

East Cocalico Township

Transportation Impact Fee Advisory Committee

Meeting Agenda

Tuesday, October 19, 2021 at 7:00 p.m.

Held at East Cocalico Township, 100 Hill Road, Denver, PA 17517

Held in-person public meeting.

CALL TO ORDER

ORGANIZATION: MEMBERSHIP UPDATE

PAST MEETING MINUTES APPROVAL:

- **AUGUST 9, 2021 MEETING MINUTES: PROPOSED FOR APPROVAL**

DISCUSSIONS / ACTION ITEMS:

- **DISCUSSION CONCERNING THE NEW PUBLISHED ITE TRIP GENERATIONAL MANUAL, 11TH EDITION AND THE IMPACTS ON THE TIF CALCULATIONS IN EAST COCALICO TOWNSHIP**
- **REVIEW TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT: OCT. 2021**
- **CURRENT TRAFFIC STUDY - TRAFFIC ANALYSIS & CONCEPT PLAN: CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS**
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:**
 - EARTH, TURF AND WOOD
 - RED RUN EXHAUST
 - 985 BUILDING PHASE II EXPANSION/STURDY BUILT
 - 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:**
 - BLACK HORSE COMMONS DEVELOPMENT: HILL ROAD RE-ALIGNMENT
 - COCALICO COMMONS
 - THE CROSSINGS AT COCALICO
 - LORDS AND LADIES SALON
 - 196 SWARTZVILLE ROAD SUBDIVISION/GRANDE CONSTRUCTION
 - ZIMMERMAN VO/SLATEWOOD DEVELOPMENT

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- **TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:**
 - WABASH LANDING – PHASE 2
 - VILLAGE AT EAST COCALICO

NEW BUSINESS

FUTURE MEETINGS TO BE SCHEDULED

ADJOURNMENT

**EAST COCALICO TOWNSHIP
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING
TUESDAY, OCTOBER 19, 2021**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, October 19, 2021 at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

ATTENDANCE:

TIF Committee: Chairman Shad Sahm, Vice Chairman May Roth, Suzie Mackley, Dave Lutz

Township Staff: Mike Hession Manager

Land Planning Eng.: Brent Lied

Transportation Eng.: John Schick

Solicitor: Jeff Shenk

Visitors: June Kinback and Kerry Haas

The Tuesday, October 19, 2021 Transportation Impact Fee Advisory Committee meeting did not have a quorum, and those in attendance agreed to continue the meeting as discussion items only. No decisions were be made. These minutes reflect a very brief synopsis of the items discussed.

This meeting was duly advertised in the Lancaster New Era on July 28, 2021.

Chairman Sahm noted that three volunteers noted their interest: June Kinback, Kerry Haas, Allen Maxwell.

ORGANIZATION – MEMBERSHIP UPDATE: Chairman Sahm read the names of people interested in being on the TIF Advisory Committee. To date, letters of interests were received from June Kinback, Kerry Haas, and Allen Maxwell. Discussions held.

Mr. Jeff Shenk introduced himself to the TIF Committee, noting that he is filling in for Ed Crème and Matt Crème. Mr. Shenk indicated that he made an observation tonight, noting that there is not a quorum for tonight's TIF Advisory Committee Meeting. The meeting could proceed lawfully for tonight's Advisory Committee, but the Committee would be unable to take action or make any recommendations. The meeting proceeded as discussions only.

APPROVAL OF PAST MEETING MINUTES: The minutes were reviewed. No motion was made on the meeting minutes, noting that these minutes will be brought before the next upcoming TIF meeting.

DISCUSSION / ACTION ITEMS:

DISCUSSION CONCERNING THE NEW PUBLISHED ITE TRIP GENERATIONAL MANUAL, 11TH EDITION AND THE IMPACTS ON THE TIF CALCULATIONS IN EAST COCALICO TOWNSHIP: Mr. Schick discussed, noting the methodologies of the Trip Generational Manual 11th edition has not changed. Discussions continued. Comments and questions were asked which were answered. No decisions or motions were made.

**EAST COCALICO TOWNSHIP
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING
TUESDAY, OCTOBER 19, 2021**

REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT – OCT. 2021: Mr. Hession highlighted the August report on what expenses were going out from the Financial Administrator.

- RED RUN EXHAUST: Paid their first portion of \$3,775.00 for TIF
- INGHAM POWDER COATING: Two-year deferment had expired at the beginning of October
- EARTH, TURF AND WOOD: Picked up their permit (initially given two-year deferment)
- PRESIDENTIAL CABINETS: LERTA deferment, payment not due until the end of 2022
- FOUR SEASONS PRODUCE: Internal documentation noted payment received (archive records to be pulled for confirmation)

CURRENT TRAFFIC IMPACT STUDY – TRAFFIC ANALYSIS & CONCEPT PLAN – CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS: Mr. Hession discussed the traffic analysis and concept plan with Rettew, to look at Church Street and SR 272 intersection improvements, and was directed to use TIF monies to cover that cost. Mr. Schick discussed further. Lengthy discussions continued. Comments and questions were asked which were answered.

TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING: Discussions held on the following projects:

- BLACK HORSE COMMONS DEVELOPMENT – HILL ROAD RE-ALIGNMENT:
- COCALICO COMMONS:
- THE CROSSINGS AT COCALICO:
- LORDS AND LADIES SALON:
- 196 SWARTZVILLE ROAD SUBDIVISION/GRANDE CONSTRUCTION:
- ZIMMERMAN VILLAGE OVERLAY/SLATEWOOD DEVELOPMENT:

TRANSPORTATION PROJECTS OUTSIDE OF THE TIF: Mr. Lied highlighted and discussions the following projects:

- WABASH LANDING – PHASE 2:
- VILLAGE AT EAST COCALICO:

NEW BUSINESS: Mr. Hession discussed the formalizing of the Township's TIF deferment agreement, and what is the time frame to spend the TIF monies. Discussions were held.

FUTURE MEETINGS TO BE SCHEDULED: The next TIFAC meeting will be held on Tuesday, January 18, 2022 at 7:00 p.m.

ADJOURN: Meeting ended at approximately 9:15 p.m.

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township Recording Secretary