

# EAST COCALICO TOWNSHIP

## BOARD OF SUPERVISORS MEETING

### AGENDA

**THURSDAY, APRIL 15, 2021 AT 7:00 P.M.**

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

*Held in-person following CDC social distancing guidelines, and held “live” via Zoom.*

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- 1) **CALL TO ORDER - PLEDGE OF ALLEGIANCE**
- 2) **ANNOUNCEMENT OF EXECUTIVE SESSIONS HELD:**
- 3) **PAST MEETING MINUTES APPROVAL:**
  - a) **THURSDAY, APRIL 1, 2021 BOARD OF SUPERVISOR MEETING**
- 4) **ACTION ITEMS:**
  - a) **LAND PLANNING ENGINEER:**
    - **FOUR SEASONS PRODUCE: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**
    - **BRUNNERS GROVE ROAD (LOT 5): STORMWATER MANAGEMENT PLAN**
    - **EARTH, TURF, & WOOD, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN: TRAFFIC IMPACT FEE (TIF) DISCUSSION**
  - b) **2021 LAWN CARE: QUOTES DISCUSSION/CONSIDERATION**
  - c) **2021 REAMSTOWN COMMUNITY POOL RATES: DISCUSSION/APPROVAL**
  - d) **2021 TOWNSHIP SPRING NEWSLETTER: PERMISSION TO SEND TO PRINTER**
  - e) **ACCEPT RESIGNATIONS: JAMES GRIEST & JASON WELLMAN FROM THE REC BOARD**

5) **DEPARTMENT REPORTS:**

a) **POLICE DEPARTMENT REPORT**

b) **ZONING OFFICER REPORT**

c) **ROAD DEPARTMENT REPORT**

d) **MS4 STORMWATER REPORT:**

➤ **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): APPLICATION DUE 4/16**

➤ **STONY RUN: STREAMBANK PROJECT & LIVE-STAKE NURSERY**

e) **FINANCIAL ADMINISTRATOR REPORT**

➤ **RESOLUTION 2021-04: FUND THE ROSE HILL RESURFACING PROJECT**

6) **TREASURERS REPORT:**

a) **LIST OF BILLS: AUTHORIZE LIST OF BILLS FOR PAYMENT**

7) **OLD BUSINESS CONTINUED DISCUSSIONS:**

a) **FIRE & EMERGENCY SERVICE INSTITUTE: PROPOSAL (JEROME OZOG) – *previously tabled***

b) **N. REAMSTOWN RD. & COLONEL HOWARD BLVD.: STREET LIGHTING – *previously tabled***

c) **RECREATION BOARD: DISCUSSIONS**

8) **NEW BUSINESS / INFORMATIONAL:**

a)

9) **MANAGERS REPORT:**

10) **PUBLIC COMMENT:**

a) **PUBLIC COMMENT: NON-AGENDA ITEMS ONLY (SIGN IN BEFORE MAKING PUBLIC COMMENT, STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.)**

11) **ANNOUNCEMENTS:**

a) **NEXT SUPERVISORS MTG.: THURS, MAY 6<sup>TH</sup> @ 7:00 PM, IN-PERSON PUBLIC MEETING  
HELD AT THE EAST COCALICO TOWNSHIP MUNICIPAL BUILDING AND VIA ZOOM**

12) **EXECUTIVE SESSION:**

13) **ADJOURNMENT**

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Please note: All meetings are recorded and videotaped. The purpose of the recordings is to assist with the preparation of meeting minutes.

The purpose of the video is to upload the video to the website [www.YouTube.com](http://www.YouTube.com) for public viewing and archival purposes.

All recordings and videos will be deleted from the Township server upon approval of the meeting minutes. To access meeting videos on YouTube, Google “YouTube East Cocalico Township” and select the meeting to be viewed.

## BOARD OF SUPERVISORS MEETING THURSDAY, APRIL 15, 2021

The advertised meeting of the East Cocalico Township Board of Supervisors Meeting was called to order on Thursday, April 15, 2021 at 7:00 p.m., held in-person by following the current CDC guidelines, (social distancing and wearing a mask), and held via Zoom (a cloud-based video communications app that allows individuals to set up a virtual video and audio-conferencing). This meeting was held ensuring the public safety during the COVID pandemic.

### **ATTENDANCE:**

**Supervisors:** Vice Chairman Romao “RC” Carrasco and Secretary Jeffrey W. Mitchell

**Twp. Staff:** Police Chief Darrick Keppley, Financial Administrator Judi Lumis, Roadmaster Bret Hoffert, MS4 Technician Ken McCrea, and Recording Secretary Lisa A. Kashner

**Land Planning:** Brent Lied

**Visitors in Person:** Larry Alexander of the Ephrata Review, David Hollinger, Doug Mackley, Suzie Mackley, June Kinback, Jarod Hynson, Donald Miller, Lorenzo Bonura, Tara Erking, William Granger, Priscilla Granger, Eddy McAlanis, Craig Ebersole, Todd Shoaf, Jim and Kelly Tressler, Sterling Smith, Carol Smith, Dixie Becker, Wesley Hoover, Barry Weaver, Amlen Luta, Carter Sensenig, Seeran Mizii, and Lori Torhan

**Visitors via Zoom:\*** Kurt Russell, Caleb, hlev, Donny, MelW, Courtney Rutt, Eli Saenz, Gamler, Kendall Wanner, ZoomUser, dynob, Chris Wise, cbear, Clark Bearinger, Dell, Sandy Weaver, Steven Davis, Ashley Fox, Chris Wise, Steven Davis, Ashley Fox, Alan Fry, Heidi LeRoy, 17177252698, Siara Miler, Ashley Fox, iPhone, Derek Shanley, Randi Shober, Dan, Wendi Weaver, Daniel Weider, Kelly Morgan, Jeff Garner, Christine Letch, C, and Tara Erking

\*Visitors via Zoom are shown as displayed on the Zoom call list.

**CALL TO ORDER, PLEDGE OF ALLEGIANCE:** Vice Chairman Carrasco asked everyone in attendance to pledge allegiance to the Flag. • Vice Chairman Carrasco announced this meeting was duly advertised in accordance with the second-class Township code in the Lancaster newspaper on April 14, 2021. The Community was thanked for their attendance.

**EXECUTIVE SESSIONS HELD:** April 14, 2021 (12noon-2:40pm) for contractual issues and multiple personnel issues.

### **PAST MEETING MINUTES APPROVAL:**

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, April 1, 2021 Board of Supervisor Meeting Minutes. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

Due to the attendance of the Skatepark presentation, Vice Chairman Carrasco stated it will be discussed now. Mr. McAlanis and Ms. Erking discussed in great detail the proposed skatepark to be placed at the Reamstown Park. The park proposal was reviewed by the Supervisors, and Becker Engineering is reviewing it in respect to stormwater runoff. Mr. McAlanis noted that the plans are posted on the Township website for anyone to view. Discussions continued, comments and questions were received which were answered.

## BOARD OF SUPERVISORS MEETING THURSDAY, APRIL 15, 2021

### ACTION ITEMS:

**LAND PLANNING ENGINEER:** Mr. Lied participated to discuss the following projects.

**FOUR SEASONS PRODUCE – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-25-2021):** The applicant's consultant Mr. Shoaf was present for this plan. Mr. Shoaf discussed, and Mr. Lied highlighted the current status. After discussions, the following motions were made.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to conditionally approve the Four Seasons Produce - Preliminary/Final Land Development Plan conditioned upon the applicant addressing all remaining items outlined in the Becker Engineering, LLC. review letter dated April 9, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor, including a requirement that the applicant acknowledge their obligation to perform a post-development traffic count and peak period signal timing analysis for the intersection of Wabash Road and Route 272, approximately 3 months after the warehouse is in full operation (or alternate time if approved by the Township), to determine if any signal timing adjustments are necessary to address increased traffic and potential non-Covid traffic conditions, and the applicant updating PennDOT traffic signal plans as required to authorize and document any signal timing changes, and the applicant making any signal timing changes deemed necessary by the Township and approved by PennDOT. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to acknowledge the required amount of the financial security to be established with the Township for the Four Seasons Produce - Preliminary/Final Land Development Plan in the amount of \$1,505,224.85, per the approved Opinion of Probable Cost, prepared by Pioneer Management, LLC., dated March 17, 2021, revised April 9, 2021. Vice Chairman Carrasco asked if there were any other comments or questions. There were some comments and questions were received, which were answered. Motion carried (2/0).

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the Four Seasons Produce - Preliminary/Final Land Development Plan when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor along with the required financial security in a form acceptable to the Township Solicitor. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to authorize signature of the Four Seasons Produce - Preliminary/Final Land Development Plan by the Board of Supervisors upon the applicant adequately resolving all conditions of plan approval to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

**BRUNNERS GROVE ROAD (LOT 5) – STORMWATER MANAGEMENT PLAN:** No one was present for this plan. Mr. Lied highlighted the current status, and the following motion was made.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to approve a waiver/modification of §185-27.A(1)(d)[1] of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to minimum swale freeboard, and allow the conveyance of the 100-year storm with no freeboard. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

Mr. Lied noted that the Village of Cocalico Crossings is not present tonight in respect to making some changes to their plan and come go back to the Planning Commission. Mr. Mackley asked questions about the upcoming May 3<sup>rd</sup> PennDOT scoping meeting and where the Township stands on it. Discussions continued, and questions were answered.

**BOARD OF SUPERVISORS MEETING  
THURSDAY, APRIL 15, 2021**

**ACTION ITEMS:      LAND PLANNING ENGINEER:      (CONTINUED)**

**EARTH, TURF & WOOD, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN: TRAFFIC IMPACT FEE (TIF) DISCUSSIONS:** Mr. Hynson was present to discuss, highlighting and explained his waiver request for the traffic Impact Fee because of not generating additional vehicular traffic due to new development. Mr. Hynson explained that he is simply moving to a new building with the same staff and trucks. The Supervisors suggested that Mr. Hynson forward an e-mail to the Township on his waiver request, at which time the request will be forwarded to the TIF Solicitor for review and comment by the next Supervisors meeting. Discussions continued. Comments were received which were answered.

**2021 LAWN CARE – QUOTES DISCUSSION/CONSIDERATION:** Mr. McAlanis discussed the lawn care weed control at the proposed locations. Vantage Property Solutions quote estimate was discussed. The Supervisors noted the Road Crew will be obtaining their license to spray and could do the median strips; the Supervisors requested that Vantage Property Solutions submit another quote without the median strips at Colonel Howard Blvd. and Muddy Creek Church Road. The Supervisors made the following motion.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to approve Vantage Property Solutions, Estimate #1382, dated April 12, 2021 (not to include the median strip vegetation management at Colonial Howard Blvd. and Muddy Creek Church Road). Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

**2021 REAMSTOWN COMMUNITY POOL RATE – DISCUSSION/APPROVAL:** Chief Keppley noted that he had not had the opportunity to talk with Mr. Hession concerning the Denver Pool Rates and the Township following their rates. Tabled until the next Supervisors Meeting.

**2021 TOWNSHIP NEWSLETTER – PERMISSION TO SEND TO THE PRINTER:** Tabled until the next Supervisors Meeting since the pool rates were tabled until further discussion with Denver Borough. Tabled until the next Supervisors Meeting.

**ACCEPT RESIGNATIONS – JAMES GRIEST AND JASON WELLMAN OF THE RECREATION BOARD:** Vice Chairman Carrasco noted two letters of resignation were received from Recreation Board members. Mr. McAlanis stated there are interests, and will bring their names forward at a later date.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to accept with regret the resignation of both James Griest and Jason Wellman of the Recreation Board. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

**DEPARTMENT REPORTS:**

**ROAD MASTER REPORT:** Roadmaster read his April 2021 report; the following motions were made.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to approve the purchase of one skid of crack sealing for \$2,100.00 from Sealmaster. Vice Chairman Carrasco asked if there were any other comments or questions. There were none. Motion carried (2/0).

Discussions continued on (1) future road tour and who should be involved on the road tour, (2) the Road Crew to tear up the basketball court, and (3) discussed the breakaway post installation at the corner of Lausch Road since the posts are being hit frequently. Further discussions to be held at the next Board of Supervisors Meeting.

**POLICE DEPARTMENT REPORT:** Chief Keppley highlighted his report.

**ZONING OFFICERS REPORT:** Tabled until the next Board of Supervisors Meeting.

**BOARD OF SUPERVISORS MEETING  
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**DEPARTMENT REPORTS:** (CONTINUED)

**MS4 STORMWATER REPORT:**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG):** Mr. McCrea briefly highlighted the process taking place for the grant. Things are moving forward.

**STONY RUN – STREAMBANK PROJECT & LIVE-STAKE NURSERY:** Mr. McCrea briefly highlighted. Questions and comments were asked which were answered.

**FINANCIAL ADMINISTRATOR REPORT:** Ms. Lumis highlighted the balance sheet and budget comparison reports for each of the funds. Ms. Lumis proposed Resolution 2021-04 for approval. Discussions continued.

**RESOLUTION 2021-04 FUND THE ROSE HILL RESURFACING PROJECT:**

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to adopt Resolution 2021-04 for the Rose Hill Resurfacing Project. Vice Chairman Carrasco asked if there were any other comments or questions. There were some questions asked which were answered. No other comments or questions were received. Motion carried (2/0).

**TREASURER'S REPORT:**

**LIST OF BILLS:** Secretary Mitchell highlighted the List of Bills: Starting date 03/31/2021 – Ending date 04/08/2021. Questions and comments were received, which were answered.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to approve the list of bills as presented in the amount of \$113,245.69: (1) General Fund \$113,245.69. Vice Chairman Carrasco asked if there were any comments or questions; there were some questions asked which were answered. There were no other comments or questions. Motion carried (2/0).

**OLD BUSINESS CONTINUED DISCUSSIONS:**

**PA FIRE & EMERGENCY SERVICES INSTITUTE – PROPOSAL, JERRY OZOG:** Item is tabled.

**NORTH REAMSTOWN ROAD & COLONEL HOWARD BLVD. – STREET LIGHTING:** Item is tabled, and assigned to Mr. Luongo as an action item for further research.

**RECREATION BOARD:** Discussed early in the agenda; Mr. McAlanis briefly discussed the park area.

**NEW BUSINESS / INFORMATIONAL:** Vice Chairman Carrasco discussed the follow-up of previous questions from Mr. Mackley from a previous meeting in reference to GASB, and discussed the Police Pension. Vice Chairman Carrasco thanked the Pension Commission Meeting for the amount of time put into this. • Discussions were held on the vacancy opening for a Board of Supervisor, four candidates were interested, separate interviews were held. The Supervisors thanked all candidates. The following motion was made.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Carrasco, to appoint Craig A. Ebersole to the Board of Supervisors to fill the term until December 31, 2021. Vice Chairman Carrasco asked if there were any comments or questions; there were none. Motion carried (2/0).

**MANAGERS REPORT:** Chief Keppley highlighted.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mitchell, to appoint Jeffrey W. Mitchell from Assistant Treasurer to the Treasurer for the Township. Vice Chairman Carrasco asked if there were any comments or questions; there were none. Motion carried (2/0).

**BOARD OF SUPERVISORS MEETING  
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**PUBLIC COMMENT (NON-AGENDA ITEMS):** Mr. Mackley asked about the missing Township files, comments and discussions continued took place.

**ANNOUNCEMENT:**

The next Board of Supervisors Meeting will be held on Thursday, May 6, 2021 at 7:00 p.m. as a combination-type meeting: (1) an in-person public meeting held at the Township building, and (2) with the option of anyone wanting to log-in and view via Zoom may do so.

**EXECUTIVE SESSION:** Nothing to report.

**ADJOURN:**

**MOTION:** There being no further business to come before the Board, Secretary Mitchell made a motion seconded by Vice Chairman Carrasco to adjourn the meeting at 9:45 p.m. Vice Chairman Carrasco asked if there were any questions. There were none. Motion carried. (2/0)

Respectfully submitted,

Lisa A. Kashner  
Township Recording Secretary

**VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE. PLEASE CLICK BELOW:**

**[THURSDAY, APRIL 15, 2021 BOARD OF SUPERVISORS MEETING \(PART 1 OF 1\)](#)**