

South Annville Township, Lebanon County
Board of Supervisors Meeting
1036 Horseshoe Pike
Lebanon, PA 17042

Minutes 5/11/2022

Dale Hoover, Chairman

Donald Umberger, Twp. Consultant

John Harrell, Vice Chairman

Jeanette Henning, Twp. Manager

Garry Rhine, Supervisor

Ben Sutcliffe, Police Department

The meeting was called to order by Supervisor Hoover at 7:00 P.M. Present were Dale Hoover, John Harrell, Garry Rhine, Donald Umberger, Jeanette Henning, Chief Sutcliffe, Josele Cleary of Morgan, Hallgren, Crosswell & Kane, P.C., Jim Caldwell and Allison Garner of Rettew Engineering, Ed Fogelsanger-SAT GLRA Representative, Gordon Sheetz, Stephanie Butler and Jordon Good-SAT Planning Department. And others.

The meeting opened with the Pledge of Allegiance and a moment of silence.

Minutes of April 13, 2022- Motion to approve the minutes of the Board of Supervisors Meeting for April was made by Supervisor Rhine; second by Supervisor Harrell. Motion passed 3-0.

Treasurer's Report-Twp. Manger presented the financial reports for acceptance which included the following: Invoices paid and pending, Revenues received Treasury report fund totals /financial report. Motion to accept the Treasurer's Report was made by Supervisor Harrell; second by Supervisor Rhine. Motion passed 3-0.

Citizens/Public Comments- Andrew Raudensky, President of the Annville/Cleona Fire Company gave a report on grants that have been received at the fire department plus audit reports for the 2020 and 2021 fiscal years.

Engineer's Report- Jim Caldwell of Rettew Engineering informed Supervisors of the routine activity for the month which included: Continued reviews of DHL's Land Development Plan, Northpoint's Land Development Plans along with Candler Point's Land Development Plans. Continued discussion on stormwater plans for the Southgate Project. Two 2022 Road Project Bids were submitted, one from Pennsy Supply Company and the other from New Enterprise Stone & Lime Co. Incorporated. The Bid Tabulation dated May 10, 2022, was distributed to the Board and indicated that Pennsy Supply Company's total base bid of \$576,278.85 with an alternate bid of \$54,893.40 was lower than New Enterprise's total base bid of \$592,649.59 with an alternate bid of \$49,792.20.

Manager's Report- Township Consultant Donald Umberger and Manager, Jeanette Henning informed Supervisors of the following: Northpoint has filed a Land Development and Subdivision Plan with the county and township. Township Solicitor Josele Cleary expects to have all agreements in her office with-in the next couple of days. On that basis, Solicitor Cleary recommends that the Board Adopts a motion to Authorize

Execution of the documents and to approve the plan and authorize it to be executed and released for recording subject to certain conditions. Joe Stein of Warehouse has asked

that the action item on the agenda for the DHL Plans be tabled to a later date. Plan Recording for the Final Land Development Plan for the Townes at Mayapple Woods Phase III is recommended by both Lebanon County Planning Department and the South Annville Township Planning Commission. A request from Annville Township to delay the calculation of the PPU (Police Protection Unit) rate for 2023 until the Regional Study is complete. Township Consultant Umberger gave Supervisors background information on the proposed Carmany Development.

ACTION ITEMS

Motion by Supervisor Hoover to Award the Bid (base + alternative) in the amount of \$631,172.25 as per the numbers on the bid tabulation sheet for the 2022 Road Project to Pennsy Supply Company; second by Supervisor Harrell. Motion passed 3-0.

Motion by Supervisor Harrell to authorize the appropriate officers of the Township to execute the following documents relating to Preliminary/Final Subdivision and Land Development Plan for Eagle Point Logistics Center for NP South Annville LLC prepared by Snyder Secary & Associates, LLC, Project No. 21-0347-006, dated September 24, 2021, last revised April 7, 2022, and when they are in a form acceptable to the Township Solicitor, when all blanks have completed, and executed on behalf of NP South Annville LLC and MFS, Inc.:

1. Storm Water Management Agreement and Declaration of Easement among NP South Annville LLC, MFS, Inc., and the Township.
2. Land Development Agreement among NP South Annville LLC, MFS, Inc. and the Township.; second by Supervisor Hoover. Motion passed 3-0.

Motion by Supervisor Hoover to grant the waivers set forth in the Township Engineer's letter dated May 9, 2022, and authorize the appropriate officers of the Township to execute and release for recording Preliminary/Final Subdivision and Land Development Plan for Eagle Point Logistics Center for NP South Annville LLC prepared by Snyder Secary & Associates, LLC, Project No. 21-0347-006, dated September 24, 2021, last revised April 7, 2022, when (1) the Storm Water Management Agreement and Declaration of Easement and the Land Development Agreement among NP South Annville LLC, MFS, Inc. and the Township have been executed, acknowledged, and recorded; (2) South Annville Township, Lebanon County, Authority has notified the Township that NP South Annville LLC has met all of the Authority's requirements relating to the Plans; (3) all outstanding engineering and attorneys' fees have been paid to the Township; (4) Lebanon County Planning Department has notified the Township that NP South Annville LLC has posted all required financial security; (5) all outstanding comments in the Township Engineer's review letter dated May 9, 2022, have been addressed; and (6) the following note is added to the Plan:

MFS, Inc. was the record owner of the tracts of land as shown on this Plan by virtue of Deeds recorded at Deed Book 297, Page 373, and Deed Book 267, Page

691, in the Office of the Recorder of Deeds in and for Lebanon County, Pennsylvania. A deed conveying Lot 1 to be created by this Plan to NP South

ACTION ITEMS continued

Annville LLC was mistakenly dated December 15, 2021, made effective December 21, 2021, and recorded December 30, 2021, at Record Book 2309, Page 1345, and Instrument No. 202123009 in the Office of the Recorder of Deeds in and for Lebanon County, Pennsylvania. To comply with the Lebanon County Subdivision and Land Development Ordinance, it is a condition of approval of this Plan that a corrective deed for Lot 1 be executed and recorded within 30 days after this Plan is released for recording and that the corrective deed include a reference to this Plan, the recording reference for this Plan, and an acknowledgment that the Deed recorded December 30, 2021, was mistakenly recorded out of sequence before this Plan creating Lot 1 was approved and; recorded.

second by Supervisor Rhine. Motion passed 3-0.

Motion by Supervisor Harrell to Approve the Recording of the Final Land Development Plan for the Townes at Mayapple Woods Phase III as presented; second by Supervisor Rhine. Motion passed 3-0.

Police Department– Chief Sutcliffe

Police report for April 2022.

Adjournment

Noting the conclusion of current business, Supervisor Harrell moved; seconded by Supervisor Rhine a motion to pay bills and adjourn. His motion included moving into an Executive Session to discuss potential litigation issues. With no return to Open Session. Motion passed 3-0.

Respectfully Submitted:

Donald Umberger, Township Consultant
Secretary/Treasurer, South Annville Township

Dale Hoover, Chairperson
Board of Supervisors