

**EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS MEETING
8848 Jonestown Road, Grantville, PA 17028
June 1, 2010**

The meeting of the East Hanover Township Board of Supervisors was called to order with the pledge to the Flag by Chairman Keith Espenshade at 7:01 P.M. Present were Supervisors Dave Marshall, John Nelligan; George Rish; and Tom Shutt.

Scott Wyland, Solicitor; Norman Ulrich, Engineer; Charles Longreen, Director of Public Works; Curtis Cassel WWTP Operator; and Deborah Casey Secretary/Treasurer were also present.

The meeting was audio taped. The tapes are strictly for the use of the Secretary-Treasurer for clarification during preparation of the minutes.

The Road Material Bids will be awarded at 7:30 PM followed by the Generator Bids.

APPROVAL OF THE MEETING MINUTES FROM MAY 19, 2010

Mr. Nelligan made a motion to approve the minutes as submitted. Mr. Rish seconded the motion. The motion was approved 5 in favor; 0 opposed.

PRESENTATION BY FIRE COMPANY AND REPRESENTATIVE MARSICO

Representative Marsico noted he was attending the meeting to present a special award and citation to Scott Sharrow. Representative Marsico read the citation from the Commonwealth of Pennsylvania House of Representatives. Mr. Sharrow was being honored for his efforts in saving an individual from a burning vehicle which had crashed outside his home. His response to the situation saved the individual. Representative Marsico presented the award to Mr. Sharrow and thanked him for his bravery.

- Fire Chief Saul Schmolitz noted along with the Commonwealth, the Fire Company and Township residents and Supervisors also wanted to recognize Mr. Sharrow. Chief Schmolitz explained the heroic efforts of Mr. Sharrow to save the individual from the burning vehicle. After Mr. Sharrow got the individual out of the vehicle, it burst into flames. If it wasn't for Mr. Sharrow, the individual would have perished.

TREASURER'S REPORT

Expenditures:

General Fund	\$ 34,894.14
Operations and Maintenance	\$ 38,171.02
Street Light Fund	\$ 374.06
Park and Rec	<u>\$ 1,039.96</u>
Total	\$ 74,479.18

Mr. Marshall made a motion to pay the bills as submitted. Mr. Shutt seconded the motion. The motion was approved 5 in favor, 0 opposed.

Receipts

General Fund	\$ 54,278.56
WWTP	\$ 4,466.62
Street Light	\$ 812.96
Park and Rec	\$ 1,063.00

Available Funds

General Fund	\$ 789,789.85
Operations & Maintenance	\$ 261,033.64
Street Light	\$ 5,601.46
State Fund	\$ 441,623.85
Gaming Fund	\$ 905,289.85
Public Sewer Fund	\$ 3,485.91
Park and Rec Fund	\$ 84,232.48
TOTAL	\$2,487,464.60

CORRESPONDENCE

The correspondence is listed as a handout and is available for review during normal office hours.

REPORTS

PUBLIC WORKS DEPARTMENT – CHARLES LONGREEN

Mr. Longreen presented his report for the month of May. It is available at the Municipal Building for review.

- A grinder pump was pulled from W. Caren Drive.
- The I81 northbound ramp camera has been installed and a letter has been sent to PennDOT to change the permit.
- Mr. Marshall asked if the Township owned lot at the intersection of Rt. 743 and Earlys Mill received a new address. Mr. Nelligan noted the issue is still pending.

GRANTVILLE VOLUNTEER FIRE CO. – WAYNE ISETT

- On Memorial Day weekend there was a baby back rib and chicken BBQ along with a blood drive. The event was successful.
- On June 6th the Fire Co. will be assisting with the Church Organization event at the Carnival grounds.
- June 19th the Fire Co. will be assisting the East Hanover Football Team with a chicken BBQ and on June 26th there will be another BBQ with Paxtonia Fire Co. at the Integrity Bank
- The 39er has been mailed and donations are coming in.
- The final paper work has been sent in for a FEMA grant in the amount of \$52,000.00 to put GPS units in all the Fire Trucks.

- June 3rd will be the Auditor General's audit of the Fireman's Relief Association records and inventory.

PUBLIC SAFETY ADVISORY COUNCIL – JOHN NELLIGAN

No report. The next meeting will be on June 28th at 7:00 PM in the Municipal building.

EMERGENCY MANAGEMENT – JOHN NELLIGAN

Mr. Nelligan reported total volunteer time to date for 2010 was 94 hours with 2 training sessions.

WASTEWATER TREATMENT PLANT – CURTIS CASSEL

Mr. Cassel provided his report for the month of May. It is available at the Municipal Building for review.

- A grinder pump had to be pulled on W. Caren Dr. Obstructions were removed and the facility lid was replaced due to a cave in.

ENGINEERS REPORT – NORMAN ULRICH

The engineers report has been prepared and distributed to the Board. It is available at the Municipal Building for review.

- A meeting was held with representatives of the Hilton Garden Inn to discuss how the project was moving forward with sewer, water, etc.
- Preserve at Bow Creek – sidewalk work is being done. It is anticipated that another length of roadway and curbing will be put in.
- Thompson Subdivision – minor progress has been made but is moving on.
- A letter was forwarded to the Board regarding the 2009 Grant projects. Mr. Ulrich would like to talk with Mr. Longreen regarding the grants and what support he might need from LTL. By consensus of the Board, Mr. Ulrich and Mr. Longreen may meet.

EFMR MONITORING GROUP – ERIC EPSTEIN

- Mr. Epstein provided a report for the Board. It is available for review at the Municipal Building.
- A letter for review by the Board regarding the intersection at Rt. 743 and Rt. 22 was presented to the Board in the report. The letter is to be sent, if approved, to the Tri-County Regional Planning Commission (TCRPC) presenting the Township's views on the issues of the intersection and asking that it be moved up to a priority. Mr. Epstein met with the TCRPC engineers and the intersection is imbedded in the Rt. 22 safety corridor project. The main issue is funding.
- Mr. Epstein suggested someone should go to the June 25th meeting of the TCRPC and noted he would be willing to attend to follow up on the letter if approved. A third party might want to be brought in to find the revenue for the project.
- **Mr. Nelligan made a motion to endorse the letter that has been proposed for the Rt. 22 and Rt. 743 intersection by the consultant and authorize Mr. Epstein to attend the Tri-County Planning Commission meeting to speak on**

the subject. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.

- Mr. Epstein noted Art Morris from Utility Solutions and Jean Pugh from the PA League of Cities have been invited to the next meeting to make a presentation to the Township on its options when the rate caps come off on Met-Ed electricity.
- First Energy and the PUC have agreed to come out the first meeting in August to address the Board regarding rate cap options for residential, commercial and industrial customers. If individuals have questions about reliability and service, this would be the time to ask questions. First Energy will also discuss its audit program.
- The final page of Mr. Epstein's report discussed East Hanover Lebanon County and the amount of funding they qualify for through Gaming Funds.

UNFINISHED BUSINESS

SPECIAL MEETING DATE JUNE 3, 2010

Chairman Espenshade noted the meeting will be held for the individuals that may be affected by the sewage extension for Partridge Hills and Englewood. The meeting begins at 7:00 PM at the Municipal Building

- Chairman Espenshade noted before the meeting, at 5:30 PM there will be an Executive Session to discuss legal issues regarding right-of-ways.

NEW BUSINESS

KETTERLINE SUBDIVISION – DEVONSHIRE HEIGHTS RD. – ACCEPT FOR REVIEW

Dave Bitner of Robert Gabriel Associates was present to represent the plan. This is for a 1 lot subdivision on Devonshire Heights Rd. He discussed the waivers recommended for approval by the Planning Commission.

- 402.3.4 – identify existing features within 200 ft. of the site. The subdivision will not have an impact on anything outside of the property.
- 402.3.1 – existing contours. The contours are shown on the lot that is being subdivided off. There is not anything that will be done on the remaining parts of the property.
- 402.4.15 – provide drainage plan in accordance with the Stormwater Management and Flood Reduction Ordinance. The 1 lot subdivision falls under the minor land disturbance plan in the ordinance. Mr. Ulrich requested it be provided at the time the building permit is submitted.
- 609.1 and 610.1 – sidewalks and curbs. There are no existing curbs or sidewalks on Devonshire Heights Rd.
- **Mr. Rish Marshall made a motion to accept the Ketterline Devonshire Heights Rd. subdivision plan for review and possible action at the next meeting. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.**

7:30 PM – ROAD MATERIAL BID RESULTS AND AWARD

Item 1	2500 tons #8 Washed Limestone	
	Pennsy Supply	\$13.09 per ton
	Hempt Bros.	\$12.75 per ton
Item 2	4500 tons #57 Washed Limestone	
	Pennsy Supply	\$11.99 per ton
	Hempt Bros.	\$12.25 per ton
Item 3	1500 tons #3 Clean Limestone	
	Pennsy Supply	\$12.69 per ton
	Hempt Bros.	\$12.25 per ton
	Handwerk	\$12.49 per ton
Item 4	500 tons 2A Aggregate	
	Pennsy Supply	\$9.49 per ton
	Hempt Bros.	\$9.75 per ton
	Handwerk	\$10.99 per ton
Item 5	50 tons 9.5MM Super Pave Wearing	
	Pennsy Supply	\$62.25 per ton
	Hempt Bros.	\$69.00 per ton
	Lebanon Materials	\$66.00 per ton
Item 6	5000 gallons 87 Octane Unleaded Fuel	
	Richland Energy (Leffler)	\$2.3435 per gallon
Item 7	8000 gallons Ultra Low Sulfur Diesel Fuel	
	Richland Energy (Leffler)	\$2.4247 per gallon
Item 8	500 gallons Kerosene	
	Richland Energy (Leffler)	\$3.0191 per gallon
Item 9	85,000 gallons CRS-2 Emulsion	
	Hammaker	\$2.299 per gallon
	HRI	\$2.27 per gallon

Mr. Longreen recommended the following as the low bids

Item 1	Hempt Bros.
Item 2	Pennsy Supply
Item 3	Hempt Bros.
Item 4	Pennsy Supply
Item 5	Pennsy Supply
Item 6	Richland Energy
Item 7	Richland Energy

Item 8 Richland Energy
 Item 9 HRI

- **Mr. Nelligan made a motion to award the road materials as described by the Public Works Director and based on his letter dated May 26th. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.**

GENERATOR BIDS

The bids are to supply the generators, installation and all hookups to the 2 pump stations. Pump Station 1 is Allentown Blvd. and Pump Station 2 is N. Crawford Rd.

Power Systems Electric Inc.

Pump Station 1	Non-Prevailing Wage	\$26,835.00
	Prevailing Wage	\$28,985.00
Pump Station 2	Non-Prevailing Wage	\$32,375.00
	Prevailing Wage	\$34,975.00
Total	Non-Prevailing Wage	\$58,760.00
	Prevailing Wage	\$63,960.00

JB Electric Corp.

Pump Station 1	Non-Prevailing Wage	\$25,969.00
	Prevailing Wage	\$25,969.00
Pump Station 2	Non-Prevailing Wage	\$31,269.00
	Prevailing Wage	\$31,269.00
Total	Prevailing Wage	\$57,238.00
	Non-Prevailing Wage	\$57,238.00

Schaver Electric Inc.

Pump Station 1 & 2	Non-Prevailing Wage	\$58,750.00
Pump Station 1 & 2	Prevailing Wage	\$58,750.00

KL Tyndale Inc.

Pump Station 1	Non-Prevailing Wage	\$22,220.00
	Prevailing Wage	\$23,084.00
Pump Station 2	Non-Prevailing Wage	\$28,521.00
	Prevailing Wage	\$2,593.00
Total	Non-Prevailing Wage	\$50,741.00
	Prevailing Wage	\$52,677.00

Mr. Longreen made the recommendation that the bid be awarded to KL Tyndale, Inc. with the prevailing wage bid of \$52,677.00 for the 2 locations. This is a little over \$3,000 over what was budgeted for.

- Mr. Marshall felt it was long overdue for the generators at the pump stations.
- **Mr. Marshall made a motion to award the bid for the generators to KL Tyndale at the prevailing wage amount of \$52,677.00. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.**

GRANTVILLE VOLUNTEER FIRE CO. – PRESENTATION ON NEW BUILDING

John McNalley, counsel to the Fire Co. noted he appreciates the support the Township provides to the Fire Co. in its new firehouse endeavor. They look forward to the Township's continued support and appreciated the Board's approval to meet with Andy Stein to allow them to answer any questions the Board may have regarding the proposed project. Harrison Bink of Bink Architecture is present to discuss the building and answer questions.

- Harrison Bink noted he appreciated the time to present the project to the Board. The building is a very practical and pragmatic building. There are long term components built into such as an energy efficient building. It is not an overly expensive building. He discussed his past experience. He noted it is important for the Township to understand that the building is designed to last for a long time with low cost for maintenance.
- Mr. Bink commented the Fire Co. has obtained volunteers to do the grading site work in preparation for the bidding process of the building. This will offset some of the costs for the project.
- The building is a cement block building with a steel frame to support the roof and the bays. The north elevation is a glazed panel which offers both ventilation and light for working on the equipment in the bays. The primary bays are in the front of the building. The back of the building is built into the hillside and there is a carefully constructed waterproofing system back into the hillside.
- There is only 1 intercommunicating staircase in the building which will be used to get from the upper floor to the lower floor. There is also a fire pole for speedy access. The spaces in the lower level are storage spaces, sleeping quarters, bathrooms, gathering space, etc. There is only one pull through bay which is a cost effective measure. The mechanical system is a ground source heat pump system with a standard well configuration of 300 feet deep wells. There is a cost for the additional wells but there is a water storage tank that will be on the site and the bidders will be asked to work with the Fire Co. on using the tank in lieu of and supplement ground source wells which could adjust the well costs. There will be other options asked for in the bids for heating systems to see which is more cost effective.
- The metal roof does cost more than a shingle roof, however the roofing system is designed to be able to work with shingles. It is felt the metal roof is more cost effective for the long term. One metal roof is the equivalent of 3 shingle roofs. To prohibit the Fire Co. from coming back in 15 years to ask the Township for additional monies for a roof replacement it was felt this was the more prudent solution.
- There are tile bathrooms provided, at the request of the Fire Co. so that the fiberglass type of shower stalls aren't damaged over time. Fiberglass stalls run about \$300 to \$500, tile is significantly higher. Because of damage and heavy use of these facilities, it was felt tile was the appropriate way to go. Mr. Bink asked if there were any questions.
- Mr. Marshall asked why block would be used for the building. Mr. Bink noted, in his opinion, it is the most effective and durable exterior and interior material for this type of building. Mr. Marshall commented that block is hard to insulate. Mr.

Bink noted it is, but an internal insulation system is used. When the garage doors open, it is a huge hole to the outside. In the equipment bays the insulation is not stressed, but the heat recovery and radiant heat is used for the people in the bays. We are not trying to heat the air which would be lost when the doors are opened so the insulation of the block is not critical for the building. Mr. Marshall noted he has worked in many block buildings and they are hard to heat and keep the heat in.

- Mr. Marshall asked how much the building would cost. What he has seen from the Fire Co. it appears the cost is going up. He would like a factual number.
- Mr. Bink noted there has been a dramatic shift in construction costs over the past couple years. When the building was originally estimated, it was below \$200.00 per square foot. Since then, what has been built by his firm was estimated at \$200.00 per square foot and was bid at \$123.00 per square foot. If the project is bid in August, it could be at a low price but he cannot guarantee that. His office has maintained a high estimate in the projection of costs, but felt the building will be bid at a lower cost if it is bid this fall. The square footage of the building is 15,000 square feet. At \$100.00 per square foot it would be \$1.5 million, at \$200.00 per square foot it would be \$3 million. The estimate has been \$2.5 million which he feels is conservative.
- Mr. Rish asked how long the building will serve the needs of the Fire Co. Mr. Bink noted the building will be serviceable for over 50 years. He does not know when more equipment will be needed for the Fire Co.
- Mr. Schmolitz did not come to the microphone but his comments will be provided in these minutes. Saul Schmolitz noted the Fire Co. looked at the future and took the equipment issues that may be required in the future and that is how the building was designed.
- Chairman Espenshade asked if the space would be adequate for 20 to 40 years. Mr. Schmolitz felt it would be.
- Chairman Espenshade asked if expansion would be needed, is there room. Mr. Schmolitz felt there would be.
- Mr. Nelligan asked how much turning radius there is to the rear of the drive through bay until you run into the hill. Mr. Bink noted it is more than adequate for the existing equipment and probably for future equipment. Mr. Nelligan asked if it would accommodate an aerial apparatus. Mr. Bink noted you could cut deeper into the hill if you needed but it is adequate for current aerial equipment.
- Mr. Nelligan noted typically in fire house design, you try to do away with as many door openings as possible. There are 7 openings across the front, each with its own individual door. Typically they are opened up to 2 to 3 wide. All the doors require the openers, equipment, etc. Mr. Bink noted there is a design constraint since there are steel columns located at each panel point between the doors. The Fire Co. felt that a door per piece of equipment would give them more flexibility. There is less of a hole in the wall when you bring in one piece of equipment. Mr. Nelligan asked how many fire company buildings Mr. Bink has designed. He noted around 6 or so.
- Chairman Espenshade asked if the doors would be wide enough for all the equipment. Mr. Bink noted they are all identical 12 foot door openings. Mr.

Schmolitz noted they have talked to other Fire Cos. and they felt the 12 by 14 doors are more than sufficient and they went with the single doors due to the heat loss.

- Mr. Marshall questioned the size of the door. It was noted that the height of the doors is 12 feet. Mr. Marshall asked for a copy of the plan since the Township does not have one at this time for review. It was noted that floor plans, elevations and construction materials will be provided to the Board.
- Chairman Espenshade noted it was mentioned that it may be put out for bid in August. Is it at the stage where it is ready to bid out? Mr. Bink noted it is with some minor adjustments and paper work.
- Chairman Espenshade asked if a finance plan has been completed for payment of the building. Mr. McNalley noted they have sat down with representatives of the IDA to talk about various ways of funding the project. There is \$300,000.00 from the 2009 grants and there is a considerable amount of cash on hand. The Fire Co. and Mr. Stein will be sitting down again with the IDA within the next month to explore creative ways of financing. There will also be another application from the Fire Co. to the Township for its assistance this year. They will continue to raise money through fund raising.
- Chairman Espenshade noted it was his understanding that the building would not be put out to bid until something more finalized is in place for the financing. Mr. McNalley noted it would be done concurrently.
- Mr. Stein noted the Township's grant from last year is contingent upon financing being intact. The grant was limited to how much money could be put out for capital costs and how much is to be reserved for one year's debts service.
- Mr. Marshall asked if any banks or financing institutions have been contacted. Mr. Isett did not feel they will have problems making the payments since they have saved over \$425,000.00. There has been \$400,000.00 put into the project over the past 10 years. He feels that the Fire Co. can keep this rolling along with some grant money the Township can provide. The Fire Co. is also getting around \$40,000.00 more in tax money.
- Mr. Shutt commented funds were mentioned, but no number. Mr. McNalley noted the \$2.5 million number used previously incorporated some of the money that has already been spent on the project. You also need to include the money that was to be used for the excavation, which has now been done for free by the National Guard. When we get the bids, we will then know if we are looking at a project that is \$1.5 million or \$3 million. Mr. Shutt questioned as to why a fair figure could not be provided.
- Mr. Stein felt it would be best to start from the top and go down, what is the total project cost, money that's been spent, and money to complete, and included in that number what the at market cost of the Guard work would be and that way, the Township can understand, for planning purposes, where we are at.
- M. Bink noted project costs includes all cost of construction, engineering, approvals fees, etc. 20% of the project cost is "soft" costs, which is engineering, architectural services, equipment, furniture, etc. In a \$2.5 million dollar project, 20% would be \$500,000. The building construction cost is expected to be \$2 million out of the \$2.5 million project cost. The site work which was donated

could be estimated at around \$100,000.00 and would not show up in a standard bid process. The remaining cost, the materials is estimated to be \$1.9 million. We hope this will be lower. Mr. Stein asked out of the \$2.5 million project cost, how much has the Fire Co. spent to date. Mr. Bink felt around \$500,000.00 and earned another \$100,000.00 so we are looking at \$1.9 million to complete the project.

- Mr. Shutt felt there are too many loose ends with the number. If the Guard did the work for free, then that number should not be in the cost. Mr. Schmolitz noted the reason the number is in there is if the Guard can't complete the job, then someone will have to be hired to complete it.
- Mr. Marshall noted the Township has pretty much committed to get \$900,000.00 for the Fire Co. over a three year period, depending on the financing. If this goes out and there is still \$1.9 million being owed, there is still \$1 million outstanding. He is concerned how that is going to be paid. The Township needs to see where they are going to get the financing, what type of debt service they are going to have, if they do get more financing from the Township, how much is going to be left, etc. The Township doesn't know and it seems like the Fire Co. doesn't know. It makes him uncomfortable as a Supervisor that we may have to hold the bag at the end.
- Mr. Bink noted there is no commitment until the numbers are received, and until the numbers are received, we don't know the actual end. When we do know the end costs, the financing has to be in place before any work begins.
- Mr. Marshall noted as Supervisors, we need to know before it goes out to bid, what isn't covered, and how it is going to be covered by the Fire Co.
- Chairman Espenshade asked for clarification – you are going to put this out to bid, then secure the financing once they have a hard number. It was noted that is correct.
- Mr. Stein commented for planning purposes, it would be helpful for the Township to know if the Fire Co. is capable of getting the funding without the Township guaranteeing the debt, since it would go against the Township's statutory debt standing. Total project cost, if we've spent \$500,000.00 and there is \$1.9 million to complete, how much does the Fire Co. have, not including the \$300,000.00 from this grant and the \$600,000.00 that we are expecting from the next 2 grants to add. It was noted the Fire Co. currently has \$400,000.00.
- Mr. Isett noted if the IDA does not work, the next source would be the Agriculture Department which will give the Fire Co. a loan for 40 years for 4.125%. Also the local banks will be contacted.
- Mr. Stein had 2 questions, would the U.S. Department of Agriculture loan require the Township to guarantee and the USDA has very tight parameters on which professional fees could be paid. Those issues need to be figured out.
- Discussion continued on financing.
- Mr. Ulrich questioned the steel vs. shingle roof. What is the cost estimate vs. the service life? Mr. Bink noted a shingle roof is about 1/3 cost of a metal roof and has 1/3 the life of a steel roof.

TRAINING FOR D. CASEY – “THE 7 HIDDEN SOCIAL MEDIA LIABILITY TRAPS”

Mrs. Casey reported there is a class being offered at HACC on July 21st or July 22nd from 9:00 AM until 3:00 PM at a cost of \$199.00. As we’re getting more into the electronic media, there are more regulations with e-mails. Mrs. Casey asked permission to attend the class.

- **Mr. Nelligan made a motion to allow Mrs. Casey to attend the class at HACC. Mr. Shutt seconded the motion. The motion was approved 5 in favor, 0 opposed.**

OTHER BUSINESS FROM THE BOARD

Chairman Espenshade noted the Board has received David Craig’s resignation from the Planning Commission.

- **Mr. Shutt made a motion to accept Mr. Craig’s resignation from the Planning Commission. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.**

Discussion was held on Kevin Halbleib’s Developers Agreement.

- Solicitor Wyland felt most of the issues have been worked out and minor changes have been made. If the Board would wish to approve the agreement based on his recommendation of approval before reading, it could do so.
- **Mr. Rish made a motion to approve the agreement between Mr. Halbleib and Township based on Solicitor Wyland’s recommendation. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.**

BUSINESS FROM THE PUBLIC

Eric Epstein noted the date the Public Utility Commission and Met-Ed/First Energy will be at the Board of Supervisors meeting will be August 3rd.

Mr. Nelligan made a motion to adjourn the meeting. The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Deborah A. Casey

cc:	Keith Espenshade	Charles Longreen
	John Nelligan	Planning Commission
	Dave Marshall	Light-Heigel & Associates
	Thomas Shutt	Posted
	George Rish	Zoning Hearing Board
	Hawke, McKeon & Sniscak	LTL Consultants
	Curt Cassel	Eric Epstein