

October 14, 2019

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The North Annville Township Board of Supervisors met at the Water Works Fire Hall at 7:30 p.m. on October 14, 2019 for the purpose of a public hearing and a regular monthly meeting. All members were present. Also present were: see attached attendance sheet in minute book.

Randy Leisure, Chairman, called a public hearing, regarding Ordinance No. 3-2019 (Ordinance), to order at 7:30 p.m. Paul Bametzreider, Township Solicitor, stated that the proposed Ordinance pertains to solar farms and was publicly advertised on September 15 & September 22. Draft copies were sent to the North Annville Planning Commission and the Lebanon County Planning Department for review and comment. The Ordinance will amend the Zoning Ordinance to provide a definition of solar farm and allow for conditional use of solar farms in the A-1 Agricultural Zoning District. A solar farm is defined as a solar application installed on land for the commercial sale of energy. The Ordinance establishes a minimum fifty acre lot size, panel setback requirements of 50', vegetative buffer or fencing requirements, maximum lot coverage of 50%, insurance and bonding requirements and the need for a storm water management plan. Solar farms will not be permitted on preserved farms. Nelson Heagy questioned whether or not the required insurance amounts could be amended in the future, to which Paul replied that they can indeed. Randy adjourned the public hearing at 7:38 p.m. and convened the regular monthly meeting.

Clyde Meyer, Vice-Chairman, made a motion to approve the September 9, 2019 meeting minutes as presented in printed form. Randy 2nd the motion, motion carried. Randy then made a motion to adopt the September 9 Treasurer's Report as presented in printed form. Clyde 2nd the motion, motion carried. Adam Wolfe, Secretary-Treasurer, read all the bills for the month. Ruth Rittel questioned whether or not the Township can recoup the cost of the noxious weed investigation on School Creek Lane, to which Adam replied that we cannot. Ruth then questioned if the Township is reimbursed for public sewer bills, to which Adam replied that we are indeed. Adam made a motion to pay all bills as read. Randy 2nd the motion, motion carried.

For the next item of business, Betsy Davidson, from H. Edward Black & Associates, requested conditional approval of the Wellspan Urgent Care land development plans. The plans call for the construction of a 1 story, 5,040 square foot urgent care facility with 37 parking spaces on a 1.5 acre lot located on the north side of West Main St. approximately 1,200 feet east of the intersection with Clear Spring Rd. The site will be serviced by public water and sewer, with access to be provided by a driveway off of Nathan Lane. The intention is for construction to begin this fall, with the facility opening next year. She stated that she is asking for conditional approval due to the fact that she is still waiting for one owner's signature on the plans. Paul stated that the supervisors can conditionally approve the plans and then sign them after all of the owners have signed. Randy made a motion to conditionally approve the Wellspan Urgent Care land development plans. Clyde 2nd the motion, motion carried.

Next, Paul stated that the Solar Farm Ordinance was advertised as Ordinance No. 3-2019, when it should have been advertised as Ordinance No. 2-2019. Randy made a motion to approve the amending of the caption to read Ordinance No. 2-2019. Adam 2nd the motion, motion carried. Adam then made a motion to adopt Ordinance No. 2-2019, as further described in the above minutes from the public hearing. Clyde 2nd the motion, motion carried.

Next on the agenda, Randy stated that Jeffrey Bomgardner has submitted land

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development plans proposing the construction of three (3) 63' x 500' poultry barns, a 60' x 80' manure storage structure, a 20' x 30' generator shed, gravel drives and associated storm water management structures at 409 Clear Spring Rd. Paul stated that the Lebanon County Planning Dept. approval letter looks good now that the NPDES permit approval has been received from the Lebanon Co. Conservation District. Clyde made a motion to approve the Jeffrey Bomgardner land development plans. Adam 2nd the motion, motion carried.

Paul stated that we have received a letter pertaining to a proposed three year renewal of the police services contract with Cleona Borough. Cleona is proposing to increase the price of the contract to \$70,000 for the first year, followed by \$3,500 increases for each of the second and third years. Randy stated that the supervisors are happy with the service that the Cleona Police Dept. currently provides and will be reaching out in the near future to discuss the proposed contract renewal. Paul then stated that the Reimbursement Agreement was sent to Pennsy Supply and they are expected to return a signed copy of the Agreement, along with a check to cover the tapping fees, in the near future. Paul went on to say that he received a final draft of the Life Lion EMS Agreement. It is a five-year Agreement, which is scheduled to commence on January 1, 2020 with the dedicated BLS/ALS ambulance to be housed at the Ono Fire Co.

Next, Adam gave an update on the Dean Rock noxious weed issue. Colver Crop Consulting conducted an investigation and determined that Canada thistle is the only noxious weed growing on Mr. Rock's property. Adam sent Mr. Rock a letter stating that the Canada thistle must be eradicated by October 26, 2019. Mr. Rock responded by calling and stating that he is currently using a control plan which does not involve the use of herbicide. Adam asked that he send a copy of his control plan in writing by October 26.

Paul stated that the Gruber Small Flow Treatment Facility Maintenance Agreement was sent to the engineer for review.

For matters pertaining to roads, road viewing was scheduled for Saturday November 2 at 8:00 a.m. The supervisors will examine the intersection of Syner Rd. & Palmyra-Bellegrave Rd. at that time. Adam stated that line painting and road bank mowing are scheduled for next week and also that the piles of stone are no longer obstructing Mish's Mill Rd. Randy stated that the Syner Rd. bridge in the area of Laurel Grove Rd. and Bates Drive will be closed this month for a 10-15 day period and will then be closed most of next summer for replacement. Randy then stated that the reading of the 2020 preliminary budget will take place at next month's meeting.

For the police report, Chief Farneski stated that the Cleona Police Dept. responded to 73 calls in North Annville for the month of September. There were two fatal accidents in North Annville during the month of July, with all of the details currently being resolved. The Chief went on to state that Officer Muldanado was recently hired full-time and they are now in the process of hiring a part-time officer. He continued by asking that residents lock their car doors, as there has been an upswing in thefts over the course of the last month. The Chief concluded by stating that speed details have recently been conducted on Clear Spring Rd., Shanamantown Rd. and Hill Church Rd. Ruth Rittel stated that she has observed tractor-trailers using North Mill St., where the curves are difficult for a tractor-trailer to negotiate. The Chief stated that there are no restrictions in place which would allow him to cite a truck driver for using North Mill St. Adam explained that a study would be necessary to restrict truck traffic and may not yield the desired outcome due to the fact that BlueScope Steel's truck entrance is located on North Mill St. Randy

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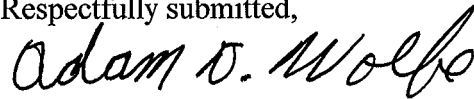
stated that a planned Roadway Safety Audit of the Hill Church Rd. corridor may shed some light on this particular issue.

For the Planning Commission report, Nelson Heagy stated that he had nothing to report on other than the Commission's approval of the Bomgardner and Wellspan land development plans.

For the final item of business, Joe Miller expressed concern regarding his neighbor's plans to construct a 40' x 60' building 20' from the property line. Paul stated that his neighbor will most likely need to obtain a zoning variance in order to be permitted to construct a building of the stated size and advised him to attend the zoning hearing and raise his objections at that time.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink that reads "Adam D. Wolfe". The signature is written in a cursive, flowing style.

Adam D. Wolfe, Secretary

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Treasurer's Report:

Balance in State Fund September 9, 2019		\$423,335.30
Receipts: Fulton Bank (FB) MMA Interest	\$646.49	
FB GIC Interest	11.71	
PLGIT Plus Interest	37.64	
PLGIT Interest	<u>5.45</u>	<u>\$701.29</u>
Balance after receipts:		\$424,036.59
Disbursements: none		
Balance in State Fund October 14, 2019		\$424,036.59

Balance in General Fund September 9, 2019		\$600,082.56
Receipts: District Court	\$10.76	
Lebanon Co. Probation Dept.	55.21	
Commonwealth of PA - PURTA	279.21	
District Court	21.51	
Recorder of Deeds	2,711.66	
Recorder of Deeds	2,670.50	
Commonwealth of PA - Fire Relief	17,672.70	
FB MMA Interest	784.68	
FB GIC Interest	145.71	
PLGIT Interest	28.22	
PLGIT Plus Interest	9.52	
Keystone Municipal Collections	<u>16,168.67</u>	<u>\$40,558.35</u>
Balance after receipts:		\$640,640.91

Disbursements:

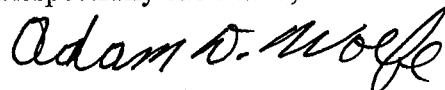
CK#: 5241	Gaye DeShong	\$120.00
5242	Met-Ed	51.96
5243	Comcast Cable	123.47
5244	Leffler Energy	193.00
5245	PA American Water	37.28
5246	Leffler Energy	89.96
5247	Daniel B. Krieg	104.90
5248	Union Water Works Auxiliary	35.00
5249	Ann. Area Fire Relief Assoc.	17,672.70
5250	Becker Engineering	65.00
5251	Martin Paving	239.30
5252	Colver Crop Consulting	85.00
5253	Reilly, Wolfson, etc.	3,184.50
5254	Borough of Cleona	5,840.99
5255	Randall Leisure	43.93
5256	Clyde Meyer	43.93
5257	Adam Wolfe	1,194.81
5258	Keystone Municipal Collections	84.77

5259 Adam Wolfe	72.06	
5260 Starner Excavating	2,527.00	
5261 Adam Wolfe	540.00	
EFT PA U.C. Fund	0.92	
EFT PA Dept. of Revenue	199.37	
EFT IRS	<u>422.92</u>	<u>\$32,972.77</u>
Balance in General Fund October 14, 2019		\$607,668.14
Balance in Public Sewer Fund September 9, 2019		\$24,713.27
Receipts: Country Lane Furniture	\$317.37	
FB SMIC Interest	<u>1.08</u>	<u>\$318.45</u>
Balance after receipts:		\$25,031.72
Disbursements:		
CK#: 148 Annville Township Authority	<u>\$7,015.26</u>	<u>\$7,015.26</u>
Balance in Public Sewer Fund October 14, 2019		\$18,016.46

Summary:

State Fund	\$424,036.59
General Fund	607,668.14
Escrow Acct.	3,402.65
Public Sewer Fund	<u>18,016.46</u>
Total all Funds:	\$1,053,123.84

Respectfully submitted,



Adam D. Wolfe, Treasurer