

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

Thursday, May 4, 2023, 7:00 PM

Township Building, 100 Hill Road

This meeting will be held in-person and broadcast on Zoom.

- 1) **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2) **EXECUTIVE SESSION ANNOUNCEMENT**
- 3) **MEETING MINUTES**
 - a) April 20, 2023 Board of Supervisors Meeting minutes
- 4) **PRESENTATIONS**
 - a) Benderson Development Company, LLC (SK 2023-A)
 - b) Community Development Block Grant – Wabash Landing Park
- 5) **ACTION ITEMS**
 - a) review period extension for Village at East Cocalico (LD 2021-02)
 - b) participation in Lebanon Valley Investments, LLC (ZHB 771-23)
 - c) 2023 Minimum Municipal Obligation payment schedule
- 6) **TREASURERS REPORT**
 - a) bill lists and payroll
- 7) **INFORMATIONAL ITEMS**
- 8) **NEW BUSINESS**
- 9) **OLD BUSINESS**
- 10) **PUBLIC COMMENT**
 - a) public comment for non-agenda items only
- 11) **ANNOUNCEMENTS**
 - a) The Board of Supervisors will next meet on Thursday, May 18, 2023, at 7:00 PM, at the Township Building, 100 Hill Road. This meeting will also be broadcast on Zoom.
- 12) **ADJOURNMENT**

All Board of Supervisors meetings are videoed and recorded. The recordings may assist with meeting minute preparation. The video uploaded to YouTube.com for public viewing. Meeting recording and video will be deleted from the Township server upon approval of meeting minute approval.

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, MAY 4, 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	[X]

ANNOUNCEMENTS

- Chair Bonura announced an Executive Session was held prior to this evening's meeting to discuss personnel matters, in specific collective bargaining negotiations and staffing, and a matter of litigation, Kinback v. East Cocalico Township.

MEETING MINUTES

Mr. Carrasco made a motion to approve the April 20, 2023 Meeting minutes as presented. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

PRESENTATIONS

Benderson Development Company, LLC (SK 2023-A) – Claudia Shank, Counsel for the Applicant, provided an overview of a proposed rezone and development at properties at Colonel Howard Boulevard, Reamstown Road, and Lausch Road. Ms. Shank noted the Applicant seeks to rezone the properties to permit a warehouse and fuel station use, and to retain a portion of the property for commercial use. Ms. Shank noted the potential inclusion of a park-and-ride facility.

Mr. Carrasco commented on trip generations for current and previously proposed uses at the properties. Craig Mellot, Traffic Engineer for the Applicant, commented on traffic counts and trip generation calculation.

James Boglioli, Applicant, commented on development and market trends, and on potential warehouse and commercial tenants.

There was general discussion regarding site access and signalization.

Matt Creme, Township Solicitor, commented on the next step to be taken by the Applicant, in specific the submission of a petition to rezone the properties.

Community Development Block Grant – Wabash Landing Park – Ken McCrae, MS4 Coordinator, provided an overview of a proposed application to the Lancaster County Redevelopment Authority Community Development Block Grant Program, for funding of a park at the Wabash Landing neighborhood. Mr. McCrea noted potential improvements, program requirements, maximum grant amount, and matching funds requirement.

Mr. McCrae noted the application will next be considered by the Recreation Board and the Planning Commission, before returning to the Board of Supervisors at its May 18 Meeting.

ACTION ITEMS

The Village of East Cocalico (LD 2021-02) – Chair Bonura made a motion to extend the review period for The Village of East Cocalico (LD 2021-02), to August 12, 2023. The motion was seconded by Mr. Carrasco.

Mr. Mitchell announced he would abstain from the vote due to a business relationship with this developer.

There was no public comment.

The motion was approved, 2-0, with Mr. Mitchell abstaining from the vote.

Lebanon Valley Investments, LLC (ZHB 771-23) – Mr. Creme commented on an application submitted to the Zoning Hearing Board, Lebanon Valley Investments, LLC (ZHB 771-23), in specific relief sought by the Applicant.

Chair Bonura made a motion to authorize the Township Solicitor to participate in the hearing of, and to oppose the application to the Zoning Hearing Board submitted by, Lebanon Valley Investments, LLC (ZHB 771-23). The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

2023 Minimum Municipal Obligation – Tommy Ryan, Township Manager, provided an overview of a funding schedule recommended by the Pension Working Group at its recent meeting.

Mr. Carrasco made a motion to authorize payment of the 2023 Minimum Municipal Obligation in four monthly installments, at \$70,000.00 per installment, with the first installment to be made in this month, May. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

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 \$111,252.04, for the week of April 27, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

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 \$22,610.56, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$1,500.00, for one payment, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Light Fund Bank Account list of bills in the amount of \$267.54, for the week of April 27, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Light Fund Bank Account list of bills in the amount of \$119.81, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$83,542.82, for payroll dated April 26, 2023, for the pay period from April 9, 2023 to April 22, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

INFORMATIONAL ITEMS

- There were no information items noted at this evening's meeting.

NEW BUSINESS

- Jill Cordon, Tax Collector, commented on possible DEVNET system use, information as to the exemption from payment of street light and/or hydrant fees for disabled veterans, the discount period of the payment of Township levies, the tax-exempt status of certain properties, and the bonding company for the Tax Collector.
- Mr. Carrasco commented on Township hiring procedures. Mr. Ryan noted information provided to and by the Members regarding the recent hire of a part-time position.

OLD BUSINESS

- Doug Mackley, East Cocalico Township, commented on salt storage building project status.

PUBLIC COMMENT

- Chad Weaver, Stevens Fire Company, commented on the heliport facility, fire apparatus insurance provided by the Township, and fire apparatus insurance cost.
- Donnie Stover, Smokestown Fire Company, commented on driver license checks conducted by the Township's insurance company.

ANNOUNCEMENTS

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, May 18, at the Township Building, 100 Hill Road.

ADJOURNMENT

There being no further business, at 8:40 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:

Tommy Ryan
Township Manager