

January 3, 2023

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, January 3, 2023, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road.

Board of Supervisors present: Thomas Willig, C. Michael Weaver, and Peggy Dearolf.

Others present: Connie Kauffman, Treasurer and Assistant Secretary, Mark Deimler, Twp. Engineer, Zoning Officer, and Administrator (Attended Virtually), Wilmer Smoker, David Esh and Jim Johnson.

REORGANIZATION MEETING:

1. On a motion by Willig/Dearolf, the board voted unanimously to appoint Connie Kauffman as Assistant Secretary for the purpose of recording minutes for tonight's meeting.
2. On a motion by Weaver/Dearolf, the board voted unanimously to nominate and elect Tom Willig as Chairman.
3. On a motion by Dearolf/Willig, the board voted unanimously to nominate and elect Mike Weaver as Vice Chairman.
4. On a motion by Weaver/Dearolf, the board voted unanimously to approve the appointments and procedures as on the attachment.
5. On a motion by Weaver/Dearolf, the board voted unanimously to approve the wages with the exception of the secretary as on the attachment.
6. On a motion by Weaver/Dearolf, the board voted unanimously to approve the wages of the secretary as on the attachment. Willig abstained.
7. On a motion by Weaver/Dearolf, the board voted unanimously to set the Treasurer's bond at \$2,900,000.
8. On a motion by Weaver/Dearolf, the board voted unanimously to approve depositors and advertisers as on the attachment.
9. On a motion by Weaver/Dearolf, the board voted unanimously to adopt Resolution 2023-01 establishing fees for 2023.
10. On a motion by Weaver/Dearolf, the board voted unanimously to adopt Resolution 2023-02 appointing RKL LLP to audit the 2022 Township accounts.
11. On a motion by Willig/Dearolf, the board voted unanimously to adopt Resolution 2023-03 appointing Gary Winters to the Zoning Hearing Board.
12. On a motion by Weaver/Willig, the board voted unanimously to appoint Janice Bowermaster to the Planning Commission.

REGULAR MEETING:

1. Deimler advised the board that their appeal of the Magnolia Lane Properties, LLC Zoning Hearing Board decision needs to be filed before the February 6th board meeting and requires action tonight. On a motion by Weaver/Dearolf, the board voted unanimously to amend the

agenda to add a discussion on the Magnolia Lane Properties, LLC Zoning Hearing Board decision.

2. On a motion by Willig/Dearolf, the board voted unanimously to direct the township solicitor to appeal the Zoning Hearing Board decision for Magnolia Lane Properties, LLC.
3. Public comment was invited. David Esh and Jim Johnson were representing Strasburg Playground Association and requested American Rescue Plan Act Funds from the township for replacing the sixty-year-old baseball field backstop at the corner of Funk and South Jackson Streets. The quote for the total project is \$14,300. The Association has about 1/3 saved and is in need of approximately \$10,000.
4. A Conditional Use hearing was opened for CU2022-05, 307 Hartman Bridge Road, for a mixed-use development. At the written request of the applicant and on a motion by Weaver/Willig, the board voted unanimously to continue the hearing until February 6, 2023.
5. A Conditional Use hearing was opened for CU2022-06, 404 Hartman Bridge Road, for approval to operate a harness shop as an agricultural support and light industrial business. At the written request of the applicant and on a motion by Weaver/Dearolf, the board voted unanimously to continue the hearing until February 6, 2023.
6. The Treasurer asked the board to consider amending the minutes of December 5, 2022 to include "The board discussed adding a water and sewer administrative fee to the Strasburg Borough Authority Connection Permit Applications to save for future maintenance and repair of the infrastructure and discussed increasing the quarterly administrative fee for water and sewer customers." On a motion by Weaver/ Dearolf, the board voted unanimously to approve the minutes from December 5, 2022 as amended.
7. On a motion by Dearolf/Weaver, the board voted unanimously to approve the bill listings and payments for Payroll, taxes and fees in the amount of \$16,450.25, General Fund checks #26077-26111 in the amount of \$51,759.50, Sewer Fund checks #578-581 in the amount of \$1,810.36 and Escrow Fund checks #1145-1148 in the amount of \$19,308.15.
8. On a motion by Dearolf/Weaver, the board voted unanimously to approve the Treasurer's Report.
9. Deimler informed the board the Amendment is for the Meadows development on Prospect Road which was paved after the PADOT approved deadline. The warranty will be for three years rather than eighteen months to ensure the integrity of the paving. On a motion by Dearolf/Weaver, the board voted unanimously to approve the Chairman sign the First Amendment to Land Development Plan Agreement for Prospect Road Associates/Meadows at Strasburg.
10. Deimler informed the board that he and the Solicitor discussed how to structure new fees for water and sewer to pay for future maintenance and repairs of the infrastructure according to the agreement with Strasburg Borough. Weaver made the motion. During discussion, Willig pointed out we should rename the resolution to differentiate the new fees from the Refton Sewer system. The motion was amended to adopt Resolution 2023-04 establishing rates and charges for the connection to and use of the Strasburg Borough sewer and water system. Dearolf seconded the motion and it passed unanimously. The new fees do not impact Refton Sewer customers.
11. Kauffman explained that a new savings account should be created to keep track of the money brought in by the new administrative fee for water and sewer connection permits. Willig stated we should also rename this savings account to differentiate from Refton Sewer. On a motion by Weaver/ Dearolf, the board voted unanimously to authorize the Treasurer to open a new bank

account at PLGIT named "Strasburg Area Public Utilities" for the maintenance and repair of public utilities for Strasburg Borough water and sewer connections.

12. Deimler gave background information on a PFBC grant application the Township filed to meet a December 31, 2022 deadline which included a resolution. He advised the best location for a boat launch would be the east side which has a natural low spot and minimal intrusion to the stream. On a motion by Dearolf/Weaver, the board voted unanimously to ratify and affirm adoption of Resolution 2022-19 applying to the PA Fish and Boat Commission Grant Program.
13. A general discussion took place regarding putting the Creekview Sewer project out to bid, connection fees, loan ideas and rates. Further discussion will take place once all the financial information is available. On a motion by Dearolf/Weaver, the board voted unanimously to approve the Certification and Acknowledgement and Community Funding Agreement for receiving ARPA funds from the County for Creek View Lane sewer.
14. On a motion by Weaver/Dearolf, the board voted unanimously to ratify and affirm appointment of the Treasurer as the Township's representative to sign the Examination Engagement Letter for the Auditor General's 2020-2021 Liquid Fuels Audit which took place December 28, 2022.
15. Deimler informed the board that the mulch storage pad is complete and his letter dated December 15, 2022 recommends the release of the financial security. On a motion by Weaver/Dearolf, the board voted unanimously to approve release of the financial guarantee for Lime Valley Farms, 1415 Lime Valley Road, in the amount of \$19,061.90.
16. Discussion continued about the Strasburg Playground Association's request for ARPA funds for a new baseball backstop. Since there are no baseball fields in Strasburg Township and to be able to be utilized the backstop this season, Weaver moved to give \$10,000 from the ARPA funds to the Strasburg Playground Association for the purpose of replacing their baseball backstop. Dearolf seconded the motion and it passed unanimously.

DEPARTMENTAL REPORTS:

Zoning Hearing Board:

- A request for a special exception at 2418 Bachman Road to reduce setback for an intensive commercial livestock operation on a property zoned AG was briefly discussed with no opposition by the board.

With no further business to discuss, the board adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Connie Kauffman, Assistant Secretary