

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

HELD AT THE STEVENS FIRE COMPANY, 91 STEVENS ROAD, STEVENS, PA 17578

THURSDAY, MARCH 2, 2017 at 7:30 P.M.

- **MEETING CALLED TO ORDER AT 7:30 P.M.**
- **UGI PRESENTATION:** LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA) REQUEST
- **PUBLIC COMMENT**
- **APPROVAL OF MINUTES:**
 - BOARD OF SUPERVISORS MEETING MINUTES – TUESDAY, FEBRUARY 16, 2017
- **POLICE DEPARTMENT**
- **SEWAGE ENFORCEMENT OFFICER**
- **TREASURER’S REPORT**
 - AUTHORIZE LIST OF BILLS
- **LAND PLANNING ENGINEER**
 - MITCHELL STORMWATER MANAGEMENT PLAN – FINANCIAL SECURITY RELEASE
 - UGI – PLAN REVIEW LETTERS HIGHLIGHTS
- **ZONING OFFICER**
- **TRANSPORTATION ENGINEER**
- **SOLICITOR**
- **ROADMASTER**
- **SUPERVISORS**
 - DISCUSS POLICY FOR PLAN REVIEW FEE PAYMENT SCHEDULE BY APPLICANTS
 - SET 2017 PROPOSED POOL RATES
 - 2017 SWIM TEAM RENTAL AGREEMENT
 - SEND 2017 POOL SNACK BAR AGREEMENT TO LAST YEAR’S VENDOR - DONNY STOVER
 - CONSIDER THE 2017 FARMING QUOTE
 - CONSIDER RECREATION BOARD RECOMMENDATION - OLD HOMESTEAD PARK & STONEY POINTE PARK BE UTILIZED BY THE COCALICO YOUTH SOCCER CLUB
 - CLEANING SERVICES 30 DAY NOTICE – AUTHORIZATION TO PROCEED
- **INTERIM TOWNSHIP MANAGER**
 - 2011 CROWN VIC HIGH BIDDER COMING TOMORROW (March 3rd)
 - SEVERE STORM WARNING – COUNTY ANNOUNCEMENT
 - MS4 ANNUAL MEETING APRIL 6TH
- **EXECUTIVE SESSION (IF NEEDED)**
- **ADJOURN**

BOARD OF SUPERVISORS MEETING THURSDAY, MARCH 2, 2017

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, March 2, 2017 at 7:30 p.m., held at the Stevens Fire Company, 91 Stevens Road, Stevens, PA 17578.

ATTENDANCE:

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

Employees: Interim Township Manager Steve Gabriel, Police Chief Arment, and Recording Secretary Lisa A. Kashner

Reporters: Alice Hummer of the Ephrata Review, Val Lacis of the Reading Eagle, and Blue Ridge Cable Camera Man - Ryan

Visitors: Jeff Mitchell; Ken McCrea; Richard Brenner; Daniel Hibshman; Brian Wise; Harvey Achey; Thomas and Marjorie Hyrb; Cocalico School District: Ella Musser and Sherri Stull; Stevens Fire Co.: Kenny Minnick, Chad Weaver, Jason Oberholtzer, and Mr. Hoover; UGI: Dave Stahovich, Anthony Szymelewicz, Joe Swope, and Dan Platt; Ernst & Young: Brandon Pyers

Chairman Mackley asked everyone in attendance to rise and pledge allegiance to the Flag. • Chairman Mackley announced they will be going into Executive Session for discussion of personnel issues.

PRESENTATION BY UGI: Dave Stahovich, Anthony Szymelewicz, Joe Swope and Dan Platt from UGI, and Brandon Pyers from Ernst & Young presented their plan for the relocation of UGI. Mr. Platt expressed the commitment of their company to create a new headquarters here. Mr. Stahovich discussed the plan, explaining that the site faces complex traffic design issues to establish safe site access, an extensive infrastructure extension of sewer and natural gas is necessary and the site contains wetlands with the possibility of a bog turtle habitat that could potentially impact 8 acres. Mr. Stahovich explained that due to property challenges, the development costs exceed the initial estimates. UGI requested the supervisors consider utilizing Local Economic Revitalization Tax Assistance (LERTA). Discussions continued, overview presentation:

- Current headquarters are in Reading, PA. They would like to relocate approximately 250 employees with plans to increase. Approximately 100,000 sq. ft building
- The 32-acre site has its' challenges: Safe access to the site, complex traffic design, park and ride along Colonel Howard Blvd., a long infrastructure extension of sewer and natural gas, and wetlands reducing the useable acreage with a possible bog turtle habitat. Local Economic Revitalization Tax Assistance (LERTA) allows local taxing authorities to exempt improvements on properties, up to a 10-year property tax abatement, noting that the \$217,200 land assessment remains, and based on estimates: tax assessment create approximately \$700,000 of incremental new tax revenues for the Township and approximately \$2.7 million for the school district,

Chairman Mackley noted to break for five minutes (8:20-8:25).

PUBLIC COMMENT: Mr. Mitchell and Mr. Wise discussed the pool fence and the possibly of placing advertising business banners on the fence. Mr. Fry responded stated the fence is approximately 30 years old and is safe for the patrons visiting the pool. • Mr. Mitchell about the pool membership cards. Vice Chairman Fry explained that every pool membership patron fills out an emergency contact card for the season. Mr. McCrea suggested getting e-mail addresses from the pool membership patrons, then every year notify them of the membership passes being available and at a discounted rate until such and such a date. • Mr. Mitchell asked about the litigation shown on the previous List of Bills by Summit. Chairman Mackley noted that it was litigation. • Mrs. Hyrb updated the Supervisors on the Adamstown Library: working on grants, donations are at approximately \$735,000, basket bingo will be held on March 19th. Upcoming fundraisers include a corn hole tournament in June and a golf tournament in August.

APPROVAL OF MINUTES:

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the Thursday, February 16, 2017 Board of Supervisor meeting minutes. Secretary Fortna noted the sentence "and there was one other person in attendance whose signature was illegible" on the first page under Visitors can be deleted. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

BOARD OF SUPERVISORS MEETING

THURSDAY, MARCH 2, 2017

POLICE DEPARTMENT: A police report was shared.

SEWAGE ENFORCEMENT OFFICER (SEO): Nothing to report.

TREASURER'S REPORT:

MOTION: Secretary Fortna made a motion, seconded by Vice Chairman Fry, to approve the list of bills as presented: General Fund \$37,874.82; State Fund \$2,373.20; State Fund/Denver Road Bridge Project \$3,294.10; Traffic Impact Account \$1,737.50. Mr. Mitchell asked if this was the first draw on the Denver Road Bridge and Chairman Mackley said yes. Mr. McCrea asked about the Office Basics order for a time clock and Chairman Mackley answered this was a replacement for the Highway Dept. Chairman Mackley asked if there were any other comments or questions. There were none. Motion carried. (3/0)

LAND PLANNING ENGINEER:

MITCHELL – STORMWATER MANAGEMENT PLAN: Financial Security Release. Mr. Mitchell was in attendance for this plan. On Thursday, March 2, 2017, the East Cocalico Township Board of Supervisors acknowledge acceptance of the As-Built Plan and associated information and authorized the release of the remaining financial security being held by the Township in the amount of \$14,080.38 related to the Mitchell Stormwater Management Plan.

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to acknowledge acceptance of the As-Built Plan and information and authorize the release of the remaining financial security being held by the Township in the amount of \$14,080.38 related to the Mitchell Stormwater Management Plan. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

UGI – PLAN REVIEW LETTER HIGHLIGHTS: Mr. Gabriel highlighted UGI's review process: Plan reviews were received at both the January and February Planning Commission meetings. Extensive reviews by both Becker Engineering and Rettew. Anticipated resubmission in time for discuss at the April 24th Planning Commission Meeting.

ZONING OFFICER: The Zoning Officer's Report will be at the next Board of Supervisors Meeting.

TRANSPORTATION ENGINEER: The Denver Road Bridge construction started Monday, February 20th. East bound traffic will always be open at a reduced speed of 25mph. West bound will be closed and detoured. Mr. Gabriel stated there is a pour and placed cast inlet (on the East side of the Kalas driveway) which is not good condition. Rettew is recommending that it be replaced with a precast inlet.

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve replacing the deteriorating Denver Road Bridge inlet with a precast cast inlet. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

SOLICITOR: Continue LERTA research.

ROADMASTER: Report will be highlighted at the next Supervisors meeting.

SUPERVISORS: Secretary Fortna met with staff from the Lancaster County Agricultural Preserve Board for updates on Agricultural Security Areas. • Vice Chairman Fry met with Berks Security Systems for a final plan approval for the Township front door security. • Policy plan review fee payment schedule by applicants was discussed. • 2017 Pool Rates for review and approval (a \$5 increase for each area).

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the 2017 Reamstown Pool rates. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

2017 Swim Team Rental Agreement, an increase of \$100 from last year.

MOTION: Vice Chairman Fry made a motion, seconded by Chairman Mackley, to approve the 2017 Swim Team Rental Agreement. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, MARCH 2, 2017**

SUPERVISORS: *(CONTINUED)*

Discussion on 2017 Snack Bar Agreement with Donny Stover.

MOTION: Vice Chairman Fry made a motion, seconded by Secretary Fortna, to approve the 2017 Snack Bar Agreement to Donny Stover. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

Consideration for a 2017 Farm Quote. Two quotes were received. Hill Road is approximately 12.8 acres and 1925 N. Reading Rd. is approximately 6.8 acres

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the Farming Quote received from Andy Rutt for a term of March 3, 2017 through December 31, 2017 (both properties) for \$3,746.00. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

Recommendations received from the Recreation Board:

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, until the plan to the park is implemented to temporarily approve Old Homestead Park to be utilized by the Cocalico Youth Soccer Club, supply to the Township a Certificate of Liability Insurance, and to place a port-o-potty at their expense. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve Stoney Pointe Park to be utilized by the Cocalico Youth Soccer Club on a trial basis once in the Spring and once in the Fall of 2017, and supply to the Township a Certificate of Liability Insurance. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

Mr. Gabriel stated that the current contract with the Township's cleaning service requires a 30-day notice.

MOTION: Chairman Mackley made a motion, seconded by Vice Chairman Fry, to notify the Township's cleaning service that their 30-day notice is given. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

INTERIM TOWNSHIP MANAGER: 2011 Crown Vic high bidder is coming tomorrow. ● Severe Storm Warning – County Announcement – Randy Gockley announced that no injuries were noted from the recent severe storm. Residents are receiving their warnings in time to prepare for severe storms.

MS4 Annual Meeting arrangements to be made for Land Studies on April 6th. ● Mr. Mitchell asked about the progress for a Township Manager. Chairman Mackley noted it's in progress.

EXECUTIVE SESSION: Not needed.

ADJOURN:

MOTION: There being no further business to come before the Board, Vice Chairman Fry made a motion seconded by Secretary Fortna to adjourn the meeting at 9:26 p.m. Chairman Mackley asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Noelle B. Fortna, Board of Supervisors Secretary