

June 13, 2022

Page 1 of 6

The North Annville Township Board of Supervisors met at the Water Works Fire Hall at 7:30 p.m. on June 13, 2022 for the purpose of a regular monthly meeting. All members were present. Also present was: see attached attendance sheet in minute book.

Randy Leisure, Chairman, called the meeting to order at 7:30 p.m. Clyde Meyer, Vice-Chairman, made a motion to approve the May 9, 2022 meeting minutes as presented in printed form. Randy 2nd the motion, motion carried. Randy then made a motion to adopt the May 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. Adam made a motion to pay all bills as read. Clyde 2nd the motion, motion carried.

For the status of Lebanon Solar I, LLC's Land Use Appeal, Paul Bametzreider, Township Solicitor, stated that the Record has been filed with the Court.

Randy stated that the Greater Lebanon Refuse Authority will host a free paper shredding event, open to Lebanon County residents only, from 8:00 a.m.- 12:00 p.m. on July 12.

Next, discussion was held pertaining to a potential green waste and bulk trash disposal agreement with Annville Township. Randy stated that currently, Annville and South Annville residents can dispose of bulk trash and green waste for a flat yearly fee, paid by the individual residents, at the Annville Township Public Works Facility. North Annville inquired with Annville Township regarding the possibility of the service being offered to North Annville residents after the North Annville supervisors received an inquiry from a resident who currently disposes of his green waste at the GLRA. Randy went on to say that Annville appears to be willing to offer the service to North Annville residents. Aaron Miller questioned whether or not the service being offered to North Annville residents would just be a matter of the North Annville residents going and using the facility, to which Paul replied that he doesn't see the need for a formal agreement between Annville and North Annville since Annville would have the option to allow anyone to use the facility. After discussion, it was decided that Adam will inform Annville Township that North Annville is interested in having Annville offer the service to North Annville residents.

For the next item of business, Randy stated that Annville Township has expressed concerns regarding ordinance enforcement as well as the investigation of illegal dumping and trespassing at the Annville Township Public Works Facility. As such, Annville has suggested the creation of an intergovernmental resolution that would give Annville Township Police the primary jurisdiction at the Public Works Facility, which is located in North Annville Township. Paul stated that such a resolution could indeed be created and it should be written very strictly so that the Annville officers could only enforce ordinances and code violations at the Public Works Facility. Chief Farneski stated that he has not received any calls for issues at Annville's Public Works Facility in six years. Chanda Tshudy suggested learning more about what led to Annville's inquiry with North Annville Township. Adam will respond by requesting more information.

For matters pertaining to the draft Lebanon County Stormwater Management Ordinance (SWMO), Paul stated that DEP released a new model MS4 SWMO, especially for any municipality with an MS4 permit. He continued by stating that September 30 is the deadline for the County to adopt the new SWMO. Randy stated that some of the changes in the new SWMO are beneficial to neighboring properties and also enhance bonding requirements. North

June 13, 2022

Page 2 of 6

Annville's other SWMO option would be to write our own SWMO. Randy continued by stating that the draft Lebanon Co. SWMO is posted on the Township's website, with comments being due by June 17. Randy questioned Paul if North Annville will need to adopt the new Lebanon County SWMO, to which Paul replied "no."

For matters pertaining to Countryside Christian Community's (CCC) proposed expansion project, Randy stated that CCC representatives attended the June 6 Planning Commission meeting and the proposed plans and zoning ordinance text amendment are posted on the Township's website. Paul stated that CCC is seeking a new Retirement Residential Zoning District, which would apply to CCC's property and allow them to construct buildings. Randy stated that the creation of a Retirement Residential Zoning District appears to be the clearest way to allow CCC to expand, eliminate their existing nonconformity and also to ensure that the CCC property remains a retirement facility. Currently, retirement homes are permitted in the R-2 Zoning District, which also allows a number of other potential land uses. Randy continued by stating that CCC is only seeking the Retirement Residential zoning designation for the CCC-owned land which is currently zoned R-1. Ben Bow stated that he is concerned about the proposed sewer line and suggested only changing the zoning designation after everything pertaining to the sewer line has been squared away. Randy stated that CCC has already secured easements with Hill Farm and that the sewer line would be a private force main lateral to be constructed at CCC's expense. Paul stated that the intention is to construct a private sewer line with no mandatory connections by surrounding landowners. Ben proceeded to question what will transpire if surrounding landowners express an interest in voluntarily connecting to the sewer line, to which Paul and Randy stated that it will be a 2"-4" forced small pump line, which is more expensive and difficult to connect to than a gravity sewer line. John Shaver stated that perhaps if someone wants to connect, then he/she could pay a fee. Julie Kaylor stated that she posed the question of outside connections to the sewer line at the Planning Commission meeting and was told that no outside connections would be permitted; however, now it seems as though the answers are changing? Randy stated that his understanding is that it will be a private line to which no outside connections will be permitted. Brian Keck questioned the possibility of rezoning the Hill Farm property to Retirement Residential. Aaron Miller questioned whether or not CCC is being given more options by rezoning the property, to which Paul replied a non-conforming use can be reasonably expanded; however, rezoning the CCC property to Retirement Residential will give the Township better control. Brent Kaylor stated that the concerning part to him is the issue of groundwater and proceeded to question whether or not any area(s) of North Annville is served by public water, to which Adam replied that Horseshoe Boulevard and the Route 422 corridor are served by public water. Paul stated that the Township doesn't have much control over private water wells. Eric Brummer stated that CCC contacted neighboring property owners about well water issues and Eric then questioned if North Annville could require a water bond, to which Paul replied that it could potentially be included as part of the process. Randy stated that CCC did contact the neighbors and conducted groundwater testing, which did not go as well as was anticipated. Randy continued by stating that CCC would have water storage tanks on site. Aaron Miller questioned the process by which Hill Farm is currently invoiced for public sewer service, to which Adam replied that the quantities are obtained from well water meter readings. Aaron continued by stating that his review of the non-

June 13, 2022

Page 3 of 6

conformity language in North Annville's Zoning Ordinance indicates that the Township is in the "driver's seat." Julie Kaylor stated that CCC provided a draft redline ordinance and then she questioned if language pertaining to water should be incorporated into the ordinance. Paul stated that water is not part of a zoning ordinance; however, the Township could address water issues as part of the ongoing negotiation process. Paul continued by stating that give and take is part of a developer's agreement, at which point Julie questioned if the land development agreement is a public document. Randy and Paul replied by stating that the land development agreement would be a public document when that point of the process is reached. Randy and Paul continued by stating that the proposed Retirement Residential zoning language is taken from North Londonderry Township's Retirement Residential zoning language as well as from North Annville's R-2 language. The discussion concluded with Aaron Miller stating that he gets concerned when a list of wants is submitted by a developer.

No additional business was presented for the Planning Commission report.

For the police report, Chief Farneski stated that the Cleona Borough Police Department responded to 56 calls in North Annville during the month of May. Catalytic converters were stolen from two vehicles this past weekend. The Chief continued by stating that he is seeing an increase in scams involving Publisher's Clearing House, gift cards and unemployment compensation. He also stated that he recently ejected a carload of soliciting individuals from Cleona Borough. Concerning North Annville's potential radar speed sign purchase, the Chief stated that the Cleona Borough P.D. is willing to handle the setup and care of a radar sign. Steve Bowman questioned whether or not a radar speed sign would be moved around to different locations, to which Randy replied "yes." Randy also stated that a bill which would allow local police in PA to use radar is still in the State Legislature. Mark Blauch, Bellegrove Fire Co. Chief, stated that the Bellegrove Fire Co. appreciated the designated police officer for the two fire co. carnivals. The police report concluded with the Chief stating that Cleona will likely be hiring another full-time officer in August.

For the road report, Randy stated that the first roadside mowing of the year has been completed. Brian Tshudy questioned the anticipated completion date for the Syner Rd. bridge project, to which Mark Blauch replied that it will likely be the beginning of 2023. Aaron Miller stated that he has observed more tractor trailers on Clear Spring Rd. over the past couple of months. Randy stated that the supervisors would like to designate Clear Spring Rd. as a snow emergency route. Paul stated that such a designation would require the adoption of an ordinance so that fines can be levied. Steve Bowman questioned whether or not PennDOT will assist with plowing snow on Clear Spring Rd., to which Randy replied "no." Chanda Tshudy questioned whether or not the declaration of a snow emergency on Clear Spring Rd. could be hinged on something else, to which Paul replied that the Township usually decides on it's own so as not to sacrifice authority. Aaron Miller then questioned whether or not the intersections on Clear Spring Rd. could be made "all-way stops," to which Randy replied that they are t-intersections.

For the fire co. report, Mark Blauch stated that the Bellegrove Fire Co. Carnivals went well.

For the Zoning Hearing Board report, Randy stated that there will be another zoning hearing on July 11. This hearing will pertain to lot coverage for a property on Hill Church Rd. Paul DeShong, Zoning Hearing Board (ZHB) member, stated that the ZHB approved Pennsy

June 13, 2022

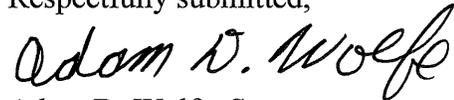
Page 4 of 6

Supply's request for variance with certain stipulations. A lot of different activities were denied, while an Airbnb event space with a 200 person limit was approved. The written decision is currently being drafted by the ZHB solicitor.

For public comment, Brian Keck questioned whether or not there is anything new pertaining to the intersection of Route 934 & Clear Spring Rd., to which Randy replied that the kickoff meeting was cancelled. Aaron Miller questioned the ownership of the railroad bridge on Clear Spring Rd., to which Randy replied that North Annville Township owns the surface of the bridge, with the Norfolk Southern Railroad owning the substructure and the superstructure. Randy stated that eventually North Annville will need to enter into another agreement, pertaining to the maintenance of the traffic signal at Clear Spring Rd. & 422, with PennDOT. Paul stated that the agreement is considered optional; however, PennDOT will withhold liquid fuels funds if the Township does not approve the agreement.

There being no further business, Adam made a motion to adjourn the meeting at 8:34 p.m. Clyde 2nd the motion, motion carried.

Respectfully submitted,

A handwritten signature in black ink that reads "Adam D. Wolfe". The signature is written in a cursive style with a large, stylized 'W'.

Adam D. Wolfe, Secretary

June 13, 2022

Page 5 of 6

Treasurer's Report:

Balance in State Fund May 9, 2022		\$625,785.29
Receipts: Fulton Bank (FB) MMA Interest	\$12.59	
FB GIC Interest	1.03	
PLGIT Interest	1.41	
PLGIT Reserve Interest	<u>3.48</u>	<u>\$18.51</u>
Balance after receipts:		\$625,803.80
Disbursements: none		
Balance in State Fund June 13, 2022		\$625,803.80

Balance in General Fund May 9, 2022		\$764,744.01
Receipts: District Court	\$35.38	
Recorder of Deeds	3,258.01	
Cleona Borough	445.97	
Cleona Borough	247.93	
Samuel & Stacy Shrefler	400.00	
State Police Fines	731.77	
FB MMA Interest	17.22	
FB GIC Interest	0.88	
PLGIT Interest	7.29	
PLGIT Reserve Interest	0.87	
Keystone Municipal Collections	<u>34,522.36</u>	<u>\$39,667.68</u>
Balance after receipts:		\$804,411.69

Disbursements:

CK#: 5877	Miller & Bixler Auto Parts	\$65.07
5878	State Workers Insurance Fund	618.00
5879	Leffler Energy	400.29
5880	MediaOnePA	285.68
5881	Leffler Energy	553.91
5882	Pennsylvania American Water	39.38
5883	Union Water Works Auxiliary	105.00
5884	Borough of Cleona	6,137.12
5885	Daniel B. Krieg	507.00
5886	PSATS	240.00
5887	Stratix Systems	35.46
5888	Reilly, Wolfson Law Offices	1,008.00
5889	Reilly, Wolfson Law Offices	5,036.75
5890	Kathy Sheffy	175.00
5891	Starner Excavating	4,509.00
5892	Leb. Co. Dept. of Emerg. Serv.	1,586.90
5893	Henry & Beaver	940.00
5894	Randall Leisure	43.93
5895	Clyde Meyer	43.93

5896 Adam Wolfe	1,265.01	
EFT IRS	<u>452.75</u>	<u>\$24,048.18</u>
Balance in General Fund June 13, 2022		\$780,363.51
Balance in Public Sewer Fund May 9, 2022		\$19,069.53
Receipts: none		
Disbursements:		
CK#: 180 Annville Township Authority	<u>\$2,570.96</u>	<u>\$2,570.96</u>
Balance in Public Sewer Fund June 13, 2022		\$16,498.57

Summary:

State Fund	\$625,803.80
General Fund	780,363.51
Escrow Acct.	3,402.65
Public Sewer Fund	<u>16,498.57</u>
Total all Funds:	\$1,426,068.53

Respectfully submitted,

Adam D. Wolfe
Adam D. Wolfe, Treasurer