

DRAFT

BOARD OF SUPERVISORS MEETING THURSDAY, JULY 1, 2021

The advertised meeting of the East Cocalico Township Board of Supervisors Meeting was called to order on Thursday, July 1, 2021 at 9:00 a.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, 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, and Secretary Jeffrey W. Mitchell

Twp. Staff: Township Manager Michael Hession, MS4 Technician Ken McCrea, and Recording Secretary Lisa A. Kashner

Land Planning: Brent Lied, PE; and Casey Kerschner

Visitors in Attendance: Butch Long, Derek Wissler, Lorraine Kulp, Bill Swiernik, Lorenzo Bonura, Eddy McAlanis, Alan R. Fry, Jarod Hynson, Steve Gergely, Allen Maxwell, Doug Mackley, Dave Mease, June Kinback, Cheryl Forsyth

Visitors via Zoom* Lisa, Teri Maxwell, Zoom User, Finance, Don

*Visitors via Zoom are shown as displayed on the Zoom call list. Chairman Carrasco stated that this meeting was duly advertised in accordance with the second-class Township code in the Lancaster Newspaper on June 23, 2021.

CALL TO ORDER, PLEDGE OF ALLEGIANCE: Chairman Carrasco asked everyone in attendance to pledge allegiance to the Flag. • This meeting was duly advertised in accordance with the second-class Township code in the Ephrata Review newspaper on June 23, 2021.

ANNOUNCEMENT OF EXECUTIVE SESSIONS HELD: Chairman Carrasco noted there was an Executive Session held on June 17th for approximately 15-20 minutes for personnel discussion.

PAST MEETING MINUTES APPROVAL: Chairman Carrasco noted the previous meeting minutes from Thursday, June 17, 2021 will be presented for approval at the July 15th meeting.

ACTION ITEMS: LAND PLANNING ENGINEER: Mr. Lied & Mr. Kerschner highlighted the following.

EARTH, TURF & WOOD, INC. - PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN (07-15-2021): Jarod Hynson and Steve Gergely were present for this plan. The plan was displayed on the screen. Discussions were held. The following motions were made:

MOTION: Secretary Mitchell made a motion, seconded by Chairman Carrasco, to **(1)** approve a waiver/modification of §194-9 of the East Cocalico Township Subdivision and Land Development Ordinance related to Preliminary Plan processing, to authorize the plan to be submitted and reviewed as a combined plan meeting the requirements of both Preliminary and Final Plan, **(2)** to approve a waiver/modification of §194-14.C.(4) of the East Cocalico Township Subdivision and Land Development Ordinance and §185-14.B.(4) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to depicting existing physical features within 200' of the subject properties, to authorize the applicant to provide LIDAR topography and GIS information surrounding the general project area, as currently depicted on the current plans, conditioned upon any additional detailed survey information being provided as may be required to address plan review comments to the satisfaction of the Township Engineer, and **(3)** to approve a waiver/modification of §194-14.D.(9) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for street cross-sections at a 50' interval for all required street improvements, to authorize the use of a 1"=10' enlarged plan view with detailed spot elevations in lieu of crosssections. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

ACTION ITEMS: LAND PLANNING ENGINEER: EARTH, TURF & WOOD, INC. (CONTINUED)

MOTION: Chairman Carrasco made a motion, seconded by Secretary Mitchell, to **(1)** approve a waiver/modification of §194-25.C.(1) and 194-25.J.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to widening the existing North Reamstown Road cartway for Lot No. 3 based on the current placement of the existing curbline, and **(2)** to approve a waiver/modification of §194-25.L.(5) of the East Cocalico Township Subdivision and Land Development Ordinance related to clear sight triangles at access drives, to authorize the use of a 50' clear sight triangle. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to approve a deferral of the requirement of §194-25.O of the East Cocalico Township Subdivision and Land Development Ordinance related to street trees along North Reading Road associated with Lot No. 2 to be reevaluated when deferred road frontage improvements are required, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to install the trees at such time as required by the Township Board of Supervisors. 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 **(1)** approve a waiver/modification of §194-30.J. of the East Cocalico Township Subdivision and Land Development Ordinance related to parking lot curbing to authorize the use of limited curbing around the parking spaces as currently depicted on the plans, and **(2)** to approve a waiver/modification of §194-30.P.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to parking lot landscaping and the requirement for interior landscape islands at least every 10 spaces, to authorize two locations with 18 spaces without an intermediate landscaped island. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Chairman Carrasco made a motion, seconded by Secretary Mitchell, to **(1)** approve a deferral of the requirements of §194-32.A. of the East Cocalico Township Subdivision and Land Development Ordinance related to installation of sidewalk along North Reamstown Road for Lot 1, 2 and 3, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the sidewalk at such time as required by the Township Board of Supervisors, **(2)** to approve a deferral of the requirements of §194-33.A.(1). of the East Cocalico Township Subdivision and Land Development Ordinance related to installation of vertical curbing along North Reamstown Road for Lot 1, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the curbing at such time as required by the Township Board of Supervisors, and **(3)** to approve a deferral of the requirements of §194-25.C.(1) and 194-25.J.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to widening of the North Reamstown Road cartway for Lot 1, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the road widening at such time as required by the Township Board of Supervisors. 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 **(1)** approve a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to vertical concrete curbing to authorize the use of vertical concrete curb with a total depth of 18", consistent with the current PennDOT standards, in lieu of the Township's 22" depth, and **(2)** to approve a waiver/modification of §194-46 of the East Cocalico Township Subdivision and Land Development Ordinance related to Park and Open Space requirements based on the applicant's submission of a completed LERTA application to the Township. 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 **(1)** approve a waiver/modification of §185-23.A.(1) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to 2-year 24-hour volume control requirements, based upon the applicant obtaining

ACTION ITEMS: LAND PLANNING ENGINEER: EARTH, TURF & WOOD, INC. (CONTINUED)

an NPDES Permit approved by DEP utilizing the Managed Release Concept, and peak flow discharge rates being managed and reduced to the satisfaction of the Township and Township Engineer, (2) to approve a waiver/modification of §185-27.A.(1)(a)[4] of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to minimum conveyance piping size, to authorize a pipe size less than 15" for the private conveyance pipe from Inlet I-C4 to I-C3, conditioned upon the final pipe size and associated emergency overflow grading being evaluated and determined satisfactory to the Township and Township Engineer, (3) to approve a waiver/modification of §185-27.A.(1)(b)[2] of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to inlet grate depressions, to authorize the use of grading and inlet sump conditions as depicted on the plans to the satisfaction of the Township Engineer, and (4) to approve a waiver/modification of §185-22.E., 185-22.F. and 185-31.B. of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance as they relate to on-site drainage areas and the proposed alterations to shift portions of Drainage Area B to Drainage Area A, as reflected on the plans and stormwater calculations, and as approved by PennDOT, through the issuance of a Highway Occupancy Permit for the proposed PennDOT pipe connection, and the LCCD/DEP, through the issuance of a NPDES Permit. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to grant conditional approval of the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., conditioned upon the applicant and applicant's consultants addressing all outstanding items outlined in the Becker Engineer, LLC. review letter dated June 8, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor, and Township Engineer, and conditioned upon the relocation of the existing on-site billboard to the satisfaction of all parties. 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 Carrasco, to acknowledge the required amount of the financial security to be established with the Township for the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., in the amount of \$471,845.00, per the Opinion of Probable Cost, prepared by Harbor Engineering, Inc., dated June 30, 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 Carrasco, to (1) authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor, along with the required financial security in a form acceptable to the Township Solicitor, (2) to authorize the Board of Supervisors to sign the Stormwater Management & Easement Agreements (SWMEA's) for the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc. when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor, (3) to authorize the Board of Supervisors to sign the Deeds of Dedication related to the road right-of-way dedication along North Reamstown Road related to the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor, and (4) to authorize signature of the Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., 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 Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

DORMAKABA BUILDING EXPANSION - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (07-25-2021): Bill Swiernik, Butch Long, and Derek Wissler were present for this plan. The plan was displayed on the screen. Discussions were held. The following motions were made:

MOTION: Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to (1) approve a waiver/modification of §194-9.A.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to Preliminary Plan processing, to authorize the plan to be submitted and reviewed as a combined plan meeting the requirements of both Preliminary and Final Plan, (2) to approve a waiver/modification of §194-14.C.(4)(a) of the East Cocalico Township Subdivision and Land Development Ordinance and §185-14.B.(4) of the

ACTION ITEMS: LAND PLANNING ENGINEER: DORMAKABA

(CONTINUED)

East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to depicting existing physical features within 200' of the subject properties, to authorize the applicant to provide topography in the area of the project site and depict GIS information surrounding the general project area, as depicted on the current updated plans, **(3)** to approve a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to vertical concrete curbing, to authorize the use of vertical concrete curb with a total depth of 18" and reveal of 8" on-site, consistent with the current PennDOT standards, in lieu of the Township's 22" depth, and **(4)** to approve a waiver/modification of §194-46 of the East Cocalico Township Subdivision and Land Development Ordinance related to Park and Open Space requirements, conditioned upon the applicant completing and submitting a LERTA application to the Township. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Chairman Carrasco made a motion, seconded by Secretary Mitchell, to grant conditional approval of the Preliminary/Final Land Development Plan for Dormakaba, conditioned upon the applicant and applicant's consultants addressing all outstanding items outlined in the Becker Engineer, LLC review letter dated May 19, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor, and Township Engineer. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Vice Chairman Ebersole made a motion, seconded by Secretary Mitchell, to acknowledge the required amount of the financial security to be established with the Township for the Preliminary/Final Land Development Plan for Dormakaba, in the amount of \$283,361.06, per the Construction Cost Opinion, prepared by DM/A Inc., dated June 1, 2021, revised June 30, 2021. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to **(1)** authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the Preliminary/Final Land Development Plan for Dormakaba when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor along with the required financial security in a form acceptable to the Township Solicitor, **(2)** to authorize the Board of Supervisors to sign the Stormwater Management & Easement Agreement (SWMEA) for the Preliminary/Final Land Development Plan for Dormakaba when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor, and **(3)** to authorize signature of the Preliminary/Final Land Development Plan for Dormakaba 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 Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

FOXES SIDING, INC. - STORMWATER MANAGEMENT PLAN: Dave Mease was present for this plan. The plan was displayed on the screen. Discussions were held. The following motions were made:

MOTION: Secretary Mitchell made a motion, seconded by Chairman Carrasco, to approve a waiver/modification §185-27.A.(1)(a)[4] the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to minimum pipe diameter, and allow a minimum pipe size of 8" within areas of the parking lot. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

MOTION: Chairman Carrasco made a motion, seconded by Secretary Mitchell, to conditionally approve the Stormwater Management Plan for Foxes Siding Inc., conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC, review letter, dated June 28, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Engineer, and Township Solicitor. 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 Carrasco, to **(1)** acknowledge the required amount of the financial security to be established with the Township for the Stormwater Management Plan for Foxes Siding, Inc., in the amount of \$25,204.84 for Lot 1 & \$22,078.41 for Lot 2, per the approved Opinions of Probable Construction Cost, prepared by Diehm & Sons, dated June 29, 2021, **(2)** to authorize the Board of Supervisors to sign

ACTION ITEMS: LAND PLANNING ENGINEER: FOXES SIDING (CONTINUED)

the Improvement Guarantee Agreements (IGA's) for Lot 1 and Lot 2 related to the Stormwater Management Plan for Foxes Siding, Inc., when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor along with the required financial security in a form acceptable to the Township Solicitor, **(3)** to authorize the Board of Supervisors to sign the Stormwater Maintenance and Easement Agreements (SWMEA's) for Lot 1 and Lot 2 related to the Stormwater Management Plan for Foxes Siding, Inc., when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor, and **(4)** to authorize signature of the Stormwater Management Plan for Foxes Siding, Inc., 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 Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

RESOLUTION 2021-07, UNIVEST BANK & TRUST CO. - AUTHORIZATION: Mr. Hession highlighted.

MOTION: Chairman Carrasco made a motion, seconded by Secretary Michell, to adopt Resolution 2021-07 authorizing naming the current East Cocalico Township Board of Supervisors to act as the authorized agents and signers on the newly established money market account for American Rescue Plan Act (ARPA) funds. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. No other comments were received, motion carried (3/0).

OTHER POST-EMPLOYMENT BENEFITS (OPEB) STUDY: Mr. Hession highlighted, noting discussions were held at a recent Pension Meeting; this was recommended by the Pension Committee Consultants to contract as Other Post-Employment Benefits (OPEB) study completed for the East Cocalico Township Police Department. Lengthy discussions continued and the following motion was made.

MOTION: Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to contract with Randee W. Sekol, Consulting Actuary with Foster and Foster Actuaries and Consultants, to prepare a report analyzing the Township's other post-employment benefits (police retiree healthcare) at a cost of \$3,750.00. Chairman Carrasco asked if there were any comments or questions; there were some which were answered. No other comments were received, motion carried (3/0).

TRANSPORTATION IMPACT FEE (TIF) PROGRAM: Mr. Hession highlighted and discussed the Benderson Property Developers and the status and questions raised concerning the application and use of the TIF. Chairman Carrasco highlighted the recent meeting. Questions and comments were received, which were answered. Lengthy discussions continued on the Benderson project and the TIF.

DEPARTMENT REPORTS: Chairman Carrasco stated that the Department Reports will be given at the next Board of Supervisors Meeting held on July 15th.

POLICE DEPARTMENT REPORT: To be presented on July 15th.

FINANCIAL ADMINISTRATOR REPORT: To be presented on July 15th.

ZONING OFFICER REPORT: To be presented on July 15th.

ROAD DEPARTMENT REPORT: To be presented on July 15th.

MS4 STORMWATER REPORT: To be presented on July 15th.

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BOARD OF SUPERVISORS MEETING THURSDAY, JULY 1, 2021

TREASURER'S REPORT: Secretary Mitchell highlighted the list of bills and the following motion was made.

LIST OF BILLS - AUTHORIZE LIST OF BILLS FOR PAYMENT: Secretary Mitchell highlighted, comments and questions were asked, which were answered. Secretary Mitchell noted that these List of Bills were approved at the previous meeting, and that no motion is needed: 06/29/2021 check payment "General Fund Account" list of bills in the amount of \$72,625.68, the "Light Fund Account" list of bills in the amount of \$2,517.62, and the electronic payroll account dated June 6, 2021 to June 19, 2021 in the amount of \$78,935.10.

OLD BUSINESS CONTINUED DISCUSSIONS: Vice Chairman Ebersole discussed the repair work on North Reamstown Road, noting that the work is satisfactory.

NORTH REAMSTOWN RD. & COLONEL HOWARD BLVD. STREET LIGHTING: Scheduled in approximately two months.

NEW BUSINESS / INFORMATIONAL: Nothing to report.

MANAGERS REPORT: Mr. Hession highlighted the June 29, 2021 Manager's Report, highlighting the sharing of Chemical Certification personnel between the East Cocalico Township and Denver Borough Municipalities, and the mulch and filter fabric for the Old Homestead Park. Questions and comments were asked which were answered. The following motions were made.

MOTION: Secretary Mitchell made a motion, seconded by Chairman Carrasco, to contract with Good's Mulch for the purchase and delivery of 200 cubic yards of Certified Playground Mulch to the Old Homestead Neighborhood Park at a total cost of \$3,820.00, and to authorize the Roadmaster to purchase five (5) rolls of filter fabric from Winning Touch Nursery at a total cost of \$675.00 for use at the Old Homestead Neighborhood Park. Chairman Carrasco asked if there were any comments or questions. There were some comments and questions which were answered. No other comments were received. Motion carried (3/0).

Mr. Hession discussed the installation of the fiberoptic cable, and noted the Regional Leaders Meeting to be held Tuesday, July 27th at 7:00 p.m. at the Reamstown Fire Company.

PUBLIC COMMENT (NON-AGENDA ITEMS): Questions and comments were asked. Discussions continued. Comments and questions were asked, which were answered.

ANNOUNCEMENT: The next Board of Supervisors Meeting is scheduled for Thursday, July 15, 2021 at 7:00 p.m. held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, and held via "live" Zoom.

ADJOURN:

MOTION: There being no further business to come before the Board, Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco to adjourn the meeting at 11:51 a.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:
[JULY 1, 2021 BOARD OF SUPERVISORS MEETING VIDEO](#)