

MINUTES  
New Holland Borough Council  
October 2, 2018

New Holland Borough Council met in regular session on Tuesday, October 2, 2018, at 7 p.m. in Borough Hall. Members present were: President Donald J. Herrington, Vice-President Todd C. Burkhart, James S. Bailey, Terry S. Mohler, John A. Styer and Abby L. Keiser. Member Patrick K. Morgan was absent. Also present were Manager/Secretary J. Richard Fulcher, Mayor M. Timothy Bender, Police Chief William Leighty and reporter Carole Deck. Others in attendance included Borough planning consultant Darrell Becker of ARRO Consulting, Jeff Bologa, Borough water consultant from Becker Engineering, Aaron Bricker of RGS Associates, consultant to Garden Spot Village Retirement Community for its Sycamore Springs West land development plan, Steve Lindsey, Chief Executive Officer for Garden Spot Village, Borough resident and Chairman of the Borough's Planning Commission, Bill Kassinger, Borough residents Mike Kurtz, David Lutz and Keith Snowberger.

President Herrington opened the meeting, asking for action on the Minutes of the previous meeting.

Abby Keiser made the motion that the Minutes of Council's meeting of September 4, 2018, be approved as distributed. This was seconded by Todd Burkhart and passed.

Terry Mohler made the motion that the monthly Financial Report be accepted and the bills paid, as prepared. This was seconded by Jim Bailey and passed.

Police Chief Leighty then reviewed his monthly summary Report. There were a total of 13 felonies and misdemeanors and 10 summary offenses. There were eight accidents, two of which were reportable; 41 traffic citations with 9 warnings. Of the 15 juvenile contacts, 6 were referred to juvenile court; 9 to District Court.

In response to questions from Mayor Bender and Council member Keiser, the Chief stated that some juvenile situations are referred to the local Youth Aid Panel but not all, depending on circumstances.

Member Keiser noted for information purposes, there is a local Youth Aid Panel which is made up of various local persons. The Panel encompasses the school district boundaries, though this can vary area to area and some do not have one.

The Panel reviews certain types of youth situations when the youth is referred to it, on a one-time basis to determine if a different approach can be utilized to help the youth, thus avoiding the juvenile court system.

Council Member Mohler stated he noticed the eight uses of Narcan for drug responses the past month, which he feels is not nearly as bad as many other communities but this is a community concern.

Chief Leighty noted that all the police vehicles are equipped with it and the officers are trained in its use, however, most of the time with those responses the EMTs are already on scene, reacting to the situation.

Police Committee Chairman Burkhart reported that following the proper Civil Service Commission process, the Committee has interviewed the candidates from the forwarded list and recommends the hiring of two new officers. In this case the proposed officers are both experienced officers. In order to assist these candidates maintain family health and dental coverage from the first day of employment as a full-time officer, there is a recommended change to amend Article XIII of the contract to make this effective the first day of employment. The Association is aware of this and awaiting its attorney's approval of the prepared Mutual Side Letter of Agreement of the contract for this.

Chairman Burkhart then made the motion that the Side Letter Agreement, noting this would be a second one to the existing contract, which amends the collective bargaining Agreement, Article XIII, to allow the health and dental benefits for a full-time officer to begin on their first day of employment, be approved, contingent upon the agreement of the Association. This was seconded by Jim Bailey and passed.

Chairman Burkhart next made the motion that Council authorize the hiring of Joel Stoltzfus as a full-time police officer for the Borough. This was seconded by Terry Mohler and passed.

Chairman Burkhart made the motion that Council authorize the hiring of Brett Reifsnyder as a full-time police officer for the Borough. This was seconded by Jim Bailey and passed.

Chairman Burkhart noted that the anticipated start dates are the 17<sup>th</sup> for Mr. Stoltzfus and the 30<sup>th</sup> for Mr. Reifsnyder.

Property Chairman Bailey reported he had no action items but as general information in case someone may have missed it, JM Lapp continues to do a good job in the partial demolition and restoration of the old silk mill property on East Main Street.

Water/Wastewater Chairman Keiser stated she had no action items but for updated information purposes she noted that the pipe supplier for the planned Ranck Road water loop connector project reports they may now be able to obtain the needed piping over the next month or so. If this occurs, the project may be able to proceed depending on the weather late this fall. On the wastewater side, the new Belt Filter Press is planned to be installed beginning early November.

Streets Committee Chairman Mohler made the motion that Council approve the annual renewal of the Yardwaste Disposal Agreement with West Earl Township. This allows our community trash program hauler, Eagle Disposal, to dump the program's yardwaste at the West Earl Facility. This is for the year 2019. There is no price increase, it remains at \$20 per load. This was seconded by Todd Burkhardt and passed.

Chairman Mohler next made the motion that Council approve Trick or Treat Night in the Borough for Wednesday, October 31, from 6 p.m. to 8 p.m.; noting this is intended for those 12 and under. This was seconded by Abby Keiser and passed.

Chairman Mohler then reported that the next action item this evening is the subdivision Plan review for the request of Garden Spot Village, for a 50 unit over 55 residential community; located between the existing Sycamore Springs Community along South Kinzer Avenue, westward to Brimmer Avenue. Representatives of Garden Spot Village are present this evening to review the Plan.

Aaron Bricker of RGS Associates, consultant to Garden Spot Village then reviewed the development Plan for Sycamore Springs West. He outlined the status of a number of the items mentioned in the Borough consultant's final review letter. Some things are awaiting final stormwater approval from Earl Township and the HOP from PennDOT. Along with the public sidewalk to be along Brimmer Avenue, which has a grass strip, the internal walkway will be further interior, not part of the public sidewalk at that location. A new left turn lane is to be installed for persons traveling south on Brimmer Avenue who may be turning left/eastward into the community. There are also seven formal Waivers related to the Plan.

Council member Mohler asked if there was any identified concern with traffic traveling north and the curve further south on Brimmer, and the traffic turning into the development.

Mr. Bricker stated that the road would be wider at that turn point conflict.

Manager Fulcher also noted the distance between these elements and traveling at what should be around the normal speed should not be an issue.

Council member Burkhart stated he was concerned due to the more recent intensive rain storms for the Waivers involving a lower freeboard at the top of the basins and the connecting of the downspouts directly into the internal stormwater collection system. He wants to be sure this is not going to be a problem.

Consultant Becker reported that the three-inch request of freeboard is what Earl Township allows and what is in the original Sycamore Springs section. The direct connection of the downspouts has also been reviewed and like the three inches of freeboard are all designed to adequately handle a normal 100 year storm, as required.

Borough Planning Commission Chairman Kassinger commented that a good extensive review of the Plan was conducted with Garden Spot Village and the consultants. Similar to the original section, an emergency vehicle access is also included along the northern boundary of the development. The concrete public sidewalk along Brimmer is to be completed through the current southwest corner property at Valley View Drive, going at that property line from a grass strip, to match the against curb style already existing along its front yard. He felt Garden Spot Village and its consultant were very cooperative with and responsive to the Commission and its concerns.

Council member Keiser inquired as to what kinds of standards such a community is required to be constructed to.

Steve Lindsey of Garden Spot Village stated it is a 55 and older community, though the average age of new residents is about 71. The design meets the required structural and stormwater requirements but there are also numerous internal elements that are incorporated as to it being a community of senior residents to meet the often special needs of that population. He also takes this opportunity to thank the Borough Planning Commission, staff and consultants for

the good communication and cooperation with the process, which was felt to be a mutual goal of a nice community.

President Herrington thanked Mr. Lindsey for his comments and also expressed the appreciation of Borough Council to Chairman Kassinger and the Planning Commission for its time and energy with this review.

Todd Burkhart then made the motion that Preliminary and Final Plan approval be granted to Garden Spot Village for its Sycamore Springs West development, including the six waivers of:

under the Subdivision and Land Development Ordinance:

1. Approval of a larger scale size, 1" = 20', then noted in the Ordinance (1" = 50') (104-2.A.(1).a).

under the Stormwater Ordinance

2. Approval of use of 10" and 12" diameter pipes rather than 18" pipes; which are used to connect yard inlets to the internal stormwater system (304(F)).
3. Approval to connect the roof drains to their stormwater system rather than permit this water to flow onto the surface (301.22/301.23/304.17).
4. Approval to provide 3" of Freeboard for the stormwater basin's emergency spillways in lieu of a 12" Freeboard at the on-site basins.
5. Approval to use PennDOT's RC-34 standards for the private manholes, inlets, headwalls, endwalls and end sections, rather than its RC-45 (larger-truck design) standards.
6. (Similar to #1) Approval to use a larger plan scale, 1" = 20' rather than 1" = 50'.

This was seconded by John Styer, and passed. Council member Mohler abstained, noting his wife is an employee of the developer.

Mayor Bender reported the fines received through the Police Department as: \$817.26 from the District Justice's office; \$240 from Accident reports; \$40 for parking fines; and \$25 from fingerprinting. As far as a general community activity of interest, he was able to attend the quarterly meeting of the school district related to the growth of the number of families in poverty in the district. There is to be Poverty Town Hall gathering on the 16<sup>th</sup> at the main fire station handled by the school district and the local Cross Net Ministries.

The members next briefly convened into Executive Session for police personnel matters at 8 p.m.

The meeting reconvened, with no further action or public comment. The meeting was then adjourned at 8:14 p.m.

November 6, 2018

Date Approved