

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

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

THURSDAY, MAY 16, 2019 AT 7:00 P.M.

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. PRESENT LETTERS OF ACCOMMODATION TO EAST COCALICO TOWNSHIP POLICE OFFICERS**
- 3. ANNUAL DISCUSSIONS/CONTRIBUTIONS TO THE EMERGENCY SERVICE AGENCIES AND THE ADAMSTOWN LIBRARY**
- 4. HEARING: ZONING ORDINANCE AMENDMENT (MESSAGE DISPLAY SIGNS)**
- 5. PAST MEETING MINUTES APPROVAL:**
 - a) THURSDAY, APRIL 24, 2019 BOARD OF SUPERVISOR MINUTES**
- 6. DEPARTMENT REPORTS**
 - a) POLICE DEPARTMENT REPORT**
 - b) ZONING OFFICER**
 - c) ROAD MASTER REPORT**
- 7. TREASURERS REPORT**
 - a) AUTHORIZE LIST OF BILLS**
- 8. ACTION ITEMS**
 - a) ORDINANCE 2019-03: MESSAGE DISPLAY SIGNS**
 - b) LAND PLANNING ENGINEER:**
 - PRESIDENTIAL CABINETS: WAIVER / MODIFICATIONS**
 - 210 PFAUTZ HILL ROAD: DEFERRAL REVIEW LETTER**
 - NHT – FINANCIAL SECURITY REDUCTION**

- c) ORDINANCE 2019-04: POLICE PENSION PLAN AMENDMENT
- d) ORDINANCE 2019-05: NON-UNIFORM PENSION AMENDMENT
- e) ORDINANCE 2019-06: ECTA WATER/SANITARY SEWER SPECS
- f) RESOLUTION 2019-05: CHURCH ST/RT 272 SIGNAL (FORM TE-160)
- g) AWARD THE VEHICLES & EQUIPMENT FROM MUNICIBID
- h) POLICE OFFICERS ASSOCIATION: SETTLEMENT AGREEMENT
- i) SWIM TEAM SHED
- j) HEATHERWOODS SETTLEMENT AGREEMENT (**ADDED**)

9. OLD BUSINESS CONTINUED DISCUSSIONS

- a) MS4 CONTINUED DISCUSSION
- b) FIRE AND EMS (STANDING DISCUSSION)
- c) WOODY WASTE GATE (UPDATE)
- d) CIVIC PLUS WEBSITE (UPDATE)

10. NEW BUSINESS FOR DISCUSSION

- a) RESURFACE TENNIS COURT AT REAMSTOWN PARK AREA AND TO ADD PICKLE BALL LINE STRIPPING IN A DIFFERENT COLOR TO THE COURT
- b) COCALICO/ELANCO AGRICULTURAL FORUM
- c) BSI CORPORATE BENEFITS DISCUSSION

11. MANAGERS REPORT

12. PUBLIC COMMENT

- a) PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY
- b) SIGN IN BEFORE MAKING PUBLIC COMMENT
- c) STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.

13. ANNOUNCEMENTS: THE NEXT BOARD OF SUPERVISORS MEETING, HELD ON JUNE 6, 2019, WILL BE HELD AT THE REAMSTOWN FIRE COMPANY AT 7PM

14. ADJORNMENT

BOARD OF SUPERVISORS MEETING THURSDAY, MAY 16, 2019

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, May 16, 2019 at 7:00 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Supervisors: Chairman Alan R. Fry, Vice Chairman Romao "RC" Carrasco, and Secretary Douglas B. Mackley

Employees: Township Manager H. Scott Russell, Police Chief Keppley, Police Officer Kreisher, Police Officer McCabe, Police Officer Luongo, Corporal Savage, Corporal Sola, Zoning Officer Tony Luongo, MS4 Technician Ken McCrea, and Recording Secretary Lisa A. Kashner

Solicitor: Thomas Goodman

Reporters: Alice Hummer of the Ephrata Review

Visitors:* Donny Stover, Leonard Hilton, Shawn Hilton, Kathy Thren, Chad Weaver, Harvey Achey, Ralph Buckles Troy Texter, Jim Black, Brian Wise, John Murphy, James Strong, Scott Achey, Gerald Hartranft, Jolynn Nolt, Mike Pfautz, Aaron Murray, Lester High, Lori Zimmerman, Jeff Pfautz, Wesley Hoover, Rick Carpenter and Ron Hershey

*Only visitors who signed in are listed.

Chairman Fry asked everyone in attendance to rise and pledge allegiance to the Flag. • A video recording of this meeting will be placed on YouTube. • Chairman Fry noted

PRESENT LETTERS OF ACCOMMODATION TO THE CORPORALS AND OFFICERS OF THE EAST COCALICO TOWNSHIP POLICE DEPARTMENT: The Board of Supervisors and Police Chief Keppley read and presented letters of accommodation to each of the following: Corporal Savage, Corporal Sola, Officer Kreisher, Officer McCabe, and Officer Luongo. Pictures were taken.

The Board of Supervisors acknowledged Mr. Troy Texter and presented him with a letter of appreciation for volunteering his time and donation of plants and flowers around the Township Municipal Building.

ANNUAL DISCUSSIONS/CONTRIBUTIONS TO THE EMERGENCY SERVICE AGENCIES AND THE ADAMSTOWN LIBRARY: The Board then presented annual contributions to the representatives of the Reamstown Fire Company (Scott Achey), the Reamstown Ambulance Association (Rick Carpenter), the Smokestown Fire Company (Donny Stover), the Stevens Fire Company (Jim Black), and the Adamstown Library (Kathy Thren). New information was discussed from each entity. The Board thanked them for everything they do for the community. Pictures were taken.

HEARING OPEN FOR THE ZONING ORDINANCE HEARING: Mr. Goodman noted that a proof of publication was received, advertisement was April 25, 2019 and May 2, 2019. Mr. James Strong and Mr. John Murphy were present. Mr. Strong distributed some documents and held a presentation. Some questions and comments were received.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, closed the Zoning Ordinance Amendment Hearing at 7:15pm. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

APPROVAL OF PAST MINUTES: Mr. Russell noted that the May 2nd Board of Supervisors was cancelled due to a lack of quorum.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, April 24, 2019 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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DEPARTMENT REPORTS:

POLICE DEPARTMENT REPORT: Chief Keppley highlighted the Departments report; stating that a \$200 donation was received.

ZONING OFFICERS REPORT: Mr. Luongo highlighted the Zoning Report for April 2019. Mr. Luongo distributed a list of possible qualified projects so that a Supervisor can be assigned a project.

ROAD MASTER REPORT: No report.

TREASURER'S REPORT:

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve the May 16, 2019 list of bills: General Fund \$343,511.80; State Fund \$15,275.42; Recreation Fund \$3,700.00; Capital Reserve Fund \$313.25. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACTION ITEMS:

ORDINANCE 2019-03: MESSAGE DISPLAY SIGNS: The hearing was presented earlier in this meeting.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to adopt Ordinance 2019-03 amending the Code of the Township of East Cocalico, County of Lancaster, Commonwealth of Pennsylvania, Ordinance No. 2007-02, as amended, Chapter 220 (Zoning), Article III (General Provisions), Section 220-45 (Outdoor Signs) by revising certain requirements for dynamic message display signs in Subsection 220-45.A(2). Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

LAND PLANNING ENGINEER: Mr. Russell highlighted the projects and read the motions.

PRESIDENTIAL CABINETS/PRELIMINARY FINAL LAND DEVELOPMENT PLAN – WAIVER/MODIFICATIONS: No one was present for this plan.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to grant a waiver/modification of the requirements of §194-28.H. of the Subdivision and Land Development Ordinance related to access drive cartway width requirement of 24' and authorize the use of a 20' wide access drive. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to grant a waiver/modification of the requirements of §194-25.L.(5) of the Subdivision and Land Development Ordinance related to clear sight triangles to authorize the use of a 50' clear sight triangle at the access drive intersection with Lausch Road. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

210 PFAUTZ HILL ROAD – SKETCH PLAN: Mr. Hershey was present for this plan.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to defer the requirements of Section 194-25.C.(1) of the Subdivision and Land Development Ordinance related to improvements to existing streets and any widening to existing cartways, but reserves the right to require right-of-way dedication with the subdivision, conditioned upon notation acceptable to the Township being placed on the future subdivision plan documenting the deferral and owner/applicant's obligation to complete any required improvements in conjunction with future development of the properties or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to defer the requirements of Sections 194-32.A.(1), 194-32.A.(2) and 194-32.A. (3) of the Subdivision and Land Development Ordinance related

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to construction of sidewalk along the public roadways, conditioned upon notation acceptable to the Township being placed on the future subdivision plan documenting the deferral and owner/applicant's future obligation to complete sidewalks in conjunction with future development or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to defer the requirements of Sections 194-33.A.(1), 194-33.A.(2) and 194-33.A. (3) of the Subdivision and Land Development Ordinance related to construction of curbing along the public roadways, conditioned upon notation acceptable to the Township being placed on the future subdivision plan documenting the deferral and future owner/applicant's obligation to complete curbing in conjunction with future development or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

NHT HOLDINGS, LLC PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: No one was present for this plan. The following motion was presented.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to authorize a \$1,283,388.44 reduction in the financial security currently being held for the NHT Holdings, LLC Preliminary/Final Land Development Plan resulting in the remaining financial security being reduced to \$28,000.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-04: POLICE PENSION PLAN AMENDMENT: Mr. Russell highlighted.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to adopt Ordinance 2019-04 amending the Pension Plan applicable to the Uniformed Employees of East Cocalico Township. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-05: NON-UNIFORM PENSION AMENDMENT: Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to adopt Ordinance 2019-05 amending the Pension Plan applicable to the Non-Uniformed Employees of East Cocalico Township. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-06: ECTA WATER/SANITARY SEWER SPECS: Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to adopt Ordinance 2019-06 amending the ordinance 2008-01 which adopted the standards of the East Cocalico Township Authority for sanitary sewer system construction and water system construction in accordance with the Pennsylvania Construction Code Act. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

RESOLUTION 2019-05: CHURCH ST./RT. 272 SIGNAL (FORM TE-160): Mr. Russell highlighted.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to adopt Resolution 2019-05 and authorize signature of the application (Form TE-160) to install an emergency pre-emption device at the Church Street/Rt. 272 signal. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

AWARD THE VEHICLES & EQUIPMENT ON MUNICIBID WEBSITE: Mr. Russell discussed.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to award the high bids received for the vehicles and equipment that were placed on Municibid: (1) 2011 Ford Crown Vic \$1,150.00; (2) 2004 Chevy Impala \$1,530.00; (3) 1985 John Deere Loader \$21,900.00; (4) 1989 Owens Trailer \$1,000.00; (5) 1991 GMC Topkick Dump Truck \$5,500.00; (6) 2000 John Deere Mower \$2,900.00; (7) 2001 International 4900 Series \$10,700.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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POLICE OFFICERS ASSOCIATION – SETTLEMENT AGREEMENT: Mr. Russell highlighted.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve signing the Police Officers Association Settlement Agreement. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

SWIM TEAM SHED: Mr. Russell highlighted.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve the swim team purchase and placement of a shed at the Reamstown Pool in a manner and location acceptable to the Pool Manager. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve waiving all permitting fees associated with the placement of the swim team shed located at the Reamstown Pool. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

HEATHERWOODS SETTLEMENT AGREEMENT: Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve the Heatherwoods Settlement Agreement with Lexon for \$209,562.00 when finalized to the satisfaction of the Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

OLD BUSINESS CONTINUED DISCUSSIONS:

MS4 CONTINUED DISCUSSION: Mr. Russell and Mr. McCrea highlighted.

FIRE AND EMS (STANDING DISCUSSION): Mr. Russell highlighted. Discussions continued.

WOODY WASTE GATE (UPDATE): Mr. Russell highlighted.

CIVIC PLUS TOWNSHIP WEBSITE (UPDATE): Mr. Russell highlighted, noting that it's proposed to be up the week of June 10th. Discussions held concerning a "live feed" of the Stevens Fire Company.

NEW BUSINESS FOR DISCUSSION:

RESURFACE TENNIS COURT AT REAMSTOWN PARK AREA AND TO ADD PICKLE BALL INE STRIPPING IN A DIFFERENT COLOR TO THE COURT: Mr. Russell highlighted. Discussions continued.

COCALICO/ELANCO AGRICULTURAL FORUM: Mr. Russell highlighted this MS4 item.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to provide \$500 to the Elanco Source Water Protection Group for costs associated with the Agricultural Forum on December 9, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

BSI CORPORATE BENEFITS DISCUSSION: Mr. Russell discussed in detail.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to appoint BSI Corporate Benefits as the Broker of Record for all medical, pharmacy, dental, vision, life and disability insurances. This appointment modifies and supersedes all past appointments for Broker of Record related to Township insurances. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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MANAGERS REPORT: Mr. Russell read through his May 16, 2019 report highlighted was: (1) the need for off-site parking for Stoney Pointe Park to install a gravel and millings parking lot. The Supervisors agreed to look at the numbers for a parking lot installation; (2) 1925 Reading Road listing is up for renewal. Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to authorize the Township Manager to sign the listing agreement for 1925 N. Reading Rd. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

(3) Mr. Russell noted that he is following up on updating the Zoning Ordinance with a text amendment addressing video game gambling terminals, more to come at the next meeting; and (4) discussed the traffic calming for North Reamstown Road is again being requested by some residents and businesses.

PUBLIC COMMENT (NON-AGENDA ITEMS): Nothing to report.

Secretary Mackley noted that a derogatory comment was made by a newspaper reporter in the audience approximately two meetings ago. Secretary Mackley asked for a public apology. There was no response from the reporter.

ANNOUNCEMENT: The next Board of Supervisors Meeting is held at the Reamstown Fire Company at 7pm on June 6, 2019.

ADJOURN:

MOTION: There being no further business to come before the Board, Vice Chairman Carrasco made a motion seconded by Secretary Mackley to adjourn the meeting at 8:30 p.m. and to go into Executive Session and not to return to continue the regular meeting since there will be no action items from the Executive Session. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Douglas B. Mackley
Board of Supervisor Secretary

VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE.
PLEASE CLICK THE LINK BELOW.

[East Cocalico Township Board of Supervisor Meeting 05-16-2019 Part 1](#)

[East Cocalico Township Board of Supervisor Meeting 05-16-2019 Part 2](#)