

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MINUTES FOR MAY 5, 2022  
HOPEWELL TOWNSHIP MEETING ROOM & ZOOM  
7:00 PM**

Chairman John O'Neill called the May 5, 2022, meeting of Board of Supervisors to order at 7:00 p.m. Also, in attendance were Supervisors Aaron Manifold and David Wisnom, Attorney Doug Myers and Township Manager, Katie Berry.

Chairman O'Neill stated the Board held executive session prior to the meeting to discuss personnel and potential litigation and asked if anyone was recording the meeting to provide name and address for the record. All in attendance to sign in as well.

**Approval of Minutes** - Supervisor O'Neill called for a motion to approve the April 7, 2022, Regular Meeting Board of Supervisors Meeting minutes. Supervisor Manifold motioned and Supervisor Wisnom seconded. Motion carried.

**Treasurer's Report/Invoices** - Supervisor Wisnom motioned to approve the April 30, 2022, Treasurer's Report and invoices. Chairman O'Neill seconded the motion. Motion carried.

**Roads Report**

**Bids for Road Materials**

Stone was advertised for bid. Also see attached chart.

- 450 Tons #2 Washed at \$20.00 per ton. Supervisor Manifold motioned to award the bid to York Building Products. Chairman O'Neill seconded the motion. Motion carried.
- 2500 Tons #4 Ballast at \$18.50 per ton. Supervisor Wisnom motioned to award the bid to Kinsley. Supervisor Manifold seconded. Motion carried.
- 800 Tons Rip Rap at \$32.40 per ton. Supervisor Wisnom motioned to award the bid to York Building Products. Chairman O'Neill seconded. Motion carried.
- 3000 Tons #2-A PennDot Crusher Run at \$14.30 per ton. Supervisor Manifold motioned to award the bid to Vulcan. Chairman O'Neill seconded. Motion carried.
- 800 Tons #1-B Stone at \$22.75 per ton. Supervisor Wisnom motioned to award the bid to Kinsley. Supervisor Manifold seconded. Motioned carried.
- 600 Tons #57-2B at \$20.00 per ton. Supervisor Manifold motioned to award the bid to York Building Products. Supervisor Wisnom seconded. Motion carried.

Asphalt was advertised for bid.

- 500 Tons 9.5mm at \$83.60 per ton.
- 4000 Tons 12.5 mm at \$83.60
- 3000 Tons 25 mm at \$73.10 per ton
- 100 Tons Cold Patch at \$114.15 per ton

Supervisor Manifold motioned to award all four asphalt materials to York Materials Group and mentioned this was an increase of 24% from last year. Supervisor Wisnom seconded. Motion carried.

Shaw Road- The 2<sup>nd</sup> lane was completed today with a base course and this project is now off the list.

Patch work- Coating and repairs were done to some pot holes from thawing and freezing this winter.

Cutler Court- Paving will start in the middle of this month and a letter will go out to these residents to make them aware.

Ridge Meadow Road- Paving. This is a state project and will start once school is out. Paving will go from behind the Five Forks intersection down to Stewartstown Rd.

Supervisor Manifold made a motion to authorize the Manager to advertise for diesel fuel and propane bids for the 2022/23 season. Chairman O'Neill seconded. Motion Carried.

### **Solicitor's Report:**

Proposed Overlay District Changes (GenOn) – Representative Kenneth Martz of GenOn was present via zoom. Attorney Miller advised the board to prepare the amendment to be sent to the Hopewell TWP Planning Committee and once the comments come back a public hearing will be scheduled. The Board agrees to move forward with this amendment. Supervisor Wisnom motioned to prepare the paperwork and send to the Committee. Chairman O'Neill seconded. Motion carried. O'Neill asked for any public comment. David Matthews of 18922 Gemmill Rd asked how they will maintain this property for vegetation. Mr. Martz stated they will meet the code for maintenance and will contract mowing to maintain the proper height for vegetation.

Proposed Solar Overlay District Changes (OneEnergy) – No Representative Available and no plans have been provided yet.

York County Solid Waste Authority- No one present from YCSW. Attorney Myers provided to the Board some history of what is going on and the possibility of beginning activity at HARC. No action is to be taken at this point until we have a formal proposal and there will be ongoing discussions about how to address YCSW and their interest to modify the use of the park. Chairman O'Neill let the public know there is possibility of future action that is being considered at the Landfill.

Employee CDL Policy- The board asked to modify the policy requiring that if a new employee leaves within the first year of employment or fails the test they would be responsible for reimbursing the training fee back to the township. In



addition, they are also responsible for renewing their own license. Supervisor Wisnom motioned to approve, with the two changes that were discussed. Chairman O'Neil seconded and asked if there were any comments. Gary Zanghi of 18008 Peidmont Rd agreed with the boards proposed changes to the policy. Motions carried with the modifications.

Marsteller- Tabled until next month as it has not yet reached the 180 days.

Steven Palmer- Attorney Myers is still working on this. Supervisor Manifold motioned to table until next month and Chairman O'Neill seconded. Motion carried.

**Other Business:**

Jason Cole- Gave update on the 5K for August 13. He has received approval from Stewartstown Boro and Euerka Fire Company has agreed to be the sponsor for the permit to PennDot. Jason is now requesting an approval letter from Hopewell Township to submit with his permit application. Supervisor Manifold motioned to give preliminary approval for the race to be held on August 13, 2022, pending final approval for the 851 detour and change to the Route 24 detour. Chairman O'Neill seconded. Motion carried.

Bill Streett- of 16572 Barrens Rd N expressed concerns that he is not in agreement that the Landfill may be reopening and would like the board to advertise more on this subject. Chairman O'Neill stated that there has been no official proposal submitted yet and the public is welcome to come to meetings the first Thursday of every month.

Zoning- The Township Zoning Officer Keith Hunnings wanted to make the Board aware that they may want to consider changing the language in SALDO regarding double frontage lots and what can be allowed in them. The Board was not in favor of making any changes to the ordinance. No motion required for this.

Hopkins- Dwellings rights matter that is in litigation now. The Board listened to what the Hopkins Family and attorney had to say but are not at liberty to discuss at this time. Attorney Dean Reynosa of GHHR Law Firm represented the family and explained the family's recent work done on trying to find dwelling rights to purchase with no success. They have asked the board to reconsider their decision to appeal. Chairman O'Neill has expressed their sympathy to this situation and explained the purpose of zoning and ordinances. Rick Sands of 823 Lampasas Dr, Crozet, Va explained his search process and asking people to sell their dwelling rights. Jim Hopkins of 19188 Gemmill Rd continued speaking about his case. Ira Rager of 19097 Gemmill Rd, Edward Szubinski of 19069 Gemmill Rd, Daren and Kristi Ayres of 19064 Gemmill Rd, Scott and Carolyn Aryan of 19161 Gemmill Rd, and Gary Zanghi of 18008 Peidmont Rd all spoke on behalf of the Hopkins family. The Board and Attorney Miller agreed to discuss in executive session.

Deborah Zanghi- of 18008 Peidmont Rd would like approval to add a second mailing address at her home for her handicapped son who is moving back into their house. Mrs. Zanghi explained he will have his own area in the basement that will be set up to allow easy access from outside and from the new driveway being proposed. When asked why a second mailing address is necessary, Mrs.

Zanghi explained this will allow them to continue to receive his care funding. Attorney Myers needs to research this request to make sure the Township is doing right by the Zanghi's and the law as well. A single-family dwelling on one parcel does not typically receive a second address.

JCI TIF Release - Annual release of funds \$8137.48. Supervisor Manifold made a motion to release funds and Supervisor Wisnom seconded. Motion carried.

**Personnel**

Diana Manker- Performance review and recommendation to remove Diana from the 6-month probation period and grant a .50 cent an hour wage increase. Supervisor Manifold motioned to grant full time status and to be removed from probation with a successful review and the .50 cent increase. Chairman O'Neill seconded. Motion carried.

Albert "Duke" Little- Annual performance review – Duke received a high rating and does a great job. The Board recommends a \$1.50 an hour wage increase based upon this very good review. Supervisor Manifold motioned for the \$1.50 an hour wage increase. Chairman O'Neill seconded. Motion carried.

**Public Comment**- None

Agenda amendment- Chairman O'Neill made a motion to amend the agenda to include the Bridgeview U & O. Supervisor Manifold Seconded. Motion carried

Brian Rodriguez of Berks Homes- Consider motion to re-new temporary U & O for remaining Berks Homes being built in Bridgeview. Supervisor Manifold made a motion to authorize South Penn to issue the temporary U & O for Lot 24 and to extend or renew the temp U & O's for lots 23-30, excluding lot 24. Chairman O'Neill seconded. Motion Carried.

Chairman O'Neill adjourned the meeting at 9:00 p.m.



Diana Manker, Recording Secretary