

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

HELD AT THE EAST COCALICO MUNICIPAL BUILDING, 100 HILL ROAD, DENVER, PA 17517

THURSDAY, AUGUST 3, 2017 at 7:30 P.M.

- **MEETING CALLED TO ORDER AT 7:30 P.M.**
- **PUBLIC COMMENT** (FOR NON-AGENDA ITEMS)
- **APPROVAL OF MINUTES**
 - BOARD OF SUPERVISORS MEETING MINUTES: THURSDAY, JULY 20, 2017
- **ROADMASTER**
 - CONSIDERATION TO NOTIFY COSTAR VENDORS: 2018 ROAD MATERIAL QUOTES
 - JULY 2017 ROADMASTER REPORT
- **POLICE DEPARTMENT**
- **SEWAGE ENFORCEMENT OFFICER**
- **TREASURER'S REPORT**
 - AUTHORIZE LIST OF BILLS
- **ZONING OFFICER**
- **MS-4 DISCUSSION**
- **SOLICITOR**
 - RESOLUTION 2017-13: NEW HOLLAND TRANSPORT (NHT) – ACCEPTING DEED OF DEDICATION
- **LAND PLANNING ENGINEER**
 - TRU DENVER: TIME EXTENSION, AND SIGN DEP MODULE POSTCARD
 - HEATHERWOODS PH. 3, 4, 5: TIME EXTENSION
 - UGI: SIGN DEP MODULE POSTCARD AND WAIVERS/MODIFICATIONS/DEFERRALS
 - WABASH LANDING PH. I: FINAL PLAN APPROVAL AUTHORIZE SIGNATURE OF LEGAL DOCUMENTS
 - YANG SWM PLAN: CONDITIONAL APPROVAL
- **TRANSPORTATION ENGINEER**
- **SUPERVISORS**
 - CONSIDERATION TO SEND THE 2017 SUMMER/FALL NEWSLETTER TO THE PRINTER
 - CONSIDERATION FOR THE LAMAR BILLBOARD LEASE AGREEMENT
 - FIRE / SECURITY SYSTEM UPGRADES
 - NEW HOLLAND TRANSPORT (NHT): LERTA REQUEST
- **TOWNSHIP MANAGER**
 - MANAGERS REPORT
 - UGI “GET GAS” ROADWAY RESTORATION AGREEMENT DISCUSSION
- **EXECUTIVE SESSION** (IF NEEDED)
- **ADJOURN**

BOARD OF SUPERVISORS MEETING THURSDAY, AUGUST 3, 2017

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, August 3, 2017 at 7:30 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Supervisors: Chairman Douglas B. Mackley, Vice Chairman Alan R. Fry and Secretary Noelle B. Fortna

Employees: Township Manager H. Scott Russell, Police Chief Arment, Assistant Roadmaster Chris Flory, and Recording Secretary Lisa A. Kashner

Land Planning Eng.: Brent Lied, P.E.

Reporters: Alice Hummer of the Ephrata Review and Val Lacis of the Reading Eagle

Visitors*: Donny Stover, Jeff Mitchell, Dan Hibshman, Jared Erb, Brian Wise, Romao Carrasco, Dwight Yoder, Ken McCrea, Josh Boulton, Harvey Achey, Malin Zimmerman, and Kevin Zimmerman

*Only visitors who signed in are listed.

Chairman Mackley turned the meeting over to Vice Chairman Fry to run the meeting. • Vice Chairman asked everyone in attendance to rise and pledge allegiance to the Flag.

PUBLIC COMMENT (NON-AGENDA ITEMS): Mr. Mitchell inquired about a job description for the Pool Manager and Vice Chairman Fry responded a written description will be provided.

APPROVAL OF MINUTES:

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to approve the Thursday, July 20, 2017 Board of Supervisor meeting minutes. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (2/0)

ROADMASTER: 2018 ROAD MATERIALS QUOTES: 20 Tons Cold Patch Asphalt, 100 Tons 19 mm HMA Binder Course Asphalt, 175 Tons 9.5 mm HMA Wearing Course Asphalt, 100 Tons 25 mm HMA Base Course Asphalt, 3,900 Tons Aggregate consisting of: 1,500 ton #2 anti-skid, 250 ton R-5 Rip-Rap, 150 ton #8 aggregate, 250 ton #57 aggregate, 250 ton #2RC aggregate, 1000 ton #2A aggregate, 250 ton #3 aggregate, 250 ton #4 aggregate.

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to approve sending the 2018 road material quantities to last year's Costar vendors for quotes. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

Assistant Roadmaster Chris Flory highlighted the July 2017 Highway Department Report.

POLICE DEPARTMENT: Chief Arment noted the new replacement SUV was delivered, and is currently being decal'd and emergency equipment installed. • Prospective new hires were identified for the Police Officer opening, and applications were sent to them. • Chief Arment highlighted the July Police Report. • National Night Out was a great and successful night.

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SEWAGE ENFORCEMENT OFFICER (SEO): Nothing to report.

TREASURER'S REPORT:

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to approve the 8/3/17 list of bills as presented: General Fund \$119,173.74; State Fund \$108,362.00; Light Fund \$14,692.06; Hydrant Fund \$14,670.00. Some bill items were questioned, which the Board of Supervisors explained. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

ZONING OFFICER: Nothing to report.

MS-4 DISCUSSION: Mr. Russell highlighted the MS-4 report, noting the Township is ahead of schedule with the permit requirements. The next permit cycle is to be two public outreach campaigns. More information will come.

SOLICITOR: Resolution 2017-13 New Holland Transport (NHT) accepting deed of dedication.

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to adopt Resolution 2017-13 New Holland Transport (NHT) accepting deed of dedication. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

LAND PLANNING ENGINEER:

WABASH LANDING PH. I FINAL PLAN APPROVAL: Mr. Boulton of Pioneer was in attendance and highlighted the plan. Mr. Lied provided additional background relative to the project. Following the discussions, the Board of Supervisors took the following action.

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the Wabash Landing - Phase 1 Final Subdivision and Lot Add-On Plan, as last revised August 2, 2017, conditioned the applicant signing and submitting all required legal documents including the Developer's Agreement; and the final street light positioning being evaluated and deemed satisfaction to the Township; and the applicant acknowledging the responsibility for any associated PPL inordinate investment fees associated with street lights. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to acknowledge the required amount of financial security to be established with and held by the Township for the Wabash Landing – Phase 1 Final Subdivision and Lot Add-on Plan in the amount of \$1,764,605.25, per the Probable Construction Cost Opinion, dated June 20, 2017, or as may require to be adjusted to reflect adjustments to the street lighting. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to authorize the Board of Supervisors to sign the "Developer's Agreement Regarding Phase 1 Final Plan Approval for Wabash Landing" when executed by the applicant and submitted to the Township in a form acceptable to the Township and Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) with accompanying financial security when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

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

WABASH LANDING PH. I FINAL PLAN APPROVAL:

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to authorize the Board of Supervisors to sign the Stormwater Maintenance and Easement Agreement (SWMEA) when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to authorize the Board of Supervisors to sign the Temporary Access Easement Agreement associated with the emergency access when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to authorize the Board of Supervisors to sign the plans when executed and certified by all necessary parties and submitted to the Township in a form acceptable to the Township and Township Solicitor along with all other required legal documents. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

TRU-DENVER, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: No representatives were in attendance for this project. Mr. Lied briefly highlighted the plan and project status and the actions recommended for consideration. Following the discussions, the Board of Supervisors took the following action.

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to accept the time extension offer as submitted by the applicant's consultant dated August 1, 2017, which will extend the deadline for action on the Tru-Denver Preliminary/Final Land Development Plan until November 16, 2017. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to authorize a representative of the Board of Supervisors to sign Section 8.d. of the DEP Sewage Facilities Post Card Exemption for "public sewage service" related to the Tru Denver Land Development Plan. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

HEATHERWOODS PH. 3, 4, 5 TIME EXTENSION: Mr. Lied briefly highlighted the plan and status of the project. No one was present for this plan. The following action was taken.

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to accept the time extension offer as submitted by the applicant's consultant dated August 2, 2017, which will extend the deadline for action on the Heatherwoods Phase 3, 4 and 5 Revised Preliminary Plan until October 19, 2017. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

UGI: DEP MODULE POSTCARD, WAIVERS/MODIFICATIONS/DEFERRALS: Mr. Lied briefly highlighted the plan and status of the project. No one was present for this plan. The following actions were taken following presentation of information by Mr. Lied.

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to authorize a representative of the Board of Supervisors to sign Section 8.d. of the DEP Sewage Facilities Post Card Exemption for "public sewage service" related to the UGI Corporate Headquarters – Preliminary/Final Land Development Plan/Lot Annexation upon receiving a complete packet including the conveyance and treatment capacity letter from Ephrata Borough. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

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LAND PLANNING ENGINEER:

(CONTINUED)

UGI: DEP MODULE POSTCARD, WAIVERS/MODIFICATIONS/DEFERRALS:

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to grant a waiver/modification of §194-9.A.(1) to allow the plan to be submitted and processed as a combined Preliminary/Final Land Development Plan conditioned upon the plan meeting all applicable requirements of both Preliminary and Final. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to grant a waiver/modification of §194-30.R. and associated subsections relative to the size and style of the over-sized parking spaces, conditioned upon the applicant providing 11 oversized parking spaces, 7 spaces at 12' x 42' (2 at the dock and 5 at the southwest corner of the parking lot) and 4 spaces at 9' x 36' (established by eliminating the landscaped island in the westward parking lot area), with the general understanding that the areas could also serve as overflow standard parking under special circumstances. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to grant a waiver/modification of §194-40.A. to reduce the 10' wetland buffer surrounding PEM Wetland No. 5 to accommodate the removal of the existing gravel lane and culverts and restore the area. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to grant a waiver/modification of §194-33.E.(1) to authorize the use of standard PennDOT 18" vertical concrete curb in lieu of the Township standard of 22", conditioned upon the curb being installed in accordance with current PennDOT standards. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to grant a deferral of the requirements of §194-33.A.(1) related to the installation of concrete vertical curb and/or associated roadway shoulders along Colonel Howard Boulevard and Pepperidge Boulevard. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to grant a deferral of the requirements of §194-32 related to the installation of concrete sidewalks along Colonel Howard Boulevard. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

YANG STORMWATER MANAGEMENT PLAN CONDITIONAL APPROVAL: Mr. Lied briefly highlighted the plan. Jared Erb of Custom Home Group was in attendance relative to this project. The following actions were taken following presentation of information by Mr. Lied.

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to conditionally approve the Kong Yang Stormwater Management Plan conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. email letter dated July 26, 2017 to the satisfaction of the Township, Township Engineer and Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) with accompanying financial security and the Stormwater Maintenance and Easement Agreement (SWMEA) related to the Kong Yang Stormwater Management Plan when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

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

YANG STORMWATER MANAGEMENT PLAN CONDITIONAL APPROVAL:

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to authorize signature of the Kong Yang Stormwater Management Plan by the Board of Supervisors upon the applicant adequately resolving all conditions of plan approval to the satisfaction of the Township, Township Engineer and Township Solicitor, including the establishment of financial security in the amount deemed appropriate by the Township Engineer. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

TRANSPORTATION ENGINEER: Nothing to report.

SUPERVISORS:

New Holland Transport (NHT) LERTA Request: Mr. Yoder and Josh Zimmerman were present for this plan. Mr. Yoder highlighted the proposed plan noting the applicant is looking to relocate the business from New Holland to East Cocalico Township and requests tax relief under LERTA. Mr. Yoder and Mr. Zimmerman provided some background of the business, noting that the business is primarily used for transporting produce Lancaster County to New York City. The applicant is also looking to expand its transportation services to add cold temperature storage with transportation services. The applicant is requesting LERTA relief for the refrigerated storage portion of the improvements.

Mr. Yoder stated that NHT is seeking an exemption of taxes on the additional costs to construct the cold temperature storage and delivery facility for the first 5 years, with a 20% reduction each year. Questions and comments were answered. Discussions continued. The Board of Supervisors thanked them for their presentation.

Send the 2017 Summer/Fall Newsletter to the Printer

MOTION: Secretary Fortna made a motion, seconded by Chairman Mackley, to approve sending the 2017 Summer/Fall Newsletter to the printer. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

Lamar Billboard Lease Agreement

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to approve the Lamar Billboard Lease Agreement for a term of two years from October 15, 2017 and ending on October 14, 2019; annual rate of \$1,200.00. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

Fire / Security System Upgrades

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to approve moving unencumbered and budgeted monies i/a/o \$6,314.00 to be transferred from the Contracted Service/Recycling Guard Account 01.426.45.5 to the Township Building/Repairs Maintenance Account 01.409.37.0 to upgrade the Township Building Fire/Security System. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

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SUPERVISORS: *(CONTINUED)*

Chairman Mackley stated there are three lights in front of the Township Municipal Building that need replaced and upgraded to LED.

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve three lights in front of the Municipal Building be replaced with LED lights. Vice Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

TOWNSHIP MANAGER: Mr. Russell highlighted the 7/20/17 through 8/2/17 Manager's Report: UGI GET Gas East Cocalico Heights. A copy of the blanket restoration agreement was received that UGI has utilized with other municipalities. • SuperValu turned in their 2016 recycling report which was then forwarded to LCSWMA on 7/26. Over 36,000 tons were recycled by SuperValu in 2016, an increase of 25% from 2015. • Significant problems with the copier located in the front office; quotes were received. • The Cocalico Youth Soccer Club will be in attendance at the next Rec Board meeting to discuss their proposal of building additional soccer fields. • The Department of Health conducted a food safety follow- up inspection of the handling of food for the Reamstown pool, finding past reported deficiencies have been corrected. • Highlighted upcoming meetings. • MS4 PRP update: The Pollution Reduction Plan for public review is now complete. Mr. Russell noted that one written comment was received concerning farming practices. The PRP will be presented at the August 17th Supervisors Meeting. • Highlighted the planned activities for the next two weeks.

EXECUTIVE SESSION: None.

ADJOURN:

MOTION: There being no further business to come before the Board, Secretary Fortna made a motion seconded by Chairman Mackley to adjourn the meeting at 9:17 p.m. Vice Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Noelle B. Fortna
Board of Supervisor Secretary