

# **EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA**

**THURSDAY, MARCH 2, 2023 AT 7:00 P.M.**

**Held in person and held via “live” Zoom at the  
Stevens Fire Company, 91 Stevens Road**

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- 1) MEETING CALLED TO ORDER - PLEDGE OF ALLEGIANCE**
- 2) ANNOUNCEMENT OF EXECUTIVE SESSIONS HELD**
- 3) MEETING MINUTES**
  - a) MOTION: APPROVE FEB 16, 2023 BOARD OF SUPERVISORS MEETING MINUTES**
- 4) ACTION ITEMS**
  - a) MOTION: APPROVE A LAND DEVELOPMENT WAIVER, BOOSE ALUMINUM**
  - b) MOTION: AUTHORIZE MORGANSHIRE PHASE II & III SECURITY RELEASE**
  - c) MOTION: CONSIDER ZHB 769-23, WICU, INC.**
  - d) MOTION: APPOINT REAMSTOWN POOL MANAGER & CHEMICAL OPERATOR**
  - e) MOTION: ESTABLISH 2023 REAMSTOWN POOL FEES**
  - f) MOTION: AUTHORIZE FUND TRANSFERS**
- 5) DEPARTMENT REPORTS**
  - a) POLICE DEPARTMENT**
  - b) FINANCIAL ADMINISTRATOR**
  - c) ROAD MASTER**
  - d) BUILDING / ZONING / SEO**
  - e) MS4 COORDINATOR**
- 6) TREASURERS REPORT**
  - a) MOTION: AUTHORIZE LIST OF BILLS FOR PAYMENT**
- 7) MANAGEMENT / INFORMATIONAL ITEMS**
- 8) NEW BUSINESS**

9) **OLD BUSINESS**

10) **PUBLIC COMMENT**

a) **PUBLIC COMMENT: NON-AGENDA ITEMS ONLY**

11) **ANNOUNCEMENTS**

a) **NEXT BOARD OF SUPERVISORS MEETING: TOWNSHIP BUILDING, 100 HILL ROAD,  
AND HELD VIA “LIVE” ZOOM: THURSDAY, MARCH 16, 2023 AT 9AM**

12) **ADJOURNMENT**

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
STEVENS FIRE COMPANY  
91 STEVENS ROAD, STEVENS, PA  
THURSDAY, MARCH 2, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Bonura at 7:03 PM

**ATTENDANCE**

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[ ]

**EXECUTIVE SESSION ANNOUNCEMENT**

Chair Bonura announced the Board of Supervisors met in Executive Session following its February 16 Meeting to discuss a personnel matter, in specific current arbitration.

**MEETING MINUTES**

Mr. Mitchell made a motion to approve the February 16, 2023 Meeting minutes as presented. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

**ACTION ITEMS**

Boose Aluminum – Waiver of Land Development – Casey Kerschner, Township Engineer, provided an overview of a requested waiver of land development submitted by Boose Aluminum, North Reamstown Road.

Nick Perilli, Engineer for the Applicant, commented on proposed improvements, net decrease of impervious coverage, and replacement of a segment of stormwater pipe. Mr. Perilli stated the Applicant is agreeable to the Township-recommended conditions of approval.

Chair Bonura made a motion to approve a waiver of land development for Boose Aluminum, 77 North Reamstown Road, Stevens, PA, for various improvements as shown on the plans prepared by McCarthy Engineering Associates, Inc., dated February 21, 2023, no revisions, subject to the Applicant satisfying all conditions noted in the Township Manager memo dated February 24, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Morganshire Phase II & Phase III – Security Release – Mr. Kerschner noted the Developer had provided all required improvements, and recommended release of financial security posted, upon the recordation of as-built plans.

Chair Bonura made a motion to authorize the full release of the remaining financial security associated with Morganshire, Phase II & Phase III, upon receiving confirmation that the as-built plans were recorded. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

WICU, Inc. – ZHB 768-23 – Matt Creme, Township Solicitor, provided an overview of an application made to the Zoning Hearing Board seeking certain relief to develop property at 21 Industrial Drive. Mr. Creme noted the Zoning Hearing Board had requested Board of Supervisors input regarding road access proposed by the Applicant.

Mr. Mitchell made a motion to authorize the Township Solicitor to communicate to the Solicitor to the Zoning Hearing Board that (1) the Board of Supervisors does not oppose relief sought by WICU, Inc., ZHB 768-23, and (2) should the Zoning Hearing Board, in its sole discretion, grant such relief, it condition its approval on the Applicant satisfying all traffic and other comments made by the Township Engineer and Township Traffic Engineer at the time of preliminary and/or final plan review and consideration. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Pool Management and Chemical Operator – Chair Bonura noted proposals for management and chemical operator services for the Reamstown Pool for the 2023 season had been submitted by the Ephrata Recreation Center and Alan Fry, respectively.

Mr. Mitchell noted proposed management services included a four percent increase from that paid in 2022.

Mr. Mitchell made a motion to execute an agreement with the Ephrata Recreation Center for management services at the Reamstown Pool for the 2023 season. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell commented on Mr. Fry's past experience as a chemical and pool operator.

Mr. Mitchell made a motion to hire Alan Fry as chemical operator at the Reamstown Pool for the 2023 season, a part-time position, at the rate of \$20 per hour. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

2023 Reamstown Pool Fees – The Members reviewed 2022 pool fees, and proposed increasing 2023 pool fees for the following categories only:

- discounted purchase daily: adults to \$7;
- discounted purchase seasonal: group pass to \$200; senior pass to \$60; adult pass to \$100; student pass to \$60;
- discounted purchase share: group pass to \$275; group pass plus one to \$30; student pass to \$120; and,
- regular purchase share: group pass plus one to \$30.

The Members proposed fees for a new pass category – adult share pass – at \$175 discounted purchase, and \$205 regular purchase.

Chair Bonura made a motion to establish 2023 Reamstown Pool fees as proposed. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Fund Transfer – Tommy Ryan, Township Manager, provided an overview of a proposed transfer of Township funds to a higher interest-bearing account. Mr. Ryan noted the transfer is estimated to yield an additional \$57,000 in interest receipts for the balance of 2023.

Mr. Mitchell made a motion to approve the transfer of up to \$2.6 million in Township funds from Ephrata National Bank to Univest Bank and Trust Company. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

## **DEPARTMENT REPORTS**

There were no department reports at this evening's meeting.

## **TREASURER'S REPORT**

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$40,365.34, dated February 15, 2023 to February 17, 2023. The motion was seconded by Chair Bonura.

Brian Wise, East Cocalico Township, inquired as to lab fee reimbursement. Allen Maxwell, East Cocalico Township, inquired as to an alcohol testing fee.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$100,803.43, dated February 18, 2023 to March 1, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

## **MANAGEMENT / INFORMATIONAL ITEMS**

There were no management or informational items discussed at this evening's meeting.

## **NEW BUSINESS**

There was no new business discussed at this evening's meeting.

## **OLD BUSINESS**

Chair Bonura provided an update on street light installation.

## **PUBLIC COMMENT**

- Kerry Haas, East Cocalico Township, commented on environmental concerns at a fueling station.
- Mr. Mitchell commented on a recent meeting with state officials, and positive feedback received regarding the quality of life in the Township.
- Ed Sweigart, East Cocalico Township, inquired as to the Reading Road roundabout status.

## **PUBLIC COMMENT**

Chair Bonura noted the Board of Supervisors will next meet at 9:00 AM on Thursday, March 16, at the Township Building, 100 Hill Road.

## **ADJOURNMENT**

There being no further business, at 7:52 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan.  
Township Manager.