The Board of Supervisors meeting was called to order at 7:00 p.m. at the East Hempfield Township Municipal Building, 1700 Nissley Road, Landisville by Chairman Russell, followed by a moment of silence and the Pledge of Allegiance.

Consent Agenda

a) Department Reports - Golf Course, Public Works, Development Services, Police, ESC.

b) Lime Spring Village, 13-15.07 – Approve request for a 180-day time extension to record the Final Plan, establishing August 30, 2020 as the new deadline to record the plan.

c) Tobacco Road Condos, 06-FLD-101 – Approve Reduction #1 in the amount of $80,518.68, leaving a balance of $431,330.02.

d) 601 Stony Battery Rd., 1806.02 – Approve AG-HS Development Agreement and LOC

e) Treasurers Report for January covering all funds – 11/30/19 $9,147,401.29
Receipts $753,776.19
Expense $1,423,878.12
12/31/19 $8,477,299.36

f) Invoices from all funds covering 1/11/20-1/24/20 & totaling $466,298.55.

g) Approval of minutes: January 6, 2020

Motion made by Mr. Wiglesworth, seconded by Mr. LeFevre and unanimously carried to approve Consent Agenda Items (a) through (g).

Development Services:

- Heat and Control, Inc. 19-09-02 Modifications/Waivers and Final LD Plan (Northwest corner of Running Pump and Noll Drive):
  David Bitner, RGS Associates review the plan and the requested modifications/waivers.
Modifications/ Waivers
Motioned by Mr. Bennett, seconded by Mr. Wiglesworth and unanimously carried to *conditionally approve* modification/ waiver requests #1, and #2 and to approve modification/ waiver requests #3, #4, and #5, subject to staff and engineer comments.

**Final LD Plan**
Motioned by Mr. Wiglesworth, seconded by Mr. Bennett and unanimously carried to *approve* the Heat & Control, Inc. Final Land Development Plan, Township File #19-09.02, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void.

- **Penn State Health Lancaster Medical Center Phase 1 (19-01.06) Modifications/Waivers and Final LD Plan** (Northwest corner of Harrisburg Pike and State Road):
  Attorney Mark Stanley, McNees, Wallace Nurick representing the owner/developer opened the discussion with a brief history of the project and what the expectations were as it relates to moving the project forward. Atty. Stanley was joined by Mike O’Brien and Eric Scott representing State Road Investors, LLC, Alan Breckbill and Todd Lord, Penn State Health, Joel Young and Andy Miller, Rettew Associates and Craig Mellott, Transportation Planning Design. Atty. Stanley explained he is seeking final land development plan approval for the Penn State Health Lancaster Medical Center which is Phase 1 of the Penn State/Brookside Project. Atty. Stanley outlined that the hospital will be exempt from property taxes however the adjoined medical office building will be taxed. The project is anticipated to create 1,000-1,200 well-paying jobs and includes a flood plain restoration of the Swarr Run which is adjacent to the project. The restoration project will remove an estimated 425,000 pounds of sediment from the stream which represents 60% of the Township’s Pollution Reduction Plan requirements with DEP/EPA. This percentage reflects a significant savings to the Township budget and by association the tax payers of the Township. Additionally, as part of the whole project State Road will be realigned, widened, and a box culvert (bridge) will be replaced by the developer. These traffic improvements will be done as part of phase 1. Lastly off-site intersections will be evaluated pre and post development to determine if modifications need to made with signal timing to allow the best possible flow of traffic in the area. The plan was reviewed by the Planning Commission and they recommended approval.

Joel Young review the 8 modifications/waivers being requested. Also provided was a map depicting the typical flight path for the helicopter. It was noted that the FAA and PennDOT Bureau of Aviation have approved the use. A revised landscaping plan was also provided with changes that reflect discussions with residents to the South who have expressed a desire for more screening. Additional conifers (arborvitae and white pine) are being provided which is above and beyond what is required in the SALDO. Mr. Young also provided additional information on the floodplain restoration, highlighting the benefits to the Township (assistance with MS4 requirements) and the anticipated significant improvements to the stream ecology.
Immo Sulyok feels there is a need for a sidewalk for pedestrians traveling east to west along Harrisburg Pike and feels that pedestrians will take the shortest route, traveling along Harrisburg Pike in an area that sidewalks or a walking path are not proposed. Mr. Wiglesworth shared and recognized this concern but feels sidewalks along Harrisburg Pike are a challenge given the significant land slope. He feels that pedestrians while possibly traveling east to west, will not be traversing past the site but into the site whether it be to the hospital or to the commercial areas therefore he feels that it is very important to have a connection to Harrisburg Pike on the eastern portion of the site. After discussion with the developer they have accomplished that connector as well as one on the western most edge.

Mr. LeFevre posed the question about transit stops and Mr. O’Brien did confirm that they have reached out to RRTA. They are interested but it is really too early in the planning process. They will again reach out as the fine details are developed to include them in the conversation.

James Keener, Jim’s Landscaping was asked if his concerns were addressed with the revised landscaping plan. Mr. Keener indicated that he has not had a chance to review the plans but did confirm that direct discussion was held with the development team.

Fred Knarr relayed his very positive impression of the Oak Tree Development Group during their work with the Lime Springs project and feels confident that they will do the same for this project. He added that he is particularly excited about the plans for the trail system around the property.

Mr. Bennett supports the hospital project. He feels this is an excellent land use choice, the hospital will benefit all members of the community and addresses a demand for medical facilities locally and in the County. He noted, there is only one thing better than having one world class medical provider in the County is to have two and Lancaster County will have that with Lancaster General and now Penn State. He did however have one remaining concern, community support from Penn State. He feels strongly that Penn State needs to be a good neighbor and realize the additional impact their facility will have on fire, police and EMS. It is important that Penn State consider some level of support for these organizations due to that additional burden. Mr. Brackbill, Penn State Hospital stressed the desire of Penn State to be a good neighbor and fully understand the impact their facility will have on local resources. He feels that a clear Community Support Plan can be provided to the Township within 90 days that defines the level of community support East Hempfield Township can anticipate.

Mr. Russell outlined the history of this land tract, noting past development plans that would have significantly impacted neighbors, infrastructure and the school district. He noted that this land was always proposed for development in the Township’s long-range plans. The Board rezoned the tract from Agriculture Holding to Campus, feeling that this afforded the Township the best scenario, in terms of impact, for the tax payers of East Hempfield Township. He stressed the importance of bringing jobs and opportunities to East Hempfield Township and Lancaster County so that the next generation will want to stay local. Mr. Russell acknowledged the significant environmental impact the Swarr Run Floodplain Restoration Project will have to the residents/tax payers of the Township. Oak Tree Development Group is voluntarily doing a restoration project at significant additional expense to them. This restoration project, estimating to cost the developer $3,000,000, would cost the Township over $4,000,000 if the Township contracted the work as a requirement to meet our
MS4 (stormwater-Chesapeake Bay) permit requirements. This and the Brubaker Run Restoration Project have saved tax payers significant tax dollars. Mr. Russell also reviewed the State Road improvements which include realignment, resurfacing and bridge replacement. An estimated $6,800,000 worth of infrastructure improvements that the Township will not have to include in a future budget. Mr. Russell spoke about the importance of having medical facilities close in an emergency. A 15 minute longer ambulance ride could mean a difference between life and death. He noted that Penn State is already a presence in the community with medical office facilities at Lime Spring Square and many residents are already patients in the Penn State network so the hospital is a natural extension. Mr. Russell has the utmost confidence in the Oak Tree Development Group and is happy to see Penn State coming into the Township. He feels that the review process has been lengthy, involved and fair. He will be supporting moving the project forward.

**Modifications & Waivers**  
Motioned by Mr. LeFever, seconded by Mr. Bennett and unanimously carried to approve modifications/ waivers #1 - #8, subject to staff and engineer comments.

**Final LD Plan**  
Motioned by Mr. Bennett, seconded by Mr. Wiglesworth and unanimously carried to approve the Penn State Health Lancaster Medical Center & Brookside, Phase 1 for the Penn State Health Lancaster Medical Center Final Land Development Plan, Township File #19-01.06, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void.

**710 Centerville Road**  
Mrs. Schweitzer explained that this is the first of four properties that will be total takes in conjunction with the Centerville Road Widening project. Motioned by Mr. Wiglesworth, seconded by Mr. LeFevre and unanimously carried to authorize the Township Manager to sign the necessary documentation to allow settlement to occur.

**Board/Committee Appointments:**

**Recreation Authority** – Motioned by Mr. Wiglesworth, seconded by Mr. Bennett and unanimously carried to appoint Tom Bennett to the Recreation Authority to replace Scott Russell for a 1-year term ending January 2021 and appoint Doug Brubaker to the Recreation Authority for a 5-year term ending January 2025.

**Planning Commission Alternate Member Vacancies** – Motioned by Mr. Wiglesworth, seconded by Mr. Weaver and unanimously carried to appoint Daniel Kaldas and Julie Will to one-year terms, ending January 2021 as alternate members of the Planning Commission. One alternate vacancy remains, to be filled at a later date.

**Pension Review Board Member At large Vacancy** – Motioned by Mr. LeFevre, seconded by Mr. Bennett and unanimously carried to appoint Harry Kintzi, M.D. to the Pension Review Board for an indefinite term.
Central Lanc. Co. Council of Government (CLCCOG) vacancies – Motioned by Mr. Bennett, seconded by Mr. Wiglesworth to appoint Scott Russell to the CLCCOG. Motioned by Mr. Bennett, seconded by Mr. Wiglesworth and carried by a vote of 4-0-1 (Mr. LeFevre abstaining) to appoint Edward LeFevre as the alternate to the CLCCOG.

Traffic Commission vacancy – Motioned by Mr. LeFevre, seconded by Mr. Bennett and unanimously carried to appoint Andrew Weaver to the Traffic Commission.

Hempfield Recreation – Triathlon for Life
Motioned by Mr. Bennett, seconded by Mr. Wiglesworth to approve the HARC special event application for the Triathlon for Life to be held on multiple roadways throughout East Hempfield Township on Sunday, May 3, 2020, with final Township costs to be determined and invoiced after the event is completed and to direct the Board Chairman to sign the Indemnification Agreement due to the use of Township roadways.

Old Business - none

New Business
MS4 Quarterly Report (Sept/Dec-2019) – Motioned by Mr. LeFevre, seconded by Mr. Wiglesworth and unanimously carried to acknowledge receipt and acceptance of this report.

Board Goals-2020 – Mr. Russell provided the Board with the updated goals and requested they be reviewed and edited for discussion at a future Board meeting. Mr. Russell also provided revised ‘areas of responsibility’ for Supervisors:

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<tr>
<td>Administration/Finance</td>
<td>Russell, Bennett</td>
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<td>MS4 (Stormwater)</td>
<td>Weaver, Wiglesworth</td>
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<td>Parks &amp; Recreation</td>
<td>Weaver, Bennett</td>
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<td>Planning</td>
<td>Wiglesworth, Russell</td>
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<td>Public Safety</td>
<td>LeFevre, Wiglesworth</td>
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<td>Public Works</td>
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<td>Traffic Commission</td>
<td>Bennett, Weaver, LeFevre (appointed)</td>
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<td>Recreation Authority</td>
<td>Bennett (appointed)</td>
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Board Committee Reports
Public Safety:
- The draft of the Police Annual Report was reviewed (S. Wiglesworth noted, well done), Succession planning in the police department was discussed to assure the proper training is being provided to allow the option of promoting from within. It was noted that Chief has no immediate plans to retire.
- Hiring of the 34th officer was discussed and the group agreed to take advantage of the October Consortium list and recommend hiring from that knowing that the hiring would not likely occur until 2021.
- The fire companies have taken full advantage of the tuition reimbursement program in 2019 and 2020 appears to be trending in the same fashion with 60% of the $10,000 already committed (this will be highlighted in future social media posts).
• Discussed the possibility of extending the police contract which is scheduled to expire on 12/31/2021.
• Received an update from Chief Skiles that Toyota was contacted about recognition of the Allen Family continued donation to the K9 fund. Chief Skiles indicated they are awaiting the return of Rob Allen.

Admin/Finance:
• Discussed the ongoing negotiations with Penn State concerning their Community Support initiative.
• Discussed the developer’s request for supplemental funding of the Running Pump Roundabout. P Pension meeting to be scheduled in February, noting that the MMO will be increasing in 2021/2020. Updates to the employee manual are in process.
• Investigating the creation of an email policy for Supervisors.

Traffic Commission – Mr. LeFevre noted that the Commission authorized the placement of additional stop signs in the Village of Rohrerstown, adding ‘Children at Play’ signage, painting ‘SLOW’ on several streets and adding a crosswalk at Elizabeth and Mayer.

Manager’s report - Mrs. Schweitzer reviewed her written report and noted the issues of the smaller Dairy Road bridge and the need to add weight restrictions now with the future need for bridge improvements at a substantial cost.

Public Comment (residents or tax payers of East Hempfield Township only) - none

Adjournment
By unanimous consent of the Board, Chairman Brubaker adjourned the meeting at 8:47 p.m.

Respectfully submitted,

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Cindy A. Schweitzer, Township Manager/Secretary