

# **EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA**

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

**THURSDAY, MAY 4, 2017 at 7:30 P.M.**

- **MEETING CALLED TO ORDER AT 7:30 P.M.**
- **PUBLIC HEARING: UGI LERTA**
  - **RESOLUTION 2017-09:** DESIGNATE AREAS ELIGIBLE FOR LERTA TREATMENT
  - ADVERTISE FOR THE LERTA ORDINANCE
- **PUBLIC COMMENT (FOR NON-AGENDA ITEMS)**
- **APPROVAL OF MINUTES:**
  - BOARD OF SUPERVISORS MEETING MINUTES: TUESDAY, APRIL 20, 2017
- **POLICE DEPARTMENT**
- **SEWAGE ENFORCEMENT OFFICER**
- **TREASURER'S REPORT**
  - AUTHORIZE LIST OF BILLS
- **LAND PLANNING ENGINEER**
- **ZONING OFFICER**
- **TRANSPORTATION ENGINEER**
  - **RESOLUTION 2017-10:** APPLICATION FOR TRAFFIC SIGNAL – SR1040 (COL. HOWARD BLVD.)
- **SOLICITOR**
- **ROADMASTER**
- **SUPERVISORS**
  - **RESOLUTION 2017-11:** FEE SCHEDULE AMENDING RESOLUTION 2017-02
  - DEVELOPERS PRE-PLANNING PACKET RATES REVISION
  - CAMERA LOAN PROGRAM DISCUSSION
  - REAMSTOWN FIRE COMPANY: DYNATECH MAINTENANCE AGREEMENT
- **TOWNSHIP MANAGER**
  - MANAGER REPORT
  - NOLTS PROPANE CONNECTION PROPOSAL: REPLACE MAINTENANCE SHED HEATING SYSTEM
- **EXECUTIVE SESSION (IF NEEDED)**
- **ADJOURN**

## **BOARD OF SUPERVISORS MEETING THURSDAY, MAY 4, 2017**

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, May 4, 2017 at 7:30 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

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

**Employees:** Township Manager H. Scott Russell, Zoning and Code Enforcement Officer Tony Luongo, and Recording Secretary Lisa A. Kashner

**Solicitor:** Tom Goodman of Goodman & Kenneff

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

**Visitors\*:** Barry Weaver, Ralph Buckles, Chad Weaver, Kenneth Minnick, Romao Carrasco, Brandon Pyers, Daniel Hibshman, Ken McCrea, Richard Reca, Suzie Mackley, Monica Craig-Fry, Harvey Achey, Rev. Sandy Gideon, Chris Fitterling, Jeff Mitchell, Josh Hollinger, Brian Wise, Richard Brenner, Carol Taylor, Chanse Firestone, Mary Ann McDanniels, Jane Webber of the Adamstown Library. Cocalico School District: Sherri Stull, Dr. Ella Musser. UGI representatives: Paula Leicht, Esquire; Daniel Platt, Chief Financial Officer; Kent Murphy, UGI Esquire; Joe Swope and David Stahovich.

\*Only visitors who signed in are listed.

Chairman Mackley asked everyone in attendance to rise and pledge allegiance to the Flag.

**PUBLIC HEARING - UGI LERTA:** Duly advertised on April 19, 2017 and April 26, 2017 in the Ephrata Review. Proof of Publications received. Chairman Mackley explained at the Public Hearing everyone will have an opportunity to be heard, each will be given five minutes to speak. Chairman Mackley turned the meeting over to the Township Solicitor, Mr. Goodman. Mr. Goodman stated this is a hearing under the Local Economic Revitalization Tax Assistance (LERTA) Act pursuant to 72P.S. §4722. UGI is requesting 10-year property tax abatement through LERTA. The public hearing is being held in connection with the relocation of the UGI Corporate Headquarters to the area being considered pursuant to the Act. Mr. Goodman explained that in accordance with 72 P.S. §4725(a) a municipality, prior to the adoption of a new ordinance authorizing the granting of a tax exemption, must affix the boundary of a deteriorated area or areas; and at this hearing we will receive comments from the public and any interested local taxing authorities. Two letters, expressing support from the Cocalico School District and the Lancaster Economic Development Corporation (EDC), were received at the Township in response to the Notices sent to the Lancaster County Commissioners, Lancaster County Housing, Lancaster County Planning Commission, Lancaster County Tax Assessment Office, Cocalico School District, and The East Cocalico Township Planning Commission.

Mr. Goodman turned the proceedings over to the Ms. Paula Leicht, Esquire of Mette, Evans & Woodside representing UGI. Ms. Leicht stated they are prepared to provide testimony on the conditions that lead us to the conclusion that this property would qualify as a deteriorated area. Ms. Leicht noted the purpose of the hearing is to establish a boundary for the deteriorated area, the proposed boundary is a 32 acre parcel under equitable agreement with the Reading Hospital and UGI, noting that this property is currently vacant and used for agriculture and is economically underutilized when looking at what the zoning would allow at this location. Ms. Leicht noted that the tax relief being requested is a temporary situation with a sliding scale as shown in the proposed Ordinance. Ms. Leicht submitted Exhibits A-1, A-2, A-3, which are attached and made part of the minutes. Preliminary questions were asked of Mr. Luongo related to zoning for the site. Mr. Stahovich testified to the extensive expenses involved in bringing all utilities into the site. Mr. Murphy, Vice President of Energy & Regulation at UGI Corporation, testified on the anticipated tax revenue that will be generated from UGI's office building. Mr. Murphy noted other communities that went through the LERTA process (vacant, unapproved properties): one in West Donegal Township, Lancaster County; one in Quakertown, Bucks County; and one in Jackson Township, York County and

## **BOARD OF SUPERVISORS MEETING THURSDAY, MAY 4, 2017**

### **PUBLIC HEARING - UGI LERTA: (CONTINUED)**

stated the property of interest is economically challenged. Mr. Murphy also noted the school district would receive an estimated \$2.7 million (compared to \$60,000 under the current assessment) in taxes over the 10-year period. Lancaster County would receive an estimated \$454,000 over the 10-year period (compared to an estimated \$8,110.00). Mr. Murphy noted that based on the same assumptions, during the eleventh year for the Township is estimated to receive \$50,000 a year in taxes, the School District \$566,000 a year in taxes, and the County \$92,000 in taxes. It was noted that Mr. Goodman is looking into the question on the reassessment restrictions. Mr. Goodman opened the floor for public comment; public comments, discussions, and questions continued.

**RESOLUTION 2017-09: DESIGNATE AREAS ELIGIBLE FOR LERTA TREATMENT**, To designate the areas eligible for a LERTA Treatment. Mr. Russell read the entire Resolution.

**MOTION:** Vice Chairman Fry made a motion, seconded by Secretary Fortna, to adopt Resolution 2017-09 to designate areas eligible for LERTA treatment. Chairman Mackley asked if there were any comments or questions. Mr. McCrea questioned the wording 'Economically Depressed Communities' used in the Resolution. Ms. Leicht stated that tonight's testimony had established that the property being considered for the LERTA tax abatement applies; that the property is considered a deteriorated area as referenced in all of the testimony presented. Discussions continued. Mr. McCrea had additional questions; which were addressed. Chairman Mackley asked if there were any other comments or questions. There were none. Motion carried. (3/0)

### **ADVERTISE LERTA ORDINANCE**

**MOTION:** Vice Chairman Fry made a motion, seconded by Chairman Mackley, to advertise for the LERTA Ordinance for the May 18, 2017 Board of Supervisors Meeting. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

Testimony was concluded at 9:19pm. Chairman Mackley stated that the regular Board of Supervisors Meeting will continue after a five minute break.

**PUBLIC COMMENT (NON-AGENDA ITEMS):** Ms. McDanniels, a resident of Stony Run Village Adult Community for four years, indicated to the Supervisors that the Village has become a noisy and unsafe place to live because of hearing gun shots, blasts, fireworks, noisy truck hookups, construction around the neighborhood, electric outages, and suggests that a wind/tornado shelter be considered in mobile home parks. Ms. McDanniels distributed a two-page letter. The Supervisors noted her concerns, stating that some of Township related items will be looked into.

### **APPROVAL OF MINUTES:**

**MOTION:** Secretary Fortna made a motion, seconded by Vice Chairman Fry, to approved the Thursday, April 20, 2017 Board of Supervisor meeting minutes with the following two amendments: (1) Revise the date in the header on all pages from "April 6, 2017" to April 20, 2017". (2) On page 2 under Approval of Minutes, delete the sentence "Chairman Mackley asked if there were any comments or questions. There were none." to "Chairman Mackley asked if there were any other comments or questions. Mr. McCrea had additional questions regarding Mr. Kensinger's letter of protest. Which were addressed." Chairman Mackley asked if there were any other comments or questions. There were none. Motion carried. (3/0)

**POLICE DEPARTMENT:** Chief Arment highlighted the April 2017 Police Report.

**SEWAGE ENFORCEMENT OFFICER (SEO):** Nothing to report.

## **BOARD OF SUPERVISORS MEETING THURSDAY, MAY 4, 2017**

### **TREASURER'S REPORT:**

**MOTION:** Secretary Fortna made a motion, seconded by Chairman Mackley, to approve the list of bills as presented: General Fund \$141,926.92; State Fund \$1,900.58; State Fund Denver Road Bridge Project \$96,444.00; Hydrant Fund \$14,670.00. Chairman Mackley noted that the CM High, Flagger Force Traffic Control, and BR Kreider & Son bills are from the accident at Rt. 272 and Wabash Road; that the Township's insurance carrier to contact the vehicles insurance carrier. The bill for Martin Paving should be the last bill for the year for street sweeping. It was also stated that Land Studies will be submitting another bill. Chairman Mackley asked if there were any other comments or questions. There were none. Motion carried. (3/0)

**LAND PLANNING ENGINEER:** Nothing to report.

**ZONING OFFICER:** The Zoning Officers report will be at the next Supervisors meeting.

### **TRANSPORTATION ENGINEER:**

**RESOLUTION 2017-10:** Application for Traffic Signal – SR1040 (Colonel Howard Boulevard) and Pepperidge Boulevard. Mr. Russell stated the resolution gives the Township Manager permission to fill out and sign the application allowing the processes to start with PennDOT. The permitting and construction work will be done by UGI.

**MOTION:** Vice Chairman Fry made a motion, seconded by Chairman Mackley, to adopt Resolution 2017-10 for traffic signal application at SR1040 (Colonel Howard Boulevard). Mr. Mitchell asked about a Preliminary Plan; and Mr. Russell answered that the PennDOT is advancing and UGI will now start preparing the Signal Permit Plan. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

**SOLICITOR:** Nothing to report.

**ROADMASTER:** Report was not read aloud but copies of the report were provided to the public.

**SUPERVISORS:** Secretary Fortna noted four petitions for land to be included in the Agricultural Security Area (ASA) were received certified mail, the total is 138 acres:

- (1) Curtis and Doris Weaver, 490 Hahnstown Rd., added 50 acres
- (2) Nathan and Anna Martin, 549 Hahnstown Rd., added 7.6 acres and 39 4/5 acres
- (3) Titus and Mabel Leid, 471 E. Church St., added 14 acres
- (4) James and Minerva Leid, 548 Hahnstown Rd., added 26.6 acres

**RESOLUTION 2017-11: FEE SCHEDULE AMENDING RESOLUTION 2017-02.** Revisions are needed to Resolution 2017-02 in reference to hiring the Township Manager. Mr. Russell stated another Resolution that was recently drafted by the Solicitor could have its' language implemented into Resolution 2017-10 item #9. The Supervisors agreed to wait until the next meeting.

**DEVELOPERS PRE-PLANNING PACKET RATE REVISION.** Revisions were made due to the hiring of the Township Manager.

**MOTION:** Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the revised Developers Pre-Planning Packet; revisions are on page 1 and 3. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

**CAMERA GRANT PROGRAM DISCUSSION.** Secretary Fortna shared a Camera Grant Program by Keep Pennsylvania Beautiful; it's designed to provide surveillance cameras to eligible organizations to help capture evidence at active, illegal dump sites. Grant criteria must be submitted to be eligible. The Supervisors agreed to wait for more information.

**BOARD OF SUPERVISORS MEETING  
THURSDAY, MAY 4, 2017**

**REAMSTOWN FIRE COMPANY: DYNATECH PLANNED MAINTENANCE AGREEMENT.** Chairman Mackley noted the diesel generator at the Reamstown Fire Company is used in emergencies, and that DynaTech provides the maintenance of the generator.

**MOTION:** Chairman Mackley made a motion, seconded by Secretary Fortna, to approve the DynaTech Planned Maintenance Agreement dated May 1, 2017. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

**TOWNSHIP MANAGER:**

**NOLTS PROPANE CONNECTION PROPOSAL:** Replace the maintenance shed heating system.

**MOTION:** Chairman Mackley made a motion, seconded by Vice Chairman Fry, to approve the Nolts Propane Connections LLC quote #8090 dated April 5, 2017 for \$5,753.69 for the replacement of the maintenance shed heating system. Chairman Mackley asked if there were any comments or questions. There were none. Motion carried. (3/0)

Mr. Russell highlighted the April 21, 2017 through May 2, 2017 Township Manager report; noting that each report will include a timeline of the MS4 2018 NOI Milestones.

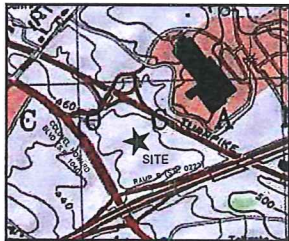
**EXECUTIVE SESSION:** Not needed.

**ADJOURN:**

**MOTION:** There being no further business to come before the Board, Vice Chairman Fry made a motion seconded by Chairman Mackley to adjourn the meeting at 10:30 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



LOCATION MAP  
NOT TO SCALE

# LEGEND

—	Property Line
- - -	Easement Line
- - -	Major Contour
- - -	Minor Contour
- - -	Guide Rail
- - -	Fence
- - -	Overhead Wire
- - -	Underground Electric Line
- - -	Gas Line
- - -	Sanitary Sewer
- - -	Sanitary Force Main
- - -	Storm Sewer
- - -	Water Line
- - -	Stream
- - -	Wetland
■	Handhole
■	Electric Meter
■	Utility Pole
■	Utility Pole w/ Light
■	Light Pole
■	Flood Light
■	Gas Valve
■	Manhole
■	Catch Basin
■	Manhole
■	Span Pole
■	Centrifugal Pole
■	Pre Hydant
■	Water Valve
■	Valve - Utility Type Unknown
■	Sign
■	Storm Endval/Manval

## TITLE COMMITMENT - SCHEDULE B, SECTION II

THE FOLLOWING ARE EASEMENTS AND RIGHT-OF-WAYS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY  
"TITLE INSURANCE COMMITMENT"  
SCHEDULE B - SECTION II  
COMMITMENT FILE NO. 105-80421-PHIL  
COMMITMENT TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
EFFECTIVE DATE: AUGUST 16, 2008

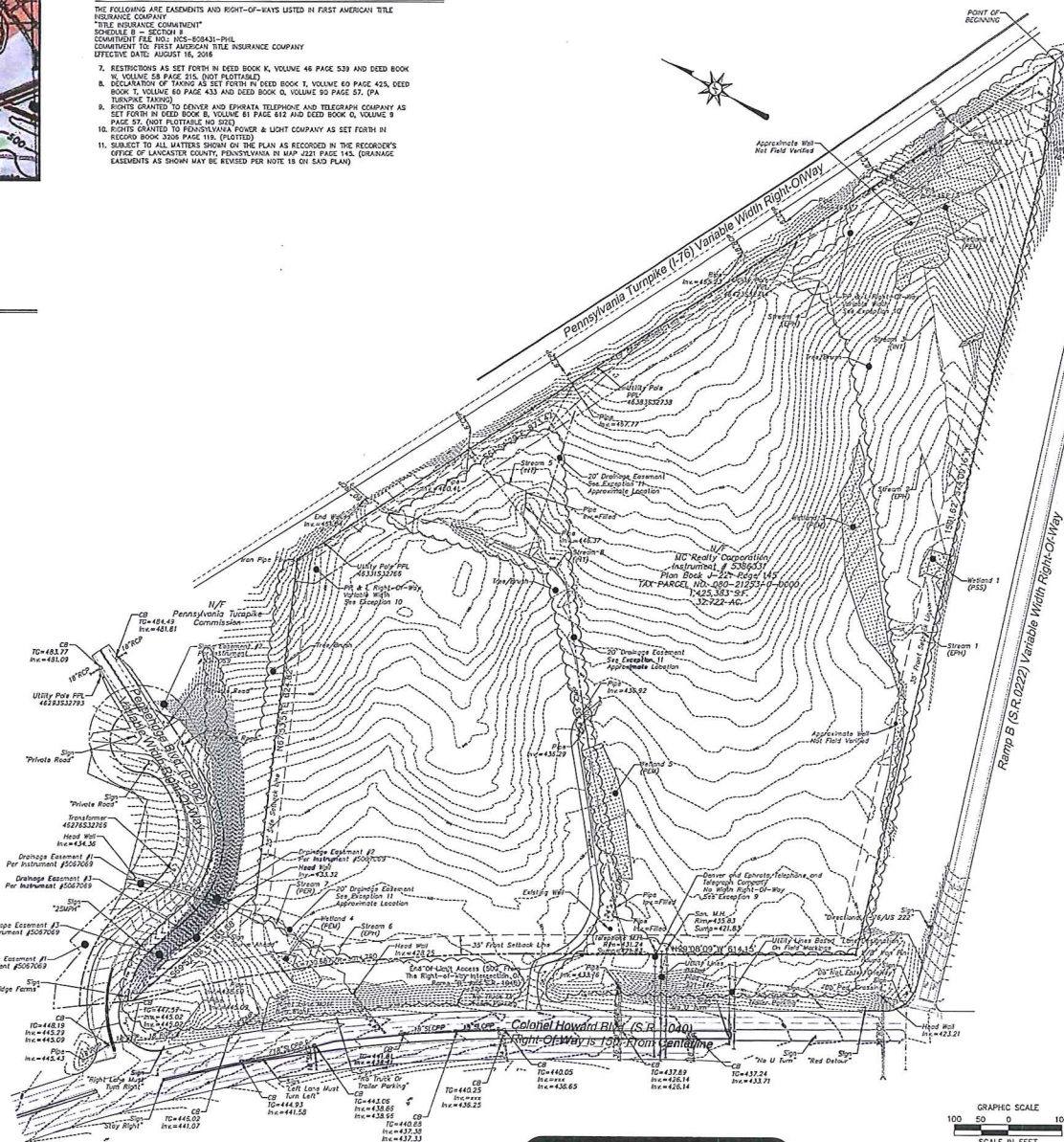
7. RESTRICTIONS AS SET FORTH IN DEED BOOK K, VOLUME 46 PAGE 539 AND DEED BOOK N, VOLUME 58 PAGE 215, (NOT PLOTTED)

8. DECLARATION OF TAKING AS SET FORTH IN DEED BOOK T, VOLUME 60 PAGE 425, DEED BOOK T, VOLUME 60 PAGE 433 AND DEED BOOK O, VOLUME 90 PAGE 57, (PA TURNPIKE TAXES)

9. RIGHTS GRANTED TO EDVOR AND EMVATA TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN DEED BOOK S, VOLUME 81 PAGE 612 AND DEED BOOK O, VOLUME 9 PAGE 57, (NOT PLOTTABLE NO SIZE)

10. RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY AS SET FORTH IN RECORD BOOK 3206 PAGE 119, (PLOTTED)

11. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF LANCASTER COUNTY, PENNSYLVANIA IN MAP 4221 PAGE 145. (DRAINAGE EASEMENTS AS SHOWN MAY BE REVISED PER NOTE 15 ON SAID PLAN)



## LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PIECE OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE HIGHWAY 76 KNOWN AS THE PENNSYLVANIA TURNPIKE, (NORTH VARIES), AND THE NORTH SIDE OF STATE ROUTE NO. 222, (NORTH VARIES), AND THE EAST SIDE OF STATE ROUTE NO. 1040 AND BEING A TRACT OF LAND AS SHOWN ON A PLAT OF LAND SURVEY PREPARED BY BROWN GEOPATIAL, INC. BEING IN THE TOWNSHIP OF EAST COCALICO, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA AND BEING MORE FULLY DESCRIBED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 76 KNOWN AS THE PENNSYLVANIA TURNPIKE, (NORTH VARIES), AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE NO. 222, (NORTH VARIES), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE EXTENDING IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE ROUTE NO. 222 SOUTH 88 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 18.00 FEET TO A POINT; THENCE ALONG THE SAME SOUTH 74 DEGREES 00 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A PIN ON THE EASTERN RIGHT-OF-WAY LINE OF STATE ROUTE NO. 1040; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 59 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 81.63 FEET TO A POINT; THENCE ALONG THE SAME, ON AN ARC OF A CURVE, CURVING TO THE LEFT, HAVING A RADIUS OF 31.67 FEET, AND AN ARC LENGTH OF 25.00 FEET, THE CHORD OF WHICH BEING NORTH 36 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 72.85 FEET TO POINT ON LINE OF LANDS OF THE PENNSYLVANIA TURNPIKE COMMISSION; THENCE ALONG LANDS OF THE PENNSYLVANIA TURNPIKE COMMISSION, SOUTH 83 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 30.55 FEET TO A POINT; THENCE ALONG THE SAME, NORTH 67 DEGREES 53 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 624.82 FEET TO A PIN ON THE SOUTHERN RIGHT-OF-WAY LINE OF INTERSTATE 76 OF PENNSYLVANIA TURNPIKE COMMISSION; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 61 DEGREES 50 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 874.43 FEET TO A POINT; THENCE ALONG THE SAME, ON AN ARC OF A CURVE, CURVING TO THE RIGHT, HAVING A RADIUS OF 15.78 FEET, AND AN ARC LENGTH OF 20.00 FEET, THE CHORD OF WHICH BEING SOUTH 43 DEGREES 34 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 807.82 FEET TO A POINT, THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 32.722 ACRES OF LAND.

## BULK AREA REQUIREMENTS

LOCATION: COLONEL HOWARD BOULEVARD EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA		
ZONING DISTRICT: LIGHT INDUSTRIAL		
ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	28,019 SF
2	MINIMUM LOT WIDTH	125 FEET
3	MINIMUM FRONT SETBACK	25 FEET
4	MINIMUM SIDE SETBACK	25 FEET
5	MINIMUM REAR SETBACK	15 FEET
6	MAXIMUM BUILDING HEIGHT	35 FEET

## GENERAL NOTES

- ACCESS TO SITE IS FROM A SECTION ALONG S.R. 1040.
- THERE ARE NO OBSERVED EASEMENTS ON THE PROPERTY.
- THERE ARE NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- THERE ARE LOCATABLE, AND SHOWN, WETLAND AREAS ON THE PROPERTY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY BROWN GEOPATIAL, COMPLETED IN SEPTEMBER, 2016.
- CONTOURS AND ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 83).
- BEAUMONT ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, (SOUTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAAD 83).
- UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND UNITED PA ONE-CALL MARKINGS RECENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20162421716 WAS ASSIGNED ON AUGUST 29, 2016.

## HUD CERTIFICATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "P" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 42070C0005P AND 42070C0005P WITH A DATE OF IDENTIFICATION OF APRIL 04, 2016 FOR COMMUNITY NUMBER 420457 IN COUNTY OF LANCASTER, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP IN WHICH SAID PROPERTY IS SITUATED.

DATE: 09/29/16  
BY: GREGORY L. COUDON  
PROFESSIONAL LAND SURVEYOR SU-32480-E

## SURVEY CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD, REQUIREMENTS FOR ALTERNATE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSA, AND FOLLOWS ITEMS 1-2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19.20 OF TABLE A THROUGHOUT THE SURVEYING STANDARDS AND PRACTICES, 10TH EDITION, 2011. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2016.  
DATE OF PLAN OR MAP: SEPTEMBER 09, 2016  
DATE: 09/29/16  
BY: GREGORY L. COUDON  
PROFESSIONAL LAND SURVEYOR SU-32480-E



Know what's below.  
Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 119 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE ANY EXCAVATION, DRILL, BLAST OR DEMOLITION. PA ONE-CALL SERIAL NO. 20161007015

©2016 ALTA COMPANIES, INC. THESE SERVICES SHALL NOT BE RENDERED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ALTA COMPANIES.



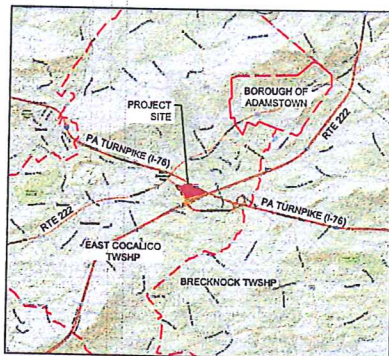
4242 Carlini Pkwy., Suite 200  
Camp Hill, PA 17011  
(717) 651-4023  
(717) 651-4028 Fax

UGI OFFICE BUILDING  
COLONEL HOWARD BOULEVARD  
EAST COCALICO TOWNSHIP,  
LANCASTER COUNTY, PENNSYLVANIA

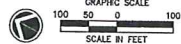
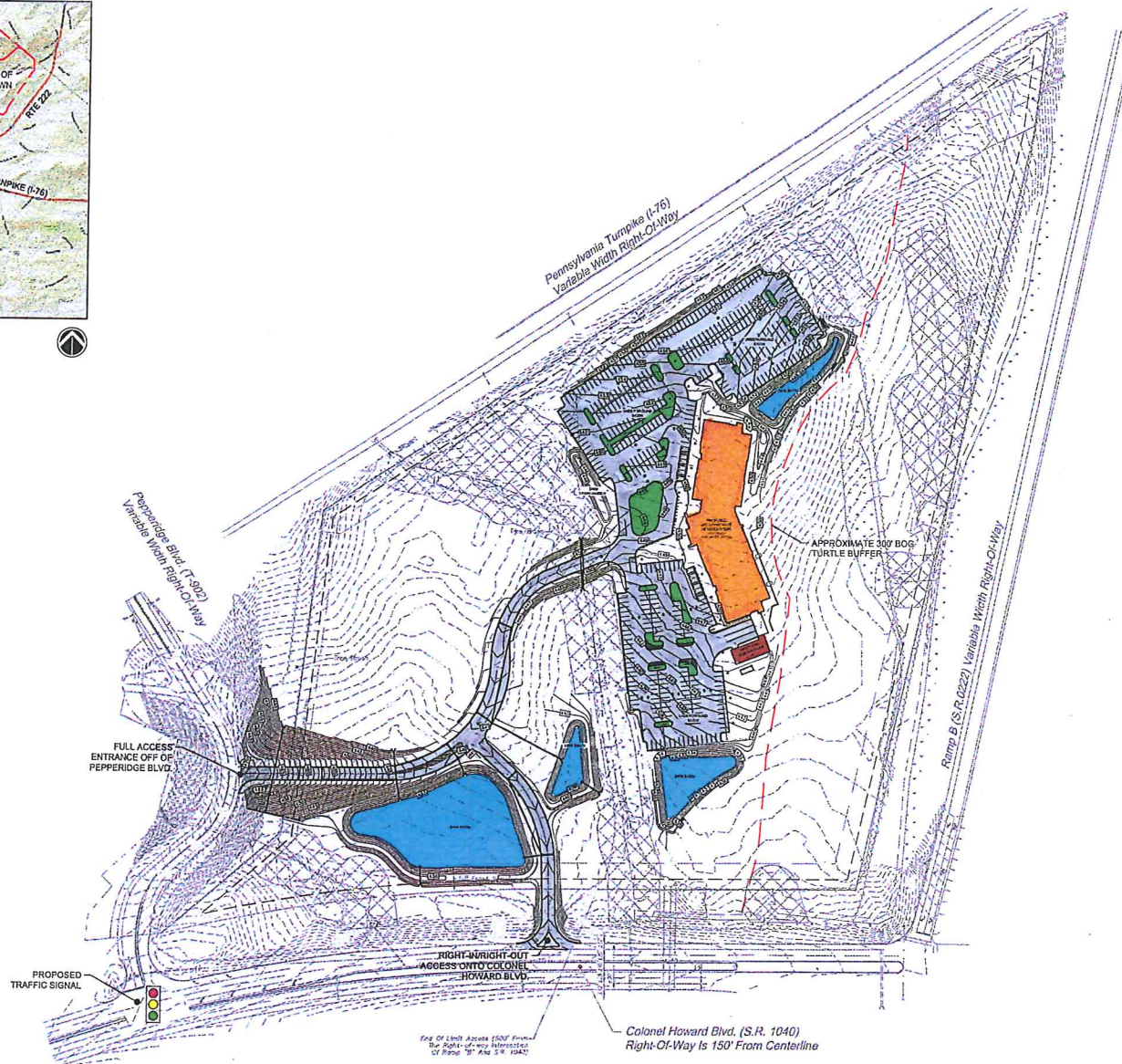
RECORDING  
No. 16C0006-B  
Date 09/29/16  
Drawn Checked  
Approved  
Scale 1"=100'  
Project No. 16C0006-B  
Date 09/29/16  
CAD File: AL16C0006-B01  
Title: ALTA/SPS LAND TITLE SURVEY  
Sheet No.

AL-1





REGIONAL MAP  
SCALE: 1"=10,000'



# UGI Corporate Headquarters • Colonel Howard Boulevard, East Cocalico, PA

Revised Access and Grading Exhibit - DRAFT - February 27, 2017

ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

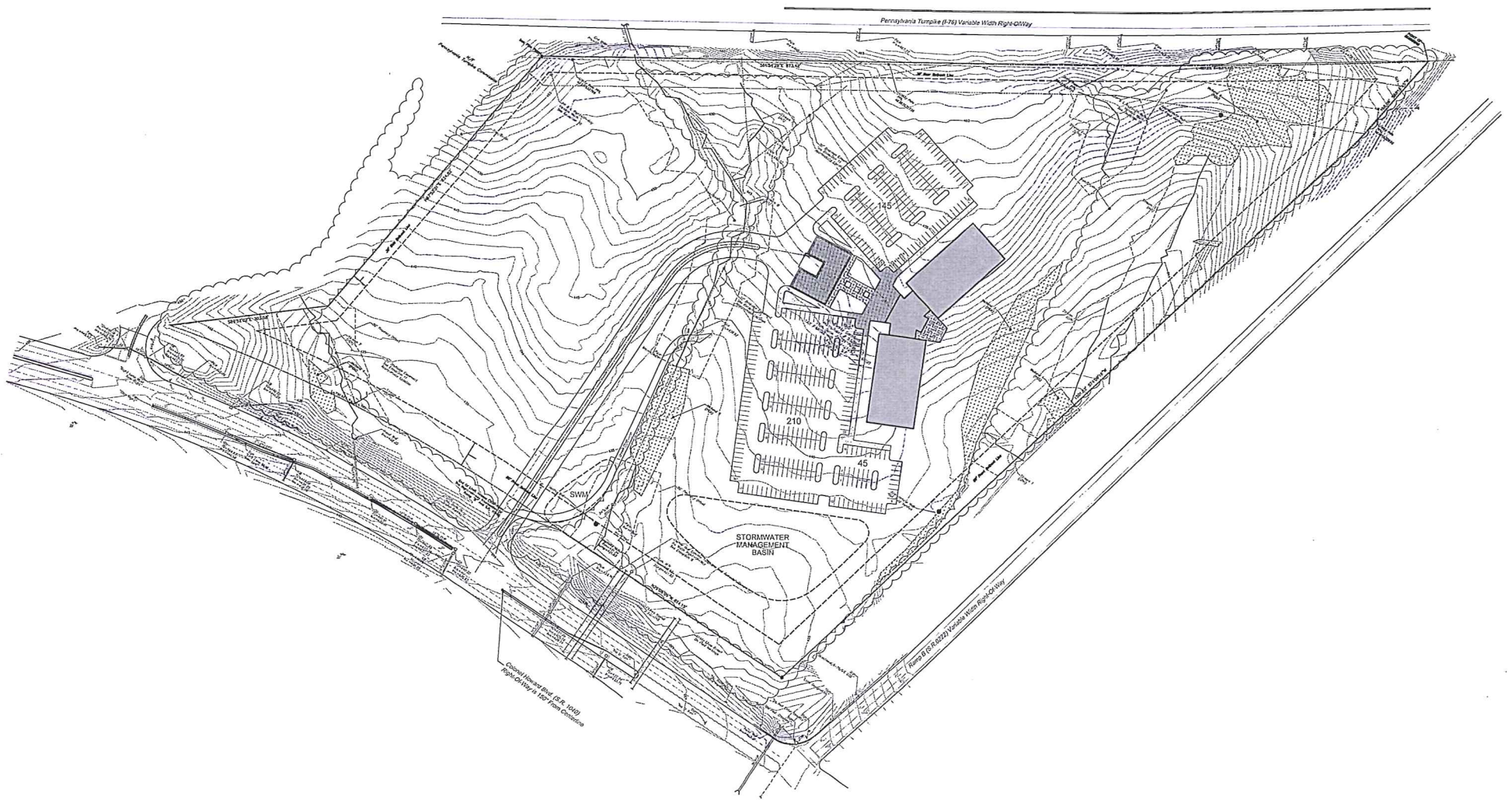


EXHIBIT

A-2

PENGAD-Bayonne, N. J.









## MEMO

**To:** Scott Russell, Manager, East Cocalico Township  
**From:** Ella Musser, Ed.D., Superintendent, Cocalico School District  
**Date:** May 3, 2017

The Board of Directors for Cocalico School District met for a public work session on Monday, March 6, 2017 and discussed UGI's request for a 10-year property tax abatement through the Local Economic Revitalization Tax Assistance Act, or LERTA. The tax abatement would apply to the development of an office building on a property located at the intersection of Colonel Howard Boulevard and Route 222. UGI would continue to pay 100% of the property taxes on the full value of the land, and taxes on the new structure would increase by 10% each year until after the 10<sup>th</sup> year. At that point, UGI would pay 100% of the property taxes on the full value of the construction, as well as on the land. There would be no decrease on the current tax revenue from the land at any point; instead, the additional tax revenue generated over time by the taxes on the building would substantially increase the overall tax revenue for the school district.

The Cocalico School Board expressed support for the tax abatement on UGI's new office building, given the economic improvement it would bring to the community and the potential for increased tax revenue over time.

800 South Fourth Street, P.O. Box 800 Denver, PA 17517-0800 • Phone: 717-336-1413 Fax: 717-336-1415

Ella H. Musser, Ed.D.  
Superintendent of Schools

Stephen A. Melnyk, Ed.D.  
Assistant to the Superintendent  
for Secondary Education

Nathan P. Van Deusen, Ed.D.  
Assistant to the Superintendent  
for Elementary Education

Sherri L. Stull  
Business Manager

**From:** [Lisa Riggs](#)  
**To:** [Township Manager](#)  
**Cc:** [James D. Warner](#)  
**Subject:** LERTA hearing - May 4th  
**Date:** Wednesday, May 03, 2017 3:35:53 PM

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Scott,

I am unable to attend the public hearing this Thursday at the East Cocalico Township municipal building at which a Local Economic Revitalization Tax Assistance (LERTA) boundary is being discussed in conjunction with the proposed relocation of UGI operations. If possible, this email is offered for the record.

It is important to make two disclosures. (1) EDC has not taken a formal board position related to the proposed LERTA. The comments below are offered by me in my professional opinion as the President of the organization. (2) Additionally, while we have not discussed this matter at a board level, please note that Steve Cook, Business Development Director of UGI serves on our Board and UGI is a member of EDC (which is a membership organization.)

I have two specific points to offer as part of the consideration of the LERTA:

- The proposed investment to relocate UGI's professional offices is highly desirable, given the nature of the jobs and the anticipated low-impact on municipal services. UGI is a long-standing, well known company that is relocating its offices from the Reading area. The jobs involved are professional services, and the employment pool is well established in the region. As a result, the municipality will benefit from the significant capital investment in the physical professional office building along with the attraction of several hundred jobs in the municipality, without seeing a commensurate demand on residential, educational or other local services that might occur from a new business relocating from outside the region. The size and scale of this project – from the number of jobs, wage levels of jobs and capital investment in office to the expected local economic impact – is relatively uncommon within the County (and region).
- LERTA, as a tool to facilitate desirable economic impact, is increasingly being utilized by municipalities who are calculating the long-term positive impact of commercial/industrial investment on deteriorated sites that have sat fallow for long periods of time. The total cost of development -- particularly when it includes the installation of infrastructure such as water, sewer and roads, along with meeting increasingly high regulatory requirements – often makes projects financially challenging and even unfeasible. EDC has not specifically done any financial analysis of this site and the impact a LERTA will have, however, we are aware of a number of site issues that will require investment by UGI beyond a 'typical' greenfield site. In general, we have seen LERTA serve as an effective tool to facilitate investment and development.

Again, my apologies for not being able to attend in person. Please feel free to contact me if I can provide any further insights or assistance.

--Lisa Riggs

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**Please note our new address as of March 17, 2017!**

