

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS
JULY 15, 2019 MEETING MINUTES**

The Lancaster Township Board of Supervisors meeting was called to order by Supervisor Kniess at 6:00 pm. Those in attendance were Supervisor Kniess, Supervisor Dennis Kerr, Secretary-Treasurer, Chrissy Senft, Township Solicitor Chris Reese, Township Engineer Tom Thompson, Chrystal Zinkham, Tim Zinkham, Connie Domhoff, Bryan Domhoff, Randy Anno, Daniel Cox, Sally Reichert, Oscar Domhoff, Adam Reichert, Howard Duerrer, Andy Patrylak & Eileen Patrylak. Chairman Plesniak and Township Manager Ben Kramer were absent.

MEETING MINUTES AND TREASURER'S REPORT

Supervisor Kerr made a motion to approve meeting minutes from the June 10, 2019 Board of Supervisors Regular Meeting and the June 10, 2019 Keystone Services Contracting Yard/Warehouse Conditional Use Hearing Minutes, motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.

Motion was made by Supervisor Kerr to approve the treasurer's report dated June 7 – July 11, 2019, motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess. – YES, Chairman Plesniak was absent.

SUBDIVISIONS AND LAND DEVELOPMENTS

1. The Planning Commission meeting was cancelled due to inactivity. The next scheduled meeting is August 8, 2019.
2. Solicitor Reese read the prepared findings of fact, conclusions of law, and decision for the Keystone Kreider Industrial Services, LLC. A motion to approve the conditional use was made by Supervisor Kerr and was seconded by Supervisor Kniess, motion passed by a majority. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.
3. The land development plan for the Keystone Kreider Industrial Services, LLC was reviewed after having been revised from its previous review from the Lancaster Township Planning Commission, there being no further discussion a motion was made by Supervisor Kerr, seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.
4. Meyer-Miller Lot Line Revision, previously approved by the Board of Supervisors on April 16, 2018. The property owners have now turned in the plan for recording. As 90 days has passed, the Board of Supervisors must again approve the LLR. Existing 29 acre parcel is being divided into 2 parcels. A 14 acre southern tract and a 15 acre northern tract. The 15 acre tract is further being consolidated into an existing 7 acre tract. A motion was made by Supervisor Kerr to re-approve the Meyer-Miller Lot Line Revision, motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.

COMMITTEE REPORTS

Zoning & Land Use: 5 Building permits were issued for various residential needs during this period.

Police Department: See copy of UCR reports and vital statistics.

YTD 2019: 1189
YTD 2018: 1010
Month to Date: 68
June 2019: 180

Road Department: Weekly reports have been provided via email. Roadmaster Spiker talked about miscellaneous storm damage and upcoming road projects.

OLD BUSINESS

1. **800 Perry Hwy** – Housing Authority of Butler County requires the Township to enter a Demolition Services Agreement in order to move forward with utilizing county funding to work to demolish the remaining structures at 800 Perry Hwy. The Solicitors office has reviewed this agreement.
A motion was made by Supervisor Kerr to approve the Demolition Services Agreement between Lancaster Township and the Housing Authority of Butler County, motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.
2. **Four Springs Park** - Phase I construction has been completed by DemEx. Gannett Fleming has completed a punch list walk through. The project stands at 95% completion and 5% is being retained to allow for dry weather which will permit DemEx

to complete a final rolling of the walking trail as well as seeding the retention basin. The payout requested for work completed to date on Estimate #9 is \$61,789.06. Change Orders 3 (increase in pipe diameter under trail) and 4 (increase in pipe diameter under trail) are included in this total. The balance retained will be \$3,614.80.

A motion was made by Supervisor Kerr to approve Change Orders 3, 4, and Estimate #9 and substantial completion of Four Springs Park, Phase I (A DCNR Funded Project), motion was seconded by Supervisor Kniess and passed by majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.

- 3. Four Springs Park** – Walking trail marker stones per the Watson family’s requests, we have obtained pricing for the stones, engraving, and delivery. We would anticipate needing 7-9 stones, they will be roughly 2x2, 2x3, or 3x3, engraved and painted with Litcho monument stain. Serena Stone has the best price of \$300.00 per stone, which includes the delivery.

A motion was made by Supervisor Kerr to purchase up to 9 monument stones from Serena Stone at a cost of \$300/ea. for Four Springs Park, motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.

NEW BUSINESS

- 1. Intergovernmental Cooperative Agreement (Winter Maintenance)** - Winter maintenance cooperative agreements Lancaster Township has with Muddy Creek Township and Jackson Township. Lancaster Township will propose to continue winter maintenance for Albert Drive, Muddy Creek for Ragan Road. Jackson Township will continue winter maintenance of High Acres Road, Lancaster Township will continue winter maintenance on Swain Hill. Review and discussion with Solicitor. There is a question about whether or not a 2nd Class Township can legally enact a cooperative agreement without first having an Ordinance permitting such agreements. At this time, no action was taken on this matter and additional research will be completed.
- 2. Arden Wood Letter of Credit Reduction(S) 1 & 2** – Arden Wood has requested reductions in their letter of credit for work performed to date. Gannett Fleming has reviewed both. Releases 1 & 2 in the amounts of \$980,160.73 and \$63,130, respectively.

A motion was made by Supervisor Kerr to approve Arden Woods requested credit line reductions, Supervisor Kniess seconded and motion passed by a majority vote. VOTE: Kerr, Kniess – YES, Chairman Plesniak was absent.

VISITORS & PUBLIC COMMENT

Resident Daniel Cox of 345 Swain Hill Road discussed with the Board of Supervisors the future of the Emergency Management Coordinator role as the township moves forward. Lancaster Township is currently part of the Zelenople Harmony Emergency Management Agency which also includes Jackson Township. Mr. Cox discussed the advantages of this group joining the Evans City/Connoquenessing Emergency Management Agency and encouraged the Board of Supervisors to consider this for the future.

With no additional business to be brought before the Board, a motion was made to adjourn at 6:31 pm by Supervisor Kniess.

Respectfully submitted:

Christina M. Senft
Secretary/Treasurer