East Cocalico Township Transportation Impact Fee Advisory Committee

Meeting Agenda

7:00PM, Monday, January 14, 2019, 100 Hill Road, Denver, PA 17517

- Call to Order
- Public Comment
- January 15, 2018 Meeting Minutes
- Solicitor Matthew Crème's Legal Update
- Committee Roster Update

Fees Collected

0	\$52,850.00	DESTINY BUILDERS (TRU DENVER, RED CARPET INN) (3/28/2018)
0	\$10,800.00*	HEATHERWOODS (5/31/2018) (*Note- Fee is pre-Act 209 for 54 units)
0	\$1.512.00	IARED WEAVER

\$65,162.00 Total

Plans Expected to Pay

- No new large fees are anticipated in 2019 due to LERTA Tax Abatement that includes a 2year delay in payment of TIF monies.
- Garden Spot Frame and Alignment: Fee most likely will be deferred two-years with LERTA application anticipated.
- First planned expenditure of \$40,000 budgeted in 2019 to be paid for Denver Road Bridge project.

Transportation Projects Status

- Denver Interchange- Project has been added to the TIP and it is anticipated a Divergent Diamond Interchange will be installed.
- o Cocalico Commons Shopping Center Update
- Development update in general
- Updating the "Spur Road/272 Corridor Assessment"

Changes Possible

Adjournment

EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Monday, January 14, 2019 at 7:00 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Members: Chairman Shad Sahm, Doug Nedimyer, Marcia Martin, May Roth, Kathleen O'Connell,

and Suzie Mackley

Engineers: Scott Russell, Transportation Engineer and Brent Lied, Land Planning Engineer

Solicitor: Matt Crème

Visitors: None

PUBLIC COMMENT: Nothing to report.

APPROVAL OF MINUTES:

MOTION: Mr. Nedimyer made a motion, seconded by Mr. Roth, to approve the January 15, 2018 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

SOLICITOR MATTHEW CRÈME'S LEGAL UPDATE: Mr. Crème stated that last year has not been significantly active and no significant changes in the law. Mr. Crème highlighted <u>Places2040</u> (the purpose of is to ensure that Lancaster County remains a special place in the future - a new comprehensive plan for Lancaster County). The Comprehensive Plan was adopted in October 2018.

<u>COMMITTEE ROSTER UPDATE</u>: Chairman Sahm and the Committee welcomed Suzie Mackley as a new member of the Traffic Impact Fee Advisory Committee.

<u>FEES COLLECTED</u>: Mr. Russell noted that full payment has been received for the following projects, stating that Heatherwoods is not part of the total is pre-Act 209 for 54 units):

		TOTAL	\$54,362.00
2)	Jared Weaver		\$1,512.00
1)	Destiny Builders (Tru Denver, Red Carpet Inn - 3/28/18)		\$52,850.00

Heatherwoods (not necessarily reflected as part of the Transportation Impact Fee Program, pre-Act 209 - 5/31/18)

\$10,800.00

Other plans were discussed. The Township currently has \$547,785.00 in the TIF checking account.

1)	Wabash Landing	Mr. Russell noted that this is pre-Act 209, they are exempt from impact fees.
2)	Carriage Hill	Mr. Russell noted this has been dormmate, and also exempt from Act 209.

EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE

FEES COLLECTED: (CONTINUED)

Mr. Russell highlighted and discussed how the Local Economic Revitalization Tax Assistance (LERTA) works: Township wide LERTA for commercial and industrial; the school district adopted noted that if a development is approved for LERTA they can also have their Park and Rec fees waived. In Addition, the County is looking into adopting a LERTA. Discussions continued.

PLANS EXPECTED TO PAY: Mr. Russell highlighted various active plans/projects that are expected to pay a TIF in the future. There are no new large fees anticipated in 2019 due to LERTA Tax Abatement that includes a two-year delay in payment of TIF monies.

1)	Wabash Landing	Mr. Russell noted that this is pre-Act 209, they are exempt from impact fees.
2)	Carriage Hill	Mr. Russell noted this has been dormmate, and also exempt from Act 209.

Garden Spot Frame and Alignment is anticipated to be deferred two years with LERTA application, and the Denver Road Bridge project first planned expenditure of \$40,000 is budgeted in 2019.

TRANSPORTATION PROJECT STATUS:

- Denver Interchange: The project has been added to the TIP and it is anticipated that a Divergent Diamond Interchange will be installed. A presentation was shown. Discussions continued.
- Cocalico Commons Shopping Center: Mr. Russell highlighted the project noting that they recently were approved for a one-year time extension until December 2019 for them to continue marketing the site, they are aware of the Divergent Diamond Interchange.
- Development updates: Mr. Russell highlighted some movement that has started to occur on the Rt. 272 corridor with a couple sites. Document was displayed. Property along Rt. 272 and the Pepperidge Farm Road intersection was discussed and the involvement of Act 209. Mr. Russell highlighted the LCSWMA/Kasun site and other commercial businesses.
- Updating the Spur Road/Rt. 272 Corridor Assessment: Mr. Russell highlighted. The Planning Commission looked at this. It was noted that the Corridor Assessment is referenced in the Township's Subdivision and Land Development Ordinance.
- Official Map: County prepares by placing "paper" streets onto a map for future development. Mr. Russell discussed noting that when the Official Map process starts the TIF Committee will be called to meet together.

CHANGES: Mr. Russell highlighted the changes happening with the Fox Brooke development.

ADJOURN:

MOTION: There being no further business to come before the Traffic Impact Advisory Committee, Ms. O'Connell made a motion seconded by Mr. Nedimyer to adjourn the meeting at 8:15 p.m. Chairman Sahm asked if there were any questions. There were none. Motion carried. (5/0)

Respectfully submitted, H. Scott Russell East Cocalico Township Manager