

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, DECEMBER 21, 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

- Chair Bonura announced the Board of Supervisors met in Executive Session prior to this evening's meeting regarding a personnel matter, in specific the Financial Administrator position.
- Chair Bonura noted this evening's meeting is being recorded for rebroadcast.

MEETING MINUTES

Chair Bonura made a motion to approve the December 7, 2023 Meeting minutes. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

C&B Development LLC (RZ 2023-03) – Matt Close, Petitioner, commented on reviews by, and recommendations received from, the Lancaster County Planning Department and the East Cocalico Planning Commission. Mr. Close commented on building tenancy, and on the calculation of projected vehicle trips to and from the site.

Mr. Mitchell commented on East Cocalico farmland preservation efforts, and on Lancaster County farmland preservation efforts.

Mr. Carrasco commented on property zoning history, soil conditions, and farming operations.

Chair Bonura commented on property location, and on the Petitioner's offer to contribute funding for farmland preservation efforts in the Township.

Mr. Mitchell commented on tabling the matter to the January 2 Meeting, so to allow Supervisor-Elect Burton to participate in any decision to be made.

Mr. Mitchell made a motion to table consideration to rezone certain property at Gehman School Road and Stone Hill Road, as proposed in the petition submitted by C&B Development, LLC (RZ 2023-03). The motion was seconded by Chair Bonura.

Jeff Garner, East Cocalico Township, commented on funding for farmland preservation efforts, and on warehouse occupancy.

Ron Forsyth, East Cocalico Township, commented on roadway classification.

Lorraine Kulp, East Cocalico Township, commented on property rezone history.

Alan Fry, East Cocalico Township, commented on property rezone history.

Chuck Shupp, East Cocalico Township, commented on property rezone history.

By unanimous vote the motion was approved.

Resolution 2023-16 – Mike Reinert, Township Engineer, provided an overview of a proposed land development and lot consolidation plan at South Line Road. Mr. Reinert commented on a proposed addition to an existing church, stormwater facilities, and waivers and deferrals requested by the Applicant.

Chair Bonura motioned to approve Resolution 2023-16, to grant Preliminary/Final Plan Approval to Heritage Mennonite Church (LD 2023-05), for a land development at South Line Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-17 – Mr. Reinert provided an overview of proposed lot line changes at West Swartzville Road and Vera Cruz Road. Mr. Reinert commented on Zoning Hearing Board relief granted, and on waivers and deferrals requested by the Applicant.

Chair Bonura motioned to approve Resolution 2023-17, to grant Preliminary/Final Plan Approval to the Delaware Valley Golden Retriever Rescue (LD 2023-06), for lot line changes at West Swartzville Road and Vera Cruz Road. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-18 – Todd Shoaf, Engineer for the Applicant, provided an overview of proposed lot line changes at North Reading Road and Wabash Road. Mr. Shoaf commented on waivers and deferrals requested by the Applicant.

Claudia Shank, Counsel for the Applicant, commented on lot line and zoning district boundaries.

Mr. Mitchell motioned to approve Resolution 2023-18, to grant Preliminary/Final Plan Approval to Cherry Place Properties LP for 830 North Reading Road (LD 2023-07), for a lot line changes at Wabash Road and North Reading Road. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mt. Zion Baptist Church, Phase I (LD 2018-01) – Mr. Reinert commented on an Improvement Guarantee Agreement, Stormwater Management and Easement Agreement, and Deed of Dedication for Mt. Zion Baptist Church, Phase I improvements.

Chair Bonura made a motion to approve an Improvement Guarantee Agreement, Stormwater Management and Easement Agreement, and Deed of Dedication for Mt. Zion Baptist Church, Phase I (LD 2018-01), a land development at Denver Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-19 – Tommy Ryan, Township Manager, provided an overview of a resolution to establish the Member contribution rate to the Uniform Pension Plan for 2023.

Chair Bonura made a motion to approve Resolution 2023-19, to establish the Member contribution rate to the Uniform Pension Plan for 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-20 – Mr. Ryan provided an overview of a resolution to establish the Member contribution rate to the Uniform Pension Plan for 2024.

Chair Bonura made a motion to approve Resolution 2023-20, to establish the Member contribution rate to the Uniform Pension Plan for 2024. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-21 – Mr. Ryan provided an overview of a resolution to establish the 2024 millage and tax rates and to adopt the 2024 Budget.

Chair Bonura made a motion to approve Resolution 2023-21, to establish millage and tax rates for 2024, and to adopt the 2024 Budget. The motion was seconded by Mr. Mitchell.

There was no public comment.

The motioned was approved, 2-1, with Mr. Carrasco voting no. Mr. Carrasco cited opposition to the real estate millage increase.

hero & longevity pay – Chief Savage provided an overview of funding for proposed hero and longevity pay for uniformed personnel. Chief Savage noted he would not be accepting this pay.

The Board thanked Chief Savage and the Police Department for their continuing efforts to protect the community.

Chair Bonura made a motion to award the hero & longevity pay to uniformed personnel of the East Cocalico Township Police Department, as presented. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Carriage Hill, Phase III & Phase IV – Mr. Reinert recommend the release of certain security posted for various improvements at Carriage Hill, Phase III and Phase IV.

Chair Bonura made a motion to approve the release, in part, of security posted for various improvements made at Carriage Hill, Phase III and Phase IV, in the amount of \$635,755.53. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

320 Hill Road – Matt Creme, Township Solicitor, announced Chair Bonura had submitted written notice he will abstain from voting on this matter, due to a conflict of interest, as the property owner.

Mr. Reinert recommend the release of certain security posted for stormwater improvements at 320 Hill Road.

Mr. Mitchell made a motion to approve the release, in full, of security posted for stormwater improvements made at 320 Hill Road, in the amount of \$1,650.00. The motion was seconded by Mr. Carrasco.

There was no public comment.

The motioned was approved, 2-0, with Chair Bonura abstaining.

82 Summers Drive – Mr. Reinert recommend the release of certain security posted for stormwater improvements at 82 Summers Drive.

Chair Bonura made a motion to approve the release, in full, of security posted for stormwater improvements made at 82 Summers Drive, in the amount of \$8,399.60. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Fire Company Ambulance – This item was tabled.

resignation – Financial Administrator – Chair Bonura made a motion to accept the resignation of Judi Lumis, Financial Administrator, with the last day of employment to be December 31, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

resignation – Zoning Hearing Board Alternate Member – Chair Bonura made a motion to accept the resignation of Kurt Russell, Zoning Hearing Board Alternate Member, effective December 31, 2023. The motion was seconded by Mr. Mitchell.

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 amounts of \$48,017.92, for the week of December 14, 2023, and \$35,887.41, for the week of December 21, 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 \$84,020.34, for the pay period from December 3, 2023 to December 16, 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 transfer \$152.54 from General Fund Bank account to Light Fund Bank account, both accounts at Ephrata National Bank, to settle interfund payables and receivables for Fiscal Year 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 transfer \$152.91 from General Fund Bank account to Hydrant Fund Bank account, both accounts at Ephrata National Bank, to settle interfund payables and receivables for Fiscal Year 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 transfer \$78,495.54 from Capital Reserve Bank account to General Fund Bank account, both accounts at Univest Bank and Trust, to settle interfund payables and receivables for Fiscal Year 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 transfer \$44,645.20 from ARPA Bank account to General Fund Bank account, both accounts at Univest Bank and Trust, to settle interfund payables and receivables for Fiscal Year 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police –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 November 2023 was provided.

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

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

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

INFORMATIONAL ITEMS

- Chair Bonura commented on the status of consolidation efforts between the Reamstown Fire Company and the Smokestown Fire Company, including the establishment of a steering committee, the hiring on counsel, the setting of a communications plan, and the development of a training schedule.
- Mr. Carrasco commented on the Uniform Pension Plan's past and present funding levels.

OLD BUSINESS

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

NEW BUSINESS

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

PUBLIC COMMENT

- Steve Brubaker, East Cocalico Township, thanked Supervisor Carrasco for his service.

ANNOUNCEMENTS

- Chair Bonura thanked the Police Department for providing a toy drive this holiday season.
- Chair Bonura announced the Board of Supervisors will next meet on Tuesday, January 2, at 7:00 PM, at the Township Building.

ADJOURNMENT

There being no further business, at 8:07 PM Chair Bonura made 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