

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, JUNE 15, 2023, 7:00 PM**

CALL TO ORDER by Chair Bonura at 7:00 PM

ATTENDANCE

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

ANNOUNCEMENTS

- There were no announcements made at this evening's meeting.

MEETING MINUTES

Chair Bonura made a motion to approve the June 1, 2023 Meeting minutes, revised to denote "Chad Weaver, Stevens Fire Company", at page 2. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

PRESENTATIONS

Letters of Commendation – Kevin Wolf, Ephrata Ambulance, and Interim Chief Steven Savage presented East Cocalico Township Police Officer Joseph Dougherty with letters of commendation for saving the life of a patient suffering cardiac arrest. The patient, and his family, thanked Officer Dougherty for his life-saving efforts.

C&B Investments, LLC (RZ 2023-03) – Mark Koch, Counsel for the Petitioner, provided an overview of a request to rezone a portion of a property at Gehman School Road and Stone Hill Road to Limited Industrial from Agricultural zoning.

Steve Martin, Property Owner, commented on the property's history, soil quality, crop production, and farming challenges.

Mr. Koch commented on proposal support received from State Representative David Zimmerman and Cocalico School District officials.

Andy Baldo, Representative for the Petitioner, commented on nearby infrastructure, and the Lancaster County Comprehensive Plan.

Matt Close, Representative for the Petitioner, commented on the property's past zoning, the Lancaster County Comprehensive Plan, estimated tax revenues, and projected job creation.

Mr. Carrasco commented on assessed value and real estate tax calculations.

Chair Bonura commented on the proposed partial acquisition of the subject property, and the number of warehouses existing and proposed throughout the Township.

Mr. Carrasco commented on the property's location, and on nearby similar uses.

Mr. Mitchell commented on the preservation of agricultural lands.

Mr. Carrasco made a motion to accept and refer out for reviews a petition to rezone certain property at Gehman School Road and Stone Hill Road, submitted by C&B Investments, LLC. There was no second.

Chair Bonura motioned to table the matter to the Board of Supervisors next meeting. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

10 Brunners Grove Road, SWMEA – Mike Reinert, Interim Township Engineer, provided an overview of a proposed Stormwater Management and Easement Agreement at 10 Brunners Grove Road.

Chair Bonura made a motion to approve a Stormwater Management and Easement Agreement at 10 Brunners Grove Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

35 Keeler Road, SWMEA security release – Mr. Reinert recommended remaining security posted for stormwater improvements at 35 Keeler Road be released.

Chair Bonura made a motion to approve the release of remaining security posted for stormwater improvements at 35 Keeler Road. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

1339 Red Run Road, SWMEA security release – Mr. Reinert recommended remaining security posted for stormwater improvements at 1339 Red Run Road be released.

Chair Bonura made a motion to approve the release of remaining security posted for stormwater improvements at 1339 Red Run Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

141 North Reamstown Road (LD 2023-03) – Chair Bonura made a motion to extend the Pennsylvania Municipalities Planning Code review period for 141 North Reamstown Road (LD 2023-03) to October 9, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Township Building lease – Tommy Ryan, Township Manager, provided an overview of a proposed lease agreement with the East Cocalico Township Authority, for office space at the East Cocalico Township Building.

Chair Bonura commented on lease terms.

Chair Bonura made a motion to approve a lease agreement with the East Cocalico Township Authority for office space at the East Cocalico Township Building. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Recreation Board resignation – Chair Bonura made a motion to accept the resignation of Gabrielle Dunn from the Recreation Board. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Recreation Board appointments – Chair Bonura made a motion to appoint Michael Abate to the Recreation Board to a term to expire on December 31, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Chair Bonura made a motion to appoint Tara Erkingler to the Recreation Board to a term to expire on December 31, 2027. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Board of Supervisors July meeting date – The Members considered advertisement of an additional meeting in July.

Mike Deihl, East Cocalico, commented on the consideration of the Mt. Zion Baptist Church land development plan at the July meeting.

It was the consensus of the Members to not conduct an additional meeting in July.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$88,151.13, for payroll dated June 7, 2023, for the pay period from May 21, 2023 to June 3, 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 \$170,386.05, for the week of June 8, 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 Light Fund Bank Account list of bills in the amount of \$13,584.48, for the week of June 8, 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 \$64,822.19, for the week of June 15, 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 Light Fund Bank Account list of bills in the amount of \$324.14, for the week of June 15, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Interim Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for May 2023 was provided.

Finance – A written report of receipts and expenditures for Township funds through May 2023 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for May 2023 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for May 2023 was provided.

MS4 – Mr. McCrea commented Department activities for the prior month. A written report of MS4 and other stormwater-related activities for April 2023 was provided.

INFORMATIONAL ITEMS

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

NEW BUSINESS

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

OLD BUSINESS

- Mr. Mitchell commented on Act 172, and on the Township's continuing review of potential tax credits for volunteer emergency responders. Donnie Stover, Smokestown Fire Company, commented on an upcoming meeting of the Lancaster County Fire Chiefs, at which Act 172 will be discussed. Jim Black, East Cocalico, commented on volunteer recruitment and retention.
- Mr. Carrasco commented on a request for the list of volunteer fire companies contacted as to apparatus insurance funding. Chad Weaver, Stevens Fire Company, commented on apparatus and equipment insurance funding.

PUBLIC COMMENT

- Mr. Black commented on fire company financial information provided to the Township.
- Scott Achey, Reamstown Fire Company, commented on fire company financial information provided to the Township.

- Allen Maxwell, East Cocalico, thanked the Board of Supervisors for their public meeting efforts.
- Kerry Haas, East Cocalico, commented on public water and public sewer capacities.
- Caleb Grauel, East Cocalico, commented on right-of-way maintenance.
- John Holberger, East Cocalico, commented on the complaint investigation process.
- Mr. Haas commented on the complaint investigation process.

ANNOUNCEMENTS

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, July 20, at the Township Building.

ADJOURNMENT

There being no further business, at 8:59 PM Chair Bonura made motion to adjourn the meeting. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager