

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

HELD AT SMOKESTOWN FIRE CO., 860 SMOKESTOWN RD., DENVER, PA 17517

THURSDAY, SEPTEMBER 5, 2019 AT 7:00 P.M.

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. PAST MEETING MINUTES APPROVAL:**
 - a) THURSDAY, AUGUST 15, 2019 BOARD OF SUPERVISOR MINUTES
- 3. DEPARTMENT REPORTS**
 - a) POLICE DEPARTMENT REPORT
 - b) ZONING OFFICER
 - c) ROADMASTER
- 4. TREASURERS REPORT**
 - a) AUTHORIZE LIST OF BILLS
- 5. ACTION ITEMS**
 - a) **LAND PLANNING ENGINEER:**
 - FOX-BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN: TIME EXTENSION
 - 210 PFAUTZ HILL ROAD: WAIVER/MODIFICATION, CONDITIONAL APPROVAL
 - CHURCH STREET LOTS MINOR SUBDIVISION PLAN: PLAN WITHDRAWAL
 - 985 BUILDING EXPANSION/STURDY BUILT SWM PLAN: CONDITIONAL APPROVAL
 - DALE MARTIN SWM PLAN: ACKNOWLEDGE FINANCIAL SECURITY AMOUNT

6. OLD BUSINESS CONTINUED DISCUSSIONS

- a) MS4 – POSSIBLE REVISION OF MOWING ORDINANCE
- b) FIRE DEPT. WORKING GROUP – DISCUSSION/UPDATES
- c) PROPOSALS TO REMOVE DEAD ASH TREES AT POOL/PARK AREA

7. NEW BUSINESS FOR DISCUSSION

- a) PETITION RECEIVED: WATCH CHILDREN SIGN REQUEST DISCUSSION
- b) BLUE RIDGE CABLE FRANCHISE AGREEMENT: EXTEND OR RENEGOTIATE - DISCUSSION
- c) ADAMSTOWN SHOOTING RANGE DISCUSSION
- d) RESURFACE OF REAMSTOWN PARK TENNIS COURT
- e) REASSIGN PREVIOUS MANAGER TASKS - DISCUSSION

8. MANAGERS REPORT

- a) AUTHORIZE TOWNSHIP SOLICITOR TO PROCEED WITH PETITIONING THE COURT RELATED TO THE SALE OF THE EXISTING TOT LOTS IN THE CARRIAGE HILL DEVELOPMENT
- b) TRAFFIC SIGNAL PERMIT: READING ROAD (SR 0272) AND CHURCH STREET (SR 1051)
- c) RESCIND KEYSTONE INSURANCE AS PRODUCER OF RECORD AND DESIGNATE SHAWN HUGHES AS THE BROKER OF RECORD AT BSI CORPORATE BENEFITS, LLC
- d) TOWNSHIP BUILDING AIR CONDITIONING ISSUE
- e) SEMINAR FOR BUSINESSES: ARMED ASSAILANT

9. 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.

10. ANNOUNCEMENTS:

- a) NEXT SUPERVISORS MEETING: THURSDAY, SEPTEMBER 19TH 7PM, HELD AT THE EAST COCALICO TOWNSHIP MUNICIPAL BUILDING

11. ADJOURNMENT

BOARD OF SUPERVISORS MEETING THURSDAY, SEPTEMBER 5, 2019

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, September 5, 2019 at 7:00 p.m., held at the Smokestown Fire Co., 860 Smokestown Rd., Denver, PA 17517.

ATTENDANCE:

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

Employees: Interim Township Manager Penny Pollick, Police Chief Keppley, and MS4 Technician Ken McCrea

Township Engineer: Brent Lied, P.E.

Visitors:* Donny Stover, Chad Weaver, Casey Kerschner Lester High, Barry Publish, Ralph Buckles, Susan Ader, Jodi Hartranft, Mike Youndt, Kent Reich, Denny Schmeck, Daniel Wierer, Mel Wenzel, Sandy Roter, Derek Miller, Scott Achey, Rachel Elliott, Wesley Hoover, Steven Roth, Mark Reid, Dustin & Ruth, Nicholas Reich, Cynthia Griel, Gregory Gull, Ben Gockley, Brian Wise, Luke Martin, Don Sunday, Gary Brumbach, Kyle Crills, Barb Parks, Shawn Hilton, Steve Kauffman, Josh Mertz, Shannon Hilton, Jeff Hackman, Michael Bonneau, Brandon Wise, Suzie Mackley, Connie Youndt, Wilson Youndt, Harvey Achey, Lorraine Kulp, Denise Kulp, Vickie Shoemaker, Steven Shoemaker, Jolynn Nolt, and Glenn Heinsey

*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 the Proof of Publication was received for this meeting held at the Smokestown Fire Company.

APPROVAL OF PAST MINUTES:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, August 15, 2019 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

DEPARTMENT REPORTS:

POLICE DEPARTMENT REPORT: Chief Keppley highlighted.

ZONING OFFICERS REPORT: A report will be given at the next Supervisors meeting.

ROADMASTER: Mr. Flory highlighted the report.

TREASURER'S REPORT:

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve the September 5, 2019 list of bills: General Fund \$99,731.50; State Fund \$317,411.72; Light Fund \$13,408.72; Reaction Fund \$222.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

Vice Chairman Romao recognized the Financial Manager, Elizabeth Dorneman and the many others who helped worked through the transitioning of changes made to the current pension plan and produce a 4-year audit with no findings. A phenomenal job to all involved.

BOARD OF SUPERVISORS MEETING THURSDAY, SEPTEMBER 5, 2019

ACTION ITEMS: LAND PLANNING ENGINEER: Mr. Lied highlighted the plans.

FOX BROOKE – PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN (09-28-2019): Mr. Lied provided a brief update on the project and referenced the recent time extension offer received by the Township as submitted by the applicant's attorney. No one was present for this plan.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to accept the written 120-day time extension offer as submitted by the applicant's consultant dated September 4, 2019, which will extend the deadline for action on the Fox Brooke – Preliminary Subdivision and Land Development Plan until January 26, 2020. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

210 PFAUTZ HILL ROAD – MINOR SUBDIVISION PLAN (10-24-2019): Mr. Lied highlighted the status of the plan. No one was present for this plan.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to recommend conditional approval of the 210 Pfautz Hill Road Minor Subdivision Plan conditioned upon the applicant resolving all outstanding items as outlined on the Becker Engineering review letter dated August 23, 2019 to the satisfaction of the Township, Township Engineer and Township Solicitor, including depicting the proposed offer of right-of-way along Pfautz Hill Road (T-745) at 30' from centerline. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

CHURCH STREET LOTS / ZAUCHA – FINAL SUBDIVISION PLAN (10-24-2019): Mr. Lied noted that the Township received a request to withdrawal the plan from the applicant's consultant. No one was present for this plan.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to acknowledge the withdrawal of the Final Subdivision Plan for Church Street Lots based on correspondence from the applicant's consultant dated August 8, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

985 BUILDING EXPANSION/REINHOLDS PROPERTY, LP – STORMWATER MANAGEMENT PLAN: Mr. Lied highlighted the plan. No one was present for this plan.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to conditionally approve the 985 Building Expansion Stormwater Site Plan conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review email dated August 26, 2019, to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. 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 authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the 985 Building Expansion Stormwater Site Plan when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor along with the required financial security in an amount acceptable to the Township and Township Engineer and a form acceptable to the Township Solicitor. 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 authorize the Board of Supervisors to sign the Stormwater Maintenance and Easement Agreement (SWMEA) related to the 985 Building Expansion Stormwater Site Plan when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. 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 Chairman Fry, to authorize signature of the 985 Building Expansion Stormwater Site Plan by the Board of Supervisors upon the applicant adequately resolving all conditions of plan approval to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, SEPTEMBER 5, 2019**

ACTION ITEMS: LAND PLANNING ENGINEER: (CONTINUED)

DALE MARTIN – STORMWATER MANAGEMENT PLAN: Mr. Lied highlighted the status of the plan. No one was present for this plan.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to acknowledge the required amount of the financial security to be established with the Township for the Dale Martin – Stormwater Management Plan in the amount of \$22,090.04, per the approved Opinion of Probable Cost, prepared by TeamAg, dated August 16, 2019, revised September 5, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

OLD BUSINESS CONTINUED DISCUSSIONS:

MS4 DISCUSSION: Mr. McCrea highlighted a possible revision to the mowing ordinance in relationship to current MS4 requirements. Steeper sloped areas (in excess of a 20% slope) should not be mowed as frequently due to water run-off. Some questions were asked. The Board of Supervisors will take this item under advisement.

FIRE DEPARTMENT WORKING GROUP DISCUSSION/UPDATES: Standing item. Vice Chairman Carrasco noted that meetings are held and the data continues to be gathered. Ideas were discussed. Comments and questions were asked. Lengthy discussions pursued.

PROPOSALS TO REMOVE DEAD ASH TREES AT POOL/PARK AREA:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to accept the proposal from Messner Tree Service for an amount not to exceed \$8,100.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

NEW BUSINESS FOR DISCUSSION:

PETITION RECEIVED - WATCH CHILDREN SIGN REQUEST DISCUSSION: Chief Keppley noted this is a cul-de-sac in a development. It is not an enforceable sign. Discussions were held. The Board of Supervisors asked the Township Manager to send out a letter to the person who submitted the petition noting this evenings comments and concerns.

BLUE RIDGE CABLE FRANCHISE AGREEMENT – EXTENT OR RENEGOTIATE – DISCUSSION: Lengthy discussions were held wherein residents noted their displeasure with service, pricing and the (7) seven-year contract length being requested from Blue Ridge. Township Manager is to reach out to Comcast to see if they will be coming into the area anytime soon, and notify the Township Attorney that this item is to be placed on hold until further information is gathered.

ADAMSTOWN SHOOTING RANGE DISCUSSION: Vice Chairman Carrasco asked the Township Manager to send a letter to Adamstown Borough and Ephrata Police Department requesting to see: (a) formal proposal and plans, (b) inquire as to why there are discrepancies between what police officer told residents and what the news/media articles state, (c) why consider when area is not zoned for this, (d) there are several other facilities around; why the need, (e) why not build in Ephrata, and (f) how will excess lead affect the water supply/source. Lengthy discussions continued.

RESURFACE OF REAMSTOWN POOL/PARK TENNIS COURT:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to accept the proposal from Sport Court to resurface and paint the lines for tennis court and pickle ball at the Reamstown Pool/Park Tennis Court for a high-quality court at a cost of \$13,600.00 per their letter dated August 28, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

REASSIGN PREVIOUS MANAGER TASKS – DISCUSSIONS: Supervisors opted to take this under advisement and move to the next Supervisors Meeting.

BOARD OF SUPERVISORS MEETING THURSDAY, SEPTEMBER 5, 2019

INTERIM MANAGERS REPORT: Chairman Fry introduced the new Township Interim Manager, Penny Pollick.

AUTHORIZE TOWNSHIP SOLICITOR TO PROCEED WITH PETITIONING THE COURT RELATED TO THE SALE OF THE EXISTING TOT LOTS IN THE CARRIAGE HILL DEVELOPMENT: Ms. Pollick highlighted.

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to authorize the Township Solicitor to proceed with petitioning the court related to the sale of the existing tot lots in the Carriage Hill Development. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

TRAFFIC SIGNAL PERMIT, PRE-EMPTION SYSTEM AT READING ROAD (SR 272) AND CHURCH STREET (SR 1051): Ms. Pollick highlighted.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve the traffic signal pre-emption proposal dated August 29, 2019 from C.M. high for the Reading Road and Church Street intersection. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

RESCIND KEYSTONE INSURANCE AS PRODUCER OF RECORD AND DESIGNATE SHAWN HUGHES AS THE BROKER OF RECORD AT BSI CORPORATE BENEFITS, LLC: Ms. Pollick highlighted.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to rescind Keystone Insurance as producer of record and designate Shawn Hughes as the broker of record at BSI Corporate Benefits, LLC. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

TOWNSHIP BUILDING AIR CONDITIONING ISSUE: Ms. Pollick stated that the issue has been resolved just prior to the meeting. No discussions.

SEMINAR FOR BUSINESSES – ARMED ASSAILANT: Ms. Pollick noted that on September 19th the South Central Task Force is working with the Lancaster County District Attorney's Office for an evening (6pm-8pm) training session on Response to an Armed Assailant for Businesses. No charge. Comments were noted - this is a good course. The Supervisors agreed to place this upcoming event information on the Township website.

PUBLIC COMMENT (NON-AGENDA ITEMS): Mr. Buckles wanted to put on the record that it may be a conflict of interest that Mr. Jeff Mitchell is running for Township Supervisor and is Zoning Hearing Board Chairman. Mr. Buckles invited Mr. Jeff Mitchell to participate in a debate.

ANNOUNCEMENT: Next Board of Supervisors Meeting is Sept. 19th at 7pm at the East Cocalico Township Building.

Chairman Fry announced the Board will recess (8:38pm) for Executive Session to discuss personnel and legal matters. Reconvened at 9:33pm, no decisions were made.

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 9:34 p.m. 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 09-05-2019, Part 1](#)
[East Cocalico Township Board of Supervisor Meeting 09-05-2019, Part 2](#)