

East Cocalico Township

Transportation Impact Fee Advisory Committee

Meeting Agenda

Monday, August 9, 2021 at 5:00 p.m.

Held at East Cocalico Township, 100 Hill Road, Denver, PA 17517

Held in-person public meeting.

CALL TO ORDER

ORGANIZATION: MEMBERSHIP UPDATE

PAST MEETING MINUTES APPROVAL:

- **JAN. 11, 2021 MEETING MINUTES: PROPOSED FOR APPROVAL**

DISCUSSIONS / ACTION ITEMS:

- **REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT: 2011 THRU 2021**
- **CURRENT METHODOLOGY QUESTIONS BEING CONSIDERED BY THE SUPERVISORS: TOTAL TRIPS VS. NEW TRIPS AND THE USE OF TIF FUNDS FOR CIP AND NON-CIP PROJECTS**
- **POLICY DISCUSSION: PROPOSED GUIDANCE AND FORMAT TO USE WHEN APPLICANTS REQUEST TO PHASE TIF PAYMENTS**
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:**
 - EARTH, TURF AND WOOD
 - WABASH LANDING PH. 2
 - DORMAKABA BUILDING EXPANSION

DISCUSSIONS / ACTION ITEMS: ***(CONTINUED)***

- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:**
 - COCALICO COMMONS
 - BLACK HORSE COMMONS DEVELOPMENT
 - HILL ROAD RE-ALIGNMENT PROJECT
 - THE CROSSINGS AT COCALICO
 - ZIMMERMAN HOME BUILDERS (VILLAGE OVERLAY)
 - 196 SWARTZVILLE RD SUBDIVISION – GRANDE CONSTRUCTION
 - 985 BUILDING PH. II EXPANSION/STURDY BUILT
- **TIF PROGRAM CAPITAL IMPROVEMENT PLAN (CIP):**
DISCUSSION/UPDATE TIMELINE, REQUIREMENTS AND COST
- **FUTURE MEETINGS TO BE SCHEDULED**
- **ADJOURNMENT**

**EAST COCALICO TOWNSHIP
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING
MONDAY, AUGUST 9, 2021**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Monday, August 9, 2021 at 5:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

ATTENDANCE:

TIF Committee: Chairman Shad Sahm, Vice Chairman May Roth, Suzie Mackley, Doug Nedimyer, and Dave Lutz

Township Staff: Mike Hession Manager and Judi Lumis Financial Administrator

Land Planning Eng.: Brent Lied

Transportation Eng.: John Schick

Solicitor: Ed Browne

Visitors: June Kinback, Craig Ebersole, Josh Benton, Doug Mackley, Crystale Sensenig, Romao Carrasco, Steve Graybill, Eddy McAlanis, Jarod Hynson, Alan R. Fry, Steve Brubaker, Claudia Shank, and Eric Mountz

This meeting was duly advertised in the Lancaster New Era on July 28, 2021.

PUBLIC COMMENT: No public present.

MEMBERSHIP UPDATE: Chairman Sahm read the names of people interested in being on the TIF Advisory Committee. To date, Josh Benton and Crystal Sensenig letters of interest were received.

APPROVAL OF PAST MEETING MINUTES:

MOTION: Chairman Sahm made a motion, seconded by Doug Nedimyer to approve the January 11, 2021 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

DISCUSSION / ACTION ITEMS:

REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT - 2011 THRU 2021: Mr. Hession highlighted the Traffic Impact Revenue and Expenses 2011 to 2021 by Region. The total 2021 total calculated \$137,188.00. Ms. Lumis also discussed the spreadsheet, highlighting the items being researched to date. Discussed the research of the \$12,056.00 Four Seasons Produce Inc. TIF receipt. Discussions continued. Comments and questions were asked which were answered. The following motion was presented.

MOTION: Ms. O'Connell made a motion, seconded by Ms. Mackley to approve the Traffic Impact Revenue and Expenses 2011 to 2021 by the Region spreadsheet. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

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DISCUSSION / ACTION ITEMS:

(CONTINUED)

CURRENT METHODOLOGY QUESTIONS BEING CONSIDERED BY THE SUPERVISORS - TOTAL TRIPS VS. NEW TRIPS AND THE USE OF TIF FUNDS FOR CIP AND NON-CIP PROJECTS: Mr. Hession noted that Benderson Developer representative is present tonight to discuss and overview of their questions/methodology, and looking for guidance.

MOTION: Ms. Mackley made a motion, seconded by Mr. Nedimyer to allow Benderson representative to give us information and bring the TIF Committee up to speed with their project. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

Benderson Representatives Claudia Shank and Eric Mountz highlighted that really the issue is how the Township calculates/determines the Traffic Impact Fee. When you are calculating the trip generation for this project, the PM peak hour trips should not be considered as two different types of trips. This is determined from the trip calculation manual. These should be broken out and should not be attributed to the overall traffic impact fee. The trip calculation was calculated in 2011 and does not reflect the current ordinance. It was noted that they feel the trip calculation should be based on new trips, which is the new trips generated within the service area. John Schick highlighted the trips manual, noting that the Land Use Assumptions report was the first report completed, looking at all undeveloped parcels. Discussed the retail uses, total trips versus new trips, offsite improvements, the ordinance, legal perspectives, consistency in calculations. Discussions continued. Mr. Hession noted that there are two components: (1) total trips versus new trips, and (2) the methodology area of PennDOT required improvements and how that money could be used. Benderson would consider on-site improvements access related improvements (Colonel Howard Boulevard). It was noted that Rt. 222 interchange and Colonel Howard Boulevard would be considered off-site intersection, as well as Rt. 272 - Colonel Howard Boulevard - Denver Road. The TIF Committee discussed in length a recommended motion and how determine the exact use of the property, the use itself is what generates the numbers. Lengthy discussions continued on the calculations of trips, and the TIF Ordinance as how it. Solicitor Crème noted that a recommendation could be made to the Supervisors that the TIF Solicitor and TIF Engineer take another look at the TIF Ordinance needs to be re-evaluated either in terms of amending it, or in terms of interpreting it, based on changes that have taken place with the National standards since 2011 when the Ordinance was enacted. Comments and questions were asked which were answered.

POLICY DISCUSSION - PROPOSED GUIDANCE AND FORMAT TO USE WHEN APPLICANTS REQUEST TO PHASE TIF PAYMENTS: Discussions held and the following motion was made.

MOTION: Ms. Mackley made a motion, seconded by Mr. Nedimyer to recommend that the Board of Supervisors set the TIF policy and terms at their discretion. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

Clarification on the motion just made was discussed, the Committee decided to rescind the previous motion. Discussions held, and the following motion was made.

MOTION: Vice Chairman Roth made a motion, seconded by Mr. Nedimyer to recommend that the Board of Supervisors offer LERTA as a standard for commercial/industrial. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

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Mr. Lied highlighted that some projects are funded through the Capital Improvement Projects (CIP) and some projects that are not funded. Mr. Schick discussed in detail the CIP and the Act 209. Discussions held on the policies of the Board of Supervisors and at their discretion to negotiate. Lengthy discussions continued.

MOTION: Vice Chairman Roth made a motion, seconded by Mr. Nedimyer to recommend following the Ordinance, and that the Board of Supervisors refer to the projects as listed in the “flex” column of the TIF revenue expenses utilizing the advisors. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS: Mr. Lied highlighted the following projects:

- o EARTH, TURF AND WOOD – 2 Year LERTA Payment Plan. Under construction.
 - o WABASH LANDING PH. 2 – Not in the program. Project initiated prior to the TIF Ordinance. Conditionally approved.
 - o DORMAKABA BUILDING EXPANSION – A recent expansion. Approved and recorded.
 - o COCALICO COMMONS – Previous discussed at the beginning of this meeting.
 - o BLACK HORSE COMMONS DEVELOPMENT
 - ~ HILL ROAD RE-ALIGNMENT PROJECT – Recently discussed. Has a CIP element. Related Zoning amendment.
 - o THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) – TIF studies/assessment discussions.
 - o ZIMMERMAN HOME BUILDERS (VILLAGE OVERLAY) – 124 units mixed/residential.
 - o 196 SWARTZVILLE RD. SUBDIVISION (GRANDE CONSTRUCTION) – 124 units. Currently in discussions with PennDOT.
 - o RED RUN EXHAUST – Fee was paid.
 - o 985 BUILDING PH. II EXPANSION/STURDY BUILT – Fee was paid.
- **TIF PROGRAM CAPITAL IMPROVEMENT PLAN (CIP) - DISCUSSION/UPDATE TIMELINE, REQUIREMENTS AND COST:** Mr. Lied and Mr. Schick discussed, noting this was previously discussed, that the Black Horse may require an amendment to their approach. A possible amendment to the CIP may be needed for the project – a Zoning Map amendment and Zoning Ordinance amendment.

FUTURE MEETINGS TO BE SCHEDULED: After some discussions, it was determined to hold the next TIFAC meeting October 19, 2021 at 7:00 p.m.

ADJOURN:

MOTION: There being no further business to come before the Traffic Impact Advisory Committee, Vice Chairman Roth made a motion seconded by Ms. Mackley to adjourn the meeting at 9:46 p.m. Chairman Sahm asked if there were any questions. There were none. Motion carried. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township Recording Secretary