

# DRAFT

## BOARD OF SUPERVISORS MEETING THURSDAY, NOVEMBER 18, 2021

The advertised meeting of the East Cocalico Township Board of Supervisors Meeting was called to order on Thursday, November 18, 2021, at 7:00 p.m., held in-person at Reamstown Fire Company, 12 West Church Street, Reamstown, PA 17567 by following the current CDC guidelines, (social distancing), and held via "live" Zoom (a cloud-based video communications app that allows individuals to view live through virtual video and audio). This meeting was held ensuring the public safety during the COVID pandemic.

**Supervisors:** Chairman Romao Carrasco, Vice Chairman Craig A. Ebersole, Secretary Jeffrey W. Mitchell

**Twp. Staff:** Township Manager Michael Hession, Police Chief Darrick Keppley, Director of Community Development Sharyn Young, and MS4 Technician Ken McCrea

**Consultants:** Land Planning Engineer Brent Lied and Township Solicitor Tom Goodman

**Visitors in Attendance:** Larry Alexander, Alan R. Fry, Lorraine Kulp, Denise Kulp, Don & Ann A. Eckman, Lorenzo Bonura, Chad Weaver, Ralph Buckles, Brian Wise, Donny Stover, Oscar Sipler, Steve Nabe, Doug Mackley, Suzie Mackley, Cheryl & Ron Forsyth, Marie Sipler, Claudia Shank, Bill Rountree, Carl Wright, Ron Secary, and Jarred Neal

**Visitors via Zoom:\*** Don, High, Bret, Samsung Galaxy, Robert Hinkley, Theresa Machacek Richardson, Jason's iPhone, David Wieder, and Donny

\*Visitors via Zoom are shown as displayed on the Zoom call list.

**CALL TO ORDER, PLEDGE OF ALLEGIANCE:** Chairman Carrasco asked everyone in attendance to pledge allegiance to the Flag.

Chairman Carrasco stated this meeting was duly advertised in accordance with the second-class Township code in the Lancaster Newspaper on November 1, 2020, and tonight's hearing was duly advertised in accordance with the second-class Township code in the Lancaster Newspaper on October 21<sup>st</sup> and October 27<sup>th</sup>. • Chairman Carrasco noted that last Thursday, November 11<sup>th</sup> was Veterans Day and he thanked all the brave men and women who have served and who currently are serving our Country. A Veterans poem was read by Chairman Carrasco.

### **PUBLIC HEARING - PROPOSED AMENDMENT OF THE EAST COCALICO TOWNSHIP 2003 ZONING ORDINANCE AND OFFICIAL ZONING MAP - TWP. SOLICITOR, TOM GOODMAN**

**PROPOSED ADOPTION OF ORDINANCE 2021-04, ZONING ORD. & OFFICIAL MAP:** Chairman Carrasco turned the meeting over to the East Cocalico Township Solicitor, Tom Goodman. Mr. Goodman noted that tonight's hearing is for a re-zoning and the hearing is being transcribed tonight by a stenographer. Mr. Goodman turned it over to the Developer's Attorney for Wright Partners, Claudia Shank of McNees Wallace & Nurick LLC. Ms. Shank introduced the others project representatives, Bill Rountree and Carl Wright of Wright Partners, Ron Secary of Snyder Secary & Associates, and Jarred Neal of Traffic Planning & Design, in attendance to support the requests, and distributed Exhibit Packets to the Supervisors and Manager. Attorney Shank discussed the packet – an aerial view of the property that is roughly 36 acres (south of the Township Municipal Building) – 2152 and 2170 North Reading Road, Denver. The property is currently zoned General Commercial (C-1) and the request is to rezone the majority

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### PUBLIC HEARING

(CONTINUED)

of the subject properties to Light Industrial. Mr. Secary described the current plan to redevelop the property to construct a warehouse facility and as part of the project work with the Township to realign Hill Road to form a signalized four-way intersection with Pepperidge Farm Drive. The map was displayed on the screen, and the text amendment and proposed rezoning of the property were discussed. The applicant proposes to rezone two parcels from the C-1 General Commercial Zone to the I-1 Light Industrial Zone and consolidate the parcels to accommodate the construction of a manufacturing/warehousing facility. The area to be rezoned is 33.989 of the total 38.160-acre subject properties. Approximately 4.171 acres of the property's frontage along North Reading Road/Route 272, would remain zoned C-1, so that an adjacent property does not become an isolated single-parcel within the C-1 zone. The property is located in the Cocalico Urban Growth Area and is already serviced by water and sewer. The consolidated parcel would front on Route 272 and the new realigned roadway. Proposed changes to the Zoning Ordinance are to reduce regulatory barriers to establishing a manufacturing/warehousing use on the subject property. The plans and proposed amendments were discussed. The developer's representatives addressed questions from the Board of Supervisors and members of the public: Ms. Mackley asked if this was a conceptual drawing and will it only be this 300,000 sq. ft. building, and Ms. Shank stated that this is the plan at this point and time as the design has not been finalized. Ms. Mackley asked if the 300,000 sq. ft. if all for warehousing, and Ms. Shank answered yes. Mr. Secary answered that it's approximately 6.5-7 acres under roof. Ms. Shank noted that property itself is 36 acres, and they are only rezoning 33 acres. Noted that they will be complying with the Township Zoning Ordinance on the maximum asphalt coverage. Ms. Mackley asked how many acres of commercial currently are in the Township versus light industrial. Mr. Lied discussed. Mr. Buckles asked what is the change from the current zoning of the bulk of that property; for the warehousing or the other piece. Ms. Shank answered warehousing which is tied to an industrial zoning. Mr. Buckles noted that the Black Horse would benefit the residents as a community, and Ms. Shank commented on the realignment of the Hill Road intersection which has been identified on the Transportation Improvement Plan for some time. Mr. Mackley asked if the gas station is part of this project and if there is going to be a pass-through going into the project, questioning if diesel fuel would be implemented at the station. Ms. Shank answered the gas station is not part of the project, and Mr. Neal stated that the traffic improvements have not been finalized but there is an opportunity to making the connection, they will be communicating to that property owner. After discussions, the following motion was made.

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to adopt Ordinance 2021-04 the East Cocalico Township 2003 Zoning Ordinance and official zoning map. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to close the hearing for the amendment of the East Cocalico Township 2003 Zoning Ordinance and official zoning map. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

**ANNOUNCEMENT OF EXECUTIVE SESSIONS HELD:** Chairman Carrasco noted that no Executive Sessions were held since their last meeting.

**PAST MEETING MINUTES APPROVAL:** The November 4, 2021 Meeting Minutes are before the Supervisors for approval.

**MOTION:** Secretary Mitchell made a motion, seconded by Chairman Carrasco, to approve the Thursday, November 4, 2021 Board of Supervisor Meeting Minutes. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

### **ACTION ITEMS: LAND PLANNING ENGINEER:**

**VILLAGE AT EAST COCALICO (EC ASSOCIATES):** There were no representatives present for this plan tonight. Mr. Lied briefly highlighted the recommended motion.

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to accept the written time extension offer as submitted by the applicant's consultant, dated November 11, 2021, which will extend the deadline for action on the Village at East Cocalico (EC Associates) – Final Subdivision and Land Development Plan until February 18, 2022. Secretary Mitchell abstained. Chairman Carrasco asked if there were any comments or questions; there were none. Motion carried (2/0).

**395 MOHNS HILL ROAD/YOUNDT:** There were no representatives present for this plan tonight. Mr. Lied briefly highlighted the recommended motion.

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to accept the written time extension offer as submitted by the applicant's consultant, dated November 2, 2021, which will extend the deadline for action on the 395 Mohns Hill road stormwater management plan until February 17, 2022. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

**POLICE PENSION – POLICE OFFICER'S PENSION CONTRIBUTIONS FOR 2022:** Mr. Hession highlighted, and Officer Steve Walsh, President of the Association, and Sargent Chris Progin were present and discussed in detail. After discussions, Chairman Carrasco publicly thanked the Committee for the thousands of hours they put into this: Chief Keppley, Officer Fisher, Officer Progin, Officer Walsh, Jill Cordan, Chairman Carrasco, Mike Hession, and Judi Lumis. Chairman Carrasco proposed to meet in the middle and to set the Police Officer's pension contribution at 2.5% Pension, and to keep it at 2.5% until the next round of Actuarial studies are completed. Lengthy discussions continued. The Supervisors made the following motion.

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to set the East Cocalico Township Police Officers' pension contribution rate for 2022 to be 2.5% and to authorize the Township to draft a resolution setting this action effective January 1, 2022. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

Lengthy discussions continued. Discussed to advertise future Police Pension Meetings in the morning as an open public meeting; allowing the three Supervisors to attend. It was noted that no meeting date has been scheduled currently. The target has been quarterly, with a meeting at the beginning of the year capping the previous year. After lengthy discussions, the following motion was made.

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to place meeting advertisements in the newspaper for the future East Cocalico Township Police Officers' Pension meetings, meetings to be held in the morning. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

**NON-UNIFORMED PENSION PLAN - ANNUAL FEE FOR STANDARD ADMINISTRATIVE SERVICES:** Mr. Hession highlighted. Discussions held.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to authorize East Cocalico Township to Pay all annual and ancillary fees for standard administrative services for the Non-Uniformed Pension plan and to authorize the Chairperson of the Board of Supervisors to sign the Sponsoring Employer section on the addendum to TD Ameritrade Retirement Plan Exhibit A: Standard Services and Fees for the East Cocalico Township Non-Uniformed Pension Plan Document. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. Motion carried (3/0).

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### ACTION ITEMS: LAND PLANNING ENGINEER:

**RECREATION BOARD - RESIGNATION OF BRENT WILSON:** Mr. Hession discussed.

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to accept the resignation of Brent Wilson from the Township's Recreation Board. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

### DEPARTMENT REPORTS – MANAGER:

**206 REAMSTOWN ROAD PROJECT - EASEMENT AND MAINTENANCE AGREEMENT:** Mr. Hession highlighted noting that Mr. Huber agreed and signed the Easement and Maintenance Agreement.

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to authorize the Board of Supervisors to execute the Easement and Maintenance Agreement between the Township and Elvin Huber, 140 Chapel View Drive, Reinholds, for the stormwater conveyance system improvements at the property located at 206 North Reamstown Road. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**2022 TOWNSHIP MEETING CALENDAR - CONSIDERATION TO SEND TO THE NEWSPAPER, PRINTER, AND ADD TO TOWNSHIP WEBSITE:** Mr. Hession highlighted.

**MOTION:** Secretary Mitchell made a motion, seconded by Chairman Carrasco, to approve the 2022 meeting calendar and send to the printer, newspaper, and add to the township website. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**2022 WINTER NEWSLETTER:** Mr. Hession highlighted.

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Secretary Mitchell, to approve the 2022 winter newsletter and send to the printer. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

Mr. Hession noted that the Cocalico Regional Meeting is scheduled to be held on Monday, December 6, 2021 at 7:00 p.m. at the East Cocalico Township Municipal Building. • Mr. Hession noted that the County is looking for nominations for a person to serve on the Lancaster County Planning Commission within the Northeast Planning Area by December 15<sup>th</sup>. Some comments and questions were asked which were answered. • Mr. Hession discussed the development of a brake retarder ordinance and the posting of signs in the Township. Discussions continued.

**POLICE DEPARTMENT REPORT:** Chief Keppley highlighted and reported: (1) Police Dept. statistics for the month, (2) process of interviewing Officer candidates, (3) up-coming DUI and speed control, (4) Kohls Toy Drive is started.

**DIRECTOR OF COMMUNITY DEVELOPMENT:** Ms. Young highlighted her report. Discussions continued. The following motions were proposed.

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to appoint Sharyn Young, Director of Community Development, as Alternate Zoning Officer empowered to administer and enforce the Zoning Ordinance (Chapter 220) of the East Cocalico Township Code. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

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### **DEPARTMENT REPORTS – DIRECTOR OF COMMUNITY DEVELOPMENT:** (CONTINUED)

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to designate Kenneth McCrea, MS4 Coordinator, as stormwater management and Earth Disturbance Ordinance Enforcement Officer Empowered to administer and enforce the Ordinance in accordance with Chapter 185, §185-10.F. of the East Cocalico Township Code. Chairman Carrasco asked if there were any comments or questions; there were some questions which were answered. Motion carried (3/0).

**MOTION:** Secretary Mitchell made a motion, seconded by Chairman Carrasco, to authorize release of maintenance Bond No. 800038530 commencing November 1, 2018, by Stoney Pointe, LLC guaranteeing maintenance of the Phase 2 streets for a period of eighteen months, based on the Township Engineer's inspection report of March 4, 2020. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**FINANCIAL ADMINISTRATOR – BALANCE SHEET AND BUDGET STATUS REPORTS:** Ms. Lumis highlighted the reports in detail. Comments and questions were asked which were answered. Discussions continued.

**ROADMASTER:** Mr. Hoffert (vias Zoom) highlighted the Roadmaster report for November 2021. Comments and questions were asked which were answered. Mr. Hoffert discussed the electric panel upgrade proposal. Chairman Carrasco stated that he would like someone to look at the building and determine whether a 100-amp service is sufficient for this type of commercial building or whether a 200-amp service may be more sufficient.

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

**LIST OF BILLS - AUTHORIZE LIST OF BILLS FOR PAYMENT:** The List of Bills were highlighted, and the following motions were made.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to approve the check payments for the "General Fund Bank Account" list of bills in the amount of \$159,775.94 (starting date 11/05/2021 – ending date 11/18/2021). Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**MOTION:** Secretary Mitchell made a motion, seconded by Chairman Ebersole, to approve the “electronic” payment list of bills in the amount of \$85,364.74 (payroll dated 11/10/2021 for pay period 10/24 to 11/06/2021 and 3rd quarter 2021 payroll taxes). Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to approve the “light fund bank account” list of bills in the amount of \$13,430.94 (starting date 11/05/2021 – ending date 11/18/2021). Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**OLD BUSINESS CONTINUED DISCUSSIONS:** Nothing to report.

**NEW BUSINESS / INFORMATIONAL:** Nothing to report.

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**PUBLIC COMMENT (NON-AGENDA ITEMS):** Mr. Mackley stated that he was looking through the 2022 proposed budget and noted that he could not find a cost on the School Resource Officer (SRO). Ms. Lumis highlighted. Discussions continued. Indicated that no contributions from West Cocalico Township and Adamstown Borough. Ms. Lumis discussed in detail, stating the SRO wages and benefits are \$153,081.00 (without overtime \$142,000.00); the School District contributes 60% (\$85,236.00), and East Cocalico Township \$56,824.00. Lengthy discussions continued. • Mr. Bonura questioned the \$120,000.00 budget under Management. Mr. Hession noted this is the separation agreement with the former Township Manager. Mr. Bonura stated that this should be re-worded for transparency. The Supervisors will take this under consideration.

**ANNOUNCEMENT:** The next Board of Supervisors Meeting will be held on Thursday, December 2, 2021, at 7:00 p.m. in-person held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, and held via "live" Zoom.

**EXECUTIVE SESSION:** None.

**ADJOURN:**

**MOTION:** There being no further business to come before the Board, Vice Chairman Ebersole made a motion seconded by Secretary Mitchell to adjourn the meeting at 9:47 p.m. Chairman Carrasco asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Lisa A. Kashner  
Township Recording Secretary

**VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE. PLEASE CLICK BELOW:**  
**[NOVEMBER 18, 2021 BOARD OF SUPERVISORS MEETING VIDEO](#)**