that he has not set any dates yet but will come back to the Board with some dates.
- **Right to know law/disposal of records** – The Township's solicitor has recommended that the Township adopt the Municipal Records Manual. Mr. Barrett explained that the Township has been following the guidelines in this manual but has not officially adopted it yet. Moved by Chairman Keppley, second by Vice Chairman Ford to adopt the Municipal Records Manual. Motion approved unanimously.
- **PSATS convention** – The convention will be held from April 18 – April 21. Mr. Barrett asked which Board members will attend the convention.
- **Executive session** - Mr. Barrett requested an executive session at the end of the regular meeting to discuss a personnel matter.

Payment of Bills

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

Supervisors' Comments

Richard Stover – Member Stover said that the sidewalk fix at 19 S. State Street is an improvement but the surface is still rough and gets icy. Member Wissler said he also noticed some unsafe conditions after the recent winter storm. He said that the Police should enforce the Township Ordinance that requires snow and ice be removed from sidewalks.

Russell Ressler – Member Ressler said he noticed that the traffic light at Schaum's Corner isn't switching correctly. He also said that the light is turning red and cars are still turning while the other side of the intersection has a green light. Mr. Houser said that he mentioned this to the Police Department and it would take to officers to enforce this. It's an enforcement issue.

Dale Wissler – Member Wissler asked if a date was going to be set for the compost workshop. Chairman Keppley said that it could be done on a normal meeting night. The Board agreed to discuss it on January 13 after the joint meeting with the sewer authority.

The Board entered executive session at 9:15p.m.

The Board resumed the regular meeting at 9:40p.m.

Adjournment

Moved by Vice Chairman Ford, second by Member Wissler to adjourn the January 4, 2010 organizational meeting at 10:17p.m.