

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

Minutes 9/14/2022

Dale Hoover, Chairman

Jeanette Henning, Twp. Manager

John Harrell, Vice Chairman

Ben Sutcliffe, Police Department-Chief

Garry Rhine, Supervisor

The meeting was called to order by Supervisor Hoover at 7:00 P.M. Present were Dale Hoover, John Harrell, Garry Rhine, Jeanette Henning, Chief Sutcliffe, Allison Garner of Rettew Engineering, Ed Kreider, Ed Fogelsanger-SAT GLRA Representative, Gordon Sheetz, Stephanie Butler of the SAT Planning Department. And others.

The meeting opened with the Pledge of Allegiance and a moment of silence. Along with a moving tribute from Supervisor Hoover in the passing of Donald H. Umberger who was a dear friend and a great representative of South Annville Township.

Minutes of August 10, 2022- Motion to approve the minutes of the Board of Supervisors Meeting for August was made by Supervisor Rhine; second by Supervisor Hoover. Motion was unanimous.

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 Rhine; second by Supervisor Hoover. Motion was unanimous.

Citizens/Public Comment- Andrew Raudensky, President of the Annville/Cleona Fire Company presented the Supervisors with a current fire department report along with current local and statewide happenings. Resident Jennifer Henise informed Supervisors of a noise disturbance at the Quittie Glenn.

Engineer's Report- Allison Garner of Rettew Engineering informed Supervisors of the following routine activities for the past month which included: Reviewing plans for the Candle Point Project, Reviewing the DHL Land Development Plan, Brandt Road drainage issue which will involve ordering an elliptical pipe and applying to DEP for permits. Annual MS-4 Permit in which the process will require the Township to Adopt a Storm Water Ordinance, Bachman Run Street Dedication.

Manager's Report- Manager, Jeanette Henning informed Supervisors of the following: Representatives from Garman Builders, Inc. for the Candler Point Project asked Supervisors to consider their request to Amend the Zoning Ordinance. The Meadows at Bachman Run-Phase

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III Street Dedication will need to have a Traffic Ordinance Adopted and a Municipal Liquid Fuels Tax Reimbursement Agreement prepared before Dedication can take place. Chris McGraff (DHL) reported that the Plot Plans have been recorded. Ed Kreider of Kreider Paving prepared an updated hourly rate schedule for 2023. Dr. Krista Antonis, Superintendent of Annville-Cleona School District thanked the township and the SAT Police Department for their continued support in helping to ensure the safety of the students and staff at A/C School. Dr. Antonis asked Supervisors to allow the SAT Police Department to continue to provide coverage once a week in addition to providing security for several sporting events. SAT Authority Bookkeeper Fred Weaver asked Supervisors to initiate Extension request for agreements affecting the SATA which includes a request for a 10-year extension of the Sewage Treatment Agreement between CoLA and the Township. Mr. Weaver will draft a letter to Jonathan Beers, Executive Director, City of Lebanon Authority to send to Township Solicitor, Josele Cleary for review. Annville Free Library Board Member's Frank Yeager and Marty Brandt thanked the Township for the 2022 Donation and gave a brief presentation on future plans for expansion. Resolution #20220607-1 is ready for adoption. Monthly updates included talks of roof repairs on the Township's Garage, the Farmland Preservation fund request for 2023, SAT Authority's request for potential candidates, request for part-time employment, Nelson Martin Snow Plowing availability, Community Building Project status.

ACTION ITEMS

Motion by Supervisor Hoover to Open the Public Hearing on Proposed Ordinance #9-14-22, Hospitality Homes after no comments, Supervisor Rhine motioned to Close the Hearing; second by Supervisor Hoover. Motion was unanimous.

Motion by Supervisor Hoover to Adopt Ordinance #9-14-22; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to Authorize Township Solicitor Josele Cleary to Prepare and Advertise a Traffic Ordinance and a Municipal Liquid Fuels Tax Reimbursement Agreement for The Meadows of Bachman Run-Phase III Street Dedication.; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to have the appropriate officers of the Township be authorized to execute the following documents relating to the Preliminary/Final Land Development Plan for Clear Springs Logistics Park prepared by Warehaus, Project No. 2021.0011.00, dated October 5, 2021, last revised September 12, 2022, when they are in a form acceptable to the Township Solicitor, all blanks have been completed to the satisfaction of the Township Solicitor and Township Engineer, and they have been executed on behalf of Exel Inc. d/b/a DHL Supply Chain (USA), and MFS, Inc.:

1. Storm Water Management Agreement and Declaration of Easement among Exel Inc. d/b/a DHL Supply Chain (USA), MFS, Inc. and the Township.
2. Land Development Agreement among Exel Inc. d/b/a DHL Supply Chain (USA), MFS, Inc. and the Township.

This motion was second by Supervisor Rhine. Motion was unanimous.

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Motion by Supervisor Rhine to grant the waivers set forth in the Township Engineer's review letter No. 8 dated September 14, 2022, subject to the recommended conditions in such letter and authorize the appropriate officers of the Township to execute and release for recording the Preliminary/Final Land Development Plan for Clear Springs Logistics Park prepared by Warehaus, Project No. 2021.0011.00, dated October 5, 2021, last revised September 12, 2022, when (1) the Storm Water Management Agreement and Declaration of Easement and the Land Development Agreement among Exel Inc. d/b/a DHL Supply Chain (USA), MFS, Inc. and the Township have been executed, acknowledged, and recorded; (2) all outstanding comments in the Township Engineer's review letter dated September 14, 2022, have been addressed; (3) South Annville Township, Lebanon County, Authority has notified the Township that Exel Inc. d/b/a DHL Supply Chain (USA) has met all of the Authority's requirements relating to the plan; (4) all outstanding engineering and attorneys' fees have been paid to the Township; (5) Lebanon County Planning Department has notified the Township that Exel Inc. d/b/a DHL Supply Chain (USA) has posted all required financial security for the plan; (6) Exel Inc. d/b/a DHL Supply Chain (USA) has posted all required financial security for the improvements to Killinger Road shown on the subdivision and land development plan; and (7) no construction can commence until Exel Inc. d/b/a DHL Supply Chain (USA) provides the Township with evidence that it has recorded the plan.; second by Supervisor Hoover. Motion was unanimous.

Motion by Supervisor Hoover to Authorized Township Solicitor Cleary to Prepare and Advertise the Storm Water Ordinance for possible Adoption.; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to Accept the Updated Rate Schedule from Kreider's Paving for 2023.; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to Approve the SAT Police Department Coverage to Annville-Cleona School District.; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to Authorize the Drafting of an Extension Request Letter between the Township and CoLA and Authorize the BOS Chair to sign; second by Supervisor Rhine. Motion was unanimous.

Motion by Supervisor Hoover to Adopt Resolution #20220607-1 the PPU Agreement between SAT and Annville Township Police Department; second by Supervisor Rhine. Motion was unanimous.

Police Department– Chief Sutcliffe
Police report for August 2022.

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After discussing the Regional Police Study involving Annville Township, South Annville Township and Palmyra Borough, that was Prepared, July 2022 by DCED (Department of Community & Economic Department), the Supervisors by consensus decided not to join at this time.

Adjournment

Noting the conclusion of current business, Supervisor Hoover moved; second by Supervisor Rhine a motion to pay bills and adjourn. His motion included moving into an Executive Session to discuss ongoing litigation and personnel issues. With no return to Open Session. Motion was unanimous.

Respectfully Submitted:

Jeanette Henning, Township Manager
Secretary/Treasurer, South Annville Township

Dale Hoover, Chairman
Board of Supervisors