

EAST COCALICO TOWNSHIP
BOARD OF SUPERVISORS MEETING AGENDA

Thursday, July 20, 2023, 7:00 PM

Township Building, 100 Hill Road

This meeting will be held in-person and broadcast on Zoom.

- 1) **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2) **EXECUTIVE SESSION ANNOUNCEMENT**
- 3) **MEETING MINUTES**
 - a) June 15, 2023 Board of Supervisors Meeting minutes
- 4) **ACTION ITEMS**
 - a) Resolution 2023-09 – Public Record Disposal
 - b) Resolution 2023-10 – Mt. Zion Baptist Church (LD 2018-01) Final Plan Approval, Phase I
 - c) Acme security release
 - d) Catalyst security release
 - e) High Concrete security release
 - f) Members 1st security release
 - g) Village of East Cocalico (LD 2021-02) time extension
 - h) Air Methods heliport use extension
 - i) Phase I Bog Turtle Habitat Assessment
 - j) Finance Department Procedures Manual
- 5) **TREASURERS REPORT**
 - a) bill lists and payroll
- 6) **DEPARTMENT REPORTS**
 - a) Police
 - b) Finance
 - c) Public Works
 - d) Building / Zoning / SEO
 - e) MS4
- 7) **INFORMATIONAL ITEMS**
- 8) **NEW BUSINESS**
- 9) **OLD BUSINESS**
 - a) Act 172 tax credit for volunteer emergency responders
 - b) C&B Development, LLC (RZ 2023-03)

10) **PUBLIC COMMENT**

- a) public comment for non-agenda items only

11) **ANNOUNCEMENTS**

- a) The Board of Supervisors will next meet on Thursday, August 3, at 7:00 PM, at the Township Building. This meeting will also be broadcast on Zoom.

12) **ADJOURNMENT**

Board of Supervisors meetings are videoed and audio recorded. The recordings may assist with meeting minute preparation. The video uploaded to YouTube.com for public viewing. Meeting videos and recordings are deleted from the Township server upon approval of meeting minute approval.

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, JUNE 15, 2023, 7:00 PM**

CALL TO ORDER by Chair Bonura at 7:00 PM

ATTENDANCE

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[X]

ANNOUNCEMENTS

- There were no announcements made at this evening's meeting.

MEETING MINUTES

Chair Bonura made a motion to approve the June 1, 2023 Meeting minutes, revised to denote "Chad Weaver, Stevens Fire Company", at page 2. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

PRESENTATIONS

Letters of Commendation – Kevin Wolf, Ephrata Ambulance, and Interim Chief Steven Savage presented East Cocalico Township Police Officer Joseph Dougherty will letters of commendation for saving the life of a patient suffering cardiac arrest. The patient, and his family, thanked Officer Dougherty for his life-saving efforts.

C&B Investments, LLC (RZ 2023-03) – Mark Koch, Counsel for the Petitioner, provided an overview of a request to rezone a portion of a property at Gehman School Road and Stone Hill Road to Limited Industrial from Agricultural zoning.

Steve Martin, Property Owner, commented on the property's history, soil quality, crop production, and farming challenges.

Mr. Koch commented on proposal support received from State Representative David Zimmerman and Cocalico School District officials.

Andy Baldo, Representative for the Petitioner, commented on nearby infrastructure, and the Lancaster County Comprehensive Plan.

Matt Close, Representative for the Petitioner, commented on the property's past zoning, the Lancaster County Comprehensive Plan, estimated tax revenues, and projected job creation.

Mr. Carrasco commented on assessed value and real estate tax calculations.

Chair Bonura commented on the proposed partial acquisition of the subject property, and the number of warehouses existing and proposed throughout the Township.

Mr. Carrasco commented on the property's location, and on nearby similar uses.

Mr. Mitchell commented on the preservation of agricultural lands.

Mr. Carrasco made a motion to accept and refer out for reviews a petition to rezone certain property at Gehman School Road and Stone Hill Road, submitted by C&B Investments, LLC. There was no second.

Chair Bonura motioned to table the matter to the Board of Supervisors next meeting. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

10 Brunners Grove Road, SWMEA – Mike Reinert, Interim Township Engineer, provided an overview of a proposed Stormwater Management and Easement Agreement at 10 Brunners Grove Road.

Chair Bonura made a motion to approve a Stormwater Management and Easement Agreement at 10 Brunners Grove Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

35 Keeler Road, SWMEA security release – Mr. Reinert recommended remaining security posted for stormwater improvements at 35 Keeler Road be released.

Chair Bonura made a motion to approve the release of remaining security posted for stormwater improvements at 35 Keeler Road. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

1339 Red Run Road, SWMEA security release – Mr. Reinert recommended remaining security posted for stormwater improvements at 1339 Red Run Road be released.

Chair Bonura made a motion to approve the release of remaining security posted for stormwater improvements at 1339 Red Run Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

141 North Reamstown Road (LD 2023-03) – Chair Bonura made a motion to extend the Pennsylvania Municipalities Planning Code review period for 141 North Reamstown Road (LD 2023-03) to October 9, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Township Building lease – Tommy Ryan, Township Manager, provided an overview of a proposed lease agreement with the East Cocalico Township Authority, for office space at the East Cocalico Township Building.

Chair Bonura commented on lease terms.

Chair Bonura made a motion to approve a lease agreement with the East Cocalico Township Authority for office space at the East Cocalico Township Building. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Recreation Board resignation – Chair Bonura made a motion to accept the resignation of Gabrielle Dunn from the Recreation Board. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Recreation Board appointments – Chair Bonura made a motion to appoint Michael Abate to the Recreation Board to a term to expire on December 31, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Chair Bonura made a motion to appoint Tara Erking to the Recreation Board to a term to expire on December 31, 2027. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Board of Supervisors July meeting date – The Members considered advertisement of an additional meeting in July.

Mike Deihl, East Cocalico, commented on the consideration of the Mt. Zion Baptist Church land development plan at the July meeting.

It was the consensus of the Members to not conduct an additional meeting in July.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$88,151.13, for payroll dated June 7, 2023, for the pay period from May 21, 2023 to June 3, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$170,386.05, for the week of June 8, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$13,584.48, for the week of June 8, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$64,822.19, for the week of June 15, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$324.14, for the week of June 15, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Interim Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for May 2023 was provided.

Finance – A written report of receipts and expenditures for Township funds through May 2023 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for May 2023 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for May 2023 was provided.

MS4 – Mr. McCrea commented Department activities for the prior month. A written report of MS4 and other stormwater-related activities for April 2023 was provided.

INFORMATIONAL ITEMS

- There were no informational items noted at this evening's meeting.

NEW BUSINESS

- There was no new business discussed at this evening's meeting.

OLD BUSINESS

- Mr. Mitchell commented on Act 172, and on the Township's continuing review of potential tax credits for volunteer emergency responders. Donnie Stover, Smokestown Fire Company, commented on an upcoming meeting of the Lancaster County Fire Chiefs, at which Act 172 will be discussed. Jim Black, East Cocalico, commented on volunteer recruitment and retention.
- Mr. Carrasco commented on a request for the list of volunteer fire companies contacted as to apparatus insurance funding. Chad Weaver, Stevens Fire Company, commented on apparatus and equipment insurance funding.

PUBLIC COMMENT

- Mr. Black commented on fire company financial information provided to the Township.
- Scott Achey, Reamstown Fire Company, commented on fire company financial information provided to the Township.

- Allen Maxwell, East Cocalico, thanked the Board of Supervisors for their public meeting efforts.
- Kerry Hobbs, East Cocalico, commented on public water and public sewer capacities.
- Caleb Grauel, East Cocalico, commented on right-of-way maintenance.
- John Holberger, East Cocalico, commented on the complaint investigation process.
- Mr. Hobbs commented on the complaint investigation process.

ANNOUNCEMENTS

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, July 20, at the Township Building.

ADJOURNMENT

There being no further business, at 8:59 PM Chair Bonura made motion to adjourn the meeting. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager

**TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA**

RESOLUTION 2023-09

**A RESOLUTION TO DISPOSE OF CERTAIN PUBLIC RECORDS
IN ACCORDANCE WITH THE MUNICIPAL RECORDS ACT AND
THE MUNICIPAL RECORDS MANUAL, AS AMENDED**

WHEREAS, East Cocalico Township declared its intent to follow the public records retention schedule and disposal procedures as set forth in the *Municipal Records Manual*, as last revised, and as published by the Pennsylvania Historical and Museum Commission; and,

WHEREAS, in accordance with Act 428 of 1968, as last amended, each individual act of public record disposition shall be approved by a resolution adopted by the governing body;

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors hereby authorizes the disposal of the following public records:

- | | |
|--------------|---|
| FN-1 | Account Distribution Summaries – 2014 and prior |
| FN-2 | Accounts Payable Files and Ledgers – 2014 and prior |
| FN-3 | Accounts Receivable Files and Ledgers – 2014 and prior |
| FN-4 | Annual Audit and Financial Reports – 2014 and prior |
| FN-5 | Annual Budget and Related Records – 2014 and prior |
| FN-9 | Bank Statements and Reconciliations – 2014 and prior |
| FN-10 | Cancelled Checks – 2014 and prior |
| FN-11 | Check Registers – 2014 and prior |
| FN-12 | Daily Cash Records – 2014 and prior |
| FN-13 | Deposit Slips – 2014 and prior |
| PL-2 | Employee Payroll Adjustment Records – 2017 and prior |
| PL-5 | Payroll Earnings and Deductions Register – 2017 and prior |
| PL-10 | Pension Plans Administration Records – 2017 and prior |
| PL-14 | Time Cards and Attendance Records – 2017 and prior |
| PL-16 | Wage & Tax Statements – 2017 and prior |
| PS-8 | Employee Personnel Records – 2017 and prior |

- TA-6** General & Special Tax Ledgers and Related Records – 2012 and prior
- TA-15** Tax Duplicates – 2012 and prior
- TA-20** Change of Assessment Records – 2012 and prior

BE IT RESOLVED THIS 20TH DAY OF JULY, 2023.

FOR EAST COCALICO TOWNSHIP

BY: _____
Lorenzo Bonura, Chair
Board of Supervisors

ATTEST: _____
Romao Carrasco, Secretary

**TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA**

RESOLUTION 2023-10

**A RESOLUTION TO GRANT APPROVAL OF REVISED PRELIMINARY/FINAL PHASE I
LAND DEVELOPMENT PLAN FOR MT. ZION BAPTIST CHURCH**

WHEREAS, Mt. Zion Baptist Church (hereinafter referred to as "Applicant") has submitted a Revised Preliminary/Final Phase I Plan to East Cocalico Township and has requested Final Plan Approval for Phase I Improvements. Applicant is the owner of the Property located at 3 Denver Road, Denver, East Cocalico Township, Lancaster County, Pennsylvania 17517, located in the General Commercial (C-1) Zoning District, Parcel No. 080-87023-0-0000, as described in a Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Instrument No. 5840780.

WHEREAS, Applicant proposes further improvements to the Property consisting of an approximate 6,300 SF addition to the existing sanctuary to be used for a gym and storage, together with parking, stormwater management facilities and landscaping (Phase I);

WHEREAS, Applicant also proposes to add an approximate 18,680 SF worship center on the Property, as well as stormwater management improvements, landscaping and parking (Phase II);

WHEREAS, on May 9, 2018, the Zoning Hearing Board of East Cocalico Township granted Applicant a variance to allow a decrease in the number of parking spaces from 264 to 205;

WHEREAS, said Plan received Preliminary Land Development approval by the Board of Supervisors of East Cocalico Township, together with the granting of requested waivers, on August 16, 2018;

WHEREAS, the Revised Preliminary/Final Phase I Plan for the proposed improvements, prepared by Stackhouse Bensinger, Inc., Plan No. 2017-040, dated April 19, 2018 and last revised June 2, 2023, consisting of Site Improvement Plan, sheets 1 to 28, inclusive, dated April 19, 2018 and last revised June 2, 2023; Pre-construction Conditions Plan, sheet 1 and sheet 2, dated April 19, 2018 and last revised June 2, 2023; Post-construction Stormwater Management & Operations Management Plan, sheets 1 to 11, inclusive, dated April 19, 2018 and last revised June 2, 2023; and, Erosion & Sedimentation Control Plan, sheets 1 to 8, inclusive, dated April 19, 2018 and last revised June 2, 2023, is now in a form suitable for Final Approval of the Phase I Plan by the East Cocalico Board of Supervisors, subject to certain conditions.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS HEREBY RESOLVED by the Board of Supervisors of East Cocalico Township, as follows:

1. **Approval of Plan.** The Revised Preliminary/Final Phase I Plan ("Plan") prepared by Stackhouse Bensinger, Inc., as described above, is hereby approved, subject to the conditions set forth below.
2. **Conditions of Approval.** The approval of the Plan is subject to strict compliance with the following conditions:

- A. This approval encompasses only the improvements for Phase I of the development. Applicant must submit a separate submission for and seek approval of all Phase II improvements.
 - B. Compliance with all comments and conditions set forth in the review letter from Technicon Enterprises Inc. II dated June 16, 2023.
 - C. Compliance with all conditions and comments set forth in the decision of the East Cocalico Township Board of Supervisors dated August 16, 2018, granting preliminary Land Development approval and waivers from the requirements of the Township Subdivision and Land Development Ordinance.
 - D. Compliance with the decision of the East Cocalico Township Zoning Hearing Board dated May 9, 2018.
 - E. Execution of a Developer's Agreement between the Township and Applicant and recording of the same prior to release of the Plans for recording.
 - F. All escrows required by the Township posted prior to release of the Plans for recording.
 - G. Execution of Improvement Guarantee Agreement and posting of all required financial security in amount as stated in letter dated July 6, 2022 from Technicon Enterprises Inc. II prior to release of Plans for recording.
 - H. Payment in full of any outstanding fees owed to the Township prior to release of the Plans for recording:
 - I. Applicant is required to record the approved Plans, at its cost, and return three copies of the same, together with one electronic copy, to the Township within seven (7) days of the date of recording.
 - J. Receipt of all approvals required from the East Cocalico Township Authority and payment of all tapping fees and other required fees and costs prior to the issuance of a building permit.
 - K. Applicant is to obtain and maintain all approvals required from other agencies and departments, including but not limited to Lancaster County Conservation District, Pennsylvania Department of Environmental Protection, and Pennsylvania Department of Transportation.
 - L. All costs incurred by Applicant to comply with the terms of Plan approval shall be the responsibility of Applicant.
3. **Waivers.** The East Cocalico Township Board of Supervisors hereby confirms the following waivers from the provisions of the Township Subdivision and Land Development Ordinance granted by the Board of Supervisors on August 16, 2018:

- A. §194-14.C.(4)(a), §194-14.E.(7) and §194-40 of the Subdivision and Land Development Ordinance to relieve the applicant from delineating and depicting additional wetlands on the subject tract beyond the wetlands areas that are currently shown within the immediate proximity of the project area and associated proposed disturbance.
 - B. §194-33.E.(1) of the Subdivision and Land Development Ordinance to authorize the Applicant to utilize 18" vertical curb in lieu of the current standard 22" curb.
 - C. §194-14.D.(9) to waive the requirement to provide detailed cross-sections of required roadway frontage improvements at a 50' interval, and authorize the alternative submission of an enlarged plan view with detailed topography and spot elevations to the satisfaction of the Township.
 - D. §194-25.C.(1), §19-25.J.(1) and §194-25.K related to required improvements and widening of the existing streets along the property frontage to relieve the applicant from performing any required widening along Denver Road.
 - E. §194.32.A and §194-32.C.(1) related to the requirement to install concrete sidewalk along the frontage of the subject property, and authorize the Applicant to install a 5' wide asphalt pedestrian path along the frontage of the property as depicted on the current plans in lieu of concrete sidewalk.
 - F. Deferral of the requirements of §194-33.A.(1) related to the installation of concrete curbing along the frontage of the subject property conditioned on a notation acceptable to the Township being placed on the Plan related to the deferral and the Applicant's obligation to complete the improvements if required by the Township in the future.
 - G. §194-41.C. related to the requirements for street trees to be installed along the frontage of the property.
 - H. §194-25.L.(5) related to the requirement to provide a 100' clear sight triangle at the intersection of the existing access drive and Denver Road, and allow the applicant to utilize a reduced, symmetrical clear sight triangle that is maximized to the extent possible to fit within the constraints of the existing properties lines.
4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
5. **Effective Date.** This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan as identified herein shall be considered to have received Final Approval once staff appointed by the East Cocalico Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Lancaster County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any

changes to the approved Plan will require the submission of an amended plan for land development review by all Township review parties.

BE IT RESOLVED THIS 20TH DAY OF JULY, 2023.

FOR EAST COCALICO TOWNSHIP

BY:

Lorenzo Bonura, Chair
Board of Supervisors

ATTEST:

Romao Carrasco, Secretary

ACCEPTANCE

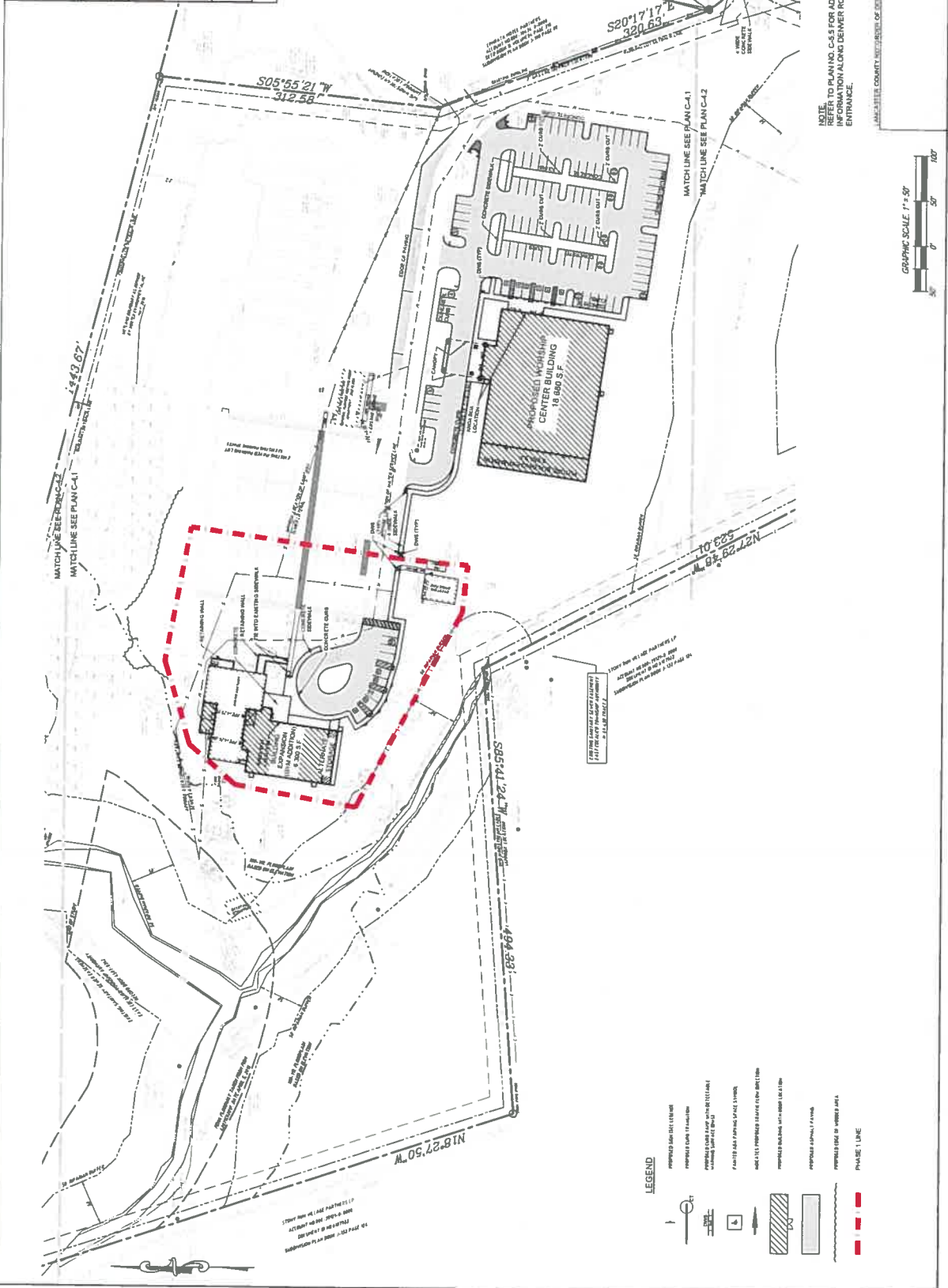
The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisor in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

MT. ZION BAPTIST CHURCH

Date: _____

By: _____

(PRINT NAME AND TITLE)

[illegible]



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

June 16, 2023

East Cocalico Township
Attn: Mr. Tommy Ryan, Township Manager
100 Hill Road
Denver, Pennsylvania 17517

Mt. Zion Baptist Church Phase 1
Land Development - Final Plan
Prepared by: Stackhouse Bensinger, Inc.
Prepared for: Mt. Zion Baptist Church
Plan No. 2017-040
Plan Date: April 19, 2018
Revised Date: June 2, 2023
TEI File: 4035-145

Dear Mr. Ryan:

We have reviewed the referenced revised plan for conformance with the Township Code of Ordinances and offer the following comments:

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT & EARTH DISTURBANCE ORDINANCE – CHAPTER 185

1. The stormwater certification shall be signed and sealed prior to Final Plan approval/release. §185.11.A(7)
2. A Stormwater Maintenance and Easement Agreement (SWMEA) will be required prior to Final Plan approval/release. The Township Solicitor has provided the approved version to the applicant for their review and signature. §185.31 & 33

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – CHAPTER 194

3. The Final Plans shall be signed and sealed by all parties. A pdf of the Final Plan shall be provided to the Township following recording. §194-14.F
4. The applicant shall provide adequate documentation to the Township Solicitor confirming the appropriate authorizations have been granted to the representative of the Building Committee that will sign the plans and related right-of-way dedication documents. §194-15.F(4)
5. The Township Solicitor shall confirm satisfaction with the revised legal description and exhibits for the proposed right-of-way offer along Denver Road and coordinate the preparation of the Deed of Dedication for signature by the applicant. §194-15.F(5-6) & 25



6. Prior to Final Plan release, an Improvement Guarantee Agreement shall be executed and submitted to the Township along with the required financial security in a form and amount acceptable to the Township. The Township Solicitor will prepare this agreement for review and signature by the applicant. We have received a cost opinion from the applicant, which is currently under review and a recommendation will be provided under separate cover. §194-17 & 18
7. The ECTA shall confirm that all sanitary sewer requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. §194-43
8. The ECTA shall confirm that all public water requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. §194-44
9. Since the project is located in a LERTA eligible Zoning district, the current Township policy for LERTA projects would be to waive the park and open space requirements. The Township shall clarify if a LERTA form needs to be submitted (based on the nature of the use) to grant the relief relative to park and open space requirements. If deemed necessary, a LERTA form shall be submitted. §194-46

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEES ORDINANCE – CHAPTER 203

The Township has confirmed that a transportation impact fee (TIF) will only be required at the time of the Phase 2 portion of this project. We would recommend that a plan note is provided to memorialize the payment of the TIF with the Phase 2 portion of the project. §203-6 & 7

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

It appears that the Phase 1 proposal complies with the area and bulk requirements of the C-1 zoning district and all other applicable regulations of the Zoning Ordinance.



Any questions pertaining to this review letter should be directed to the undersigned at (610) 286-1622 ext. 101 or via email at mreinert@technicon2.com.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Interim Township Engineer

cc: Township Board of Supervisors
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr. & Bernadette Hohenadel, Township Solicitor
John Schick, P.E., Rettew Associates
Scott Carl, ECTA Administrator
Aristides Otero, Stackhouse Bensinger, Inc.
Nathan Fry, Arthur Funk & Sons
Mt. Zion Baptist Church
TEI File: Municipal/East Cocalico/4035-145-ltr01 Mt. Zion Baptist Church Phase 1 Land Development.doc



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
Fax (610) 286-1679

June 22, 2023

East Cocalico Township
Board of Supervisors
100 Hill Road
Denver, Pennsylvania 17517

RE: ACME Warehouse Wall 4 Replacement
500 S. Muddy Creek Road
Release Recommendation No. 1
TEI File No. 4035-164.R01

Gentlemen:

The owner/contractor of the above referenced project located at 500 S. Muddy Creek Road has requested a full release from the financial security currently established for site improvements. We have conducted an improvements inspection of the property and offer the following recommendation:

Requested Release Amount:	\$309,000.00
Recommended Release Amount:	\$309,000.00
Withholding Recommended:	\$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. The project has been completed in accordance with the Township approval. Any questions pertaining to this recommendation letter should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

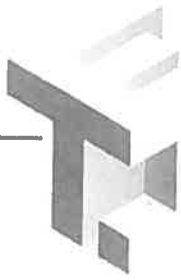
Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Interim Township Engineer

cc: Tommy Ryan, Township Manager
Matthew J. Creme, Jr., Esq, Township Solicitor
Joe Bachinsky, Northwood Construction Company
ASP Realty, LLC
TEI File: Municipal/East Cocalico/4035-164-R01 ACME Warehouse Wall 4 Replacement.doc



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
I. STORMWATER FACILITIES								
Inlet protection (temporary)	2	EA	\$500.00	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00
Rock construction entrance	1	EA	\$2,545.00	\$2,545.00	\$0.00	\$2,545.00	100.00%	\$0.00
Silt fence	835	LF	\$2.16	\$1,804.00	\$0.00	\$1,804.00	100.00%	(\$0.00)
Rock filter outlet	3	EA	\$675.00	\$2,025.00	\$0.00	\$2,025.00	100.00%	\$0.00
Rock outlet protection	3	EA	\$2,250.00	\$6,750.00	\$0.00	\$6,750.00	100.00%	\$0.00
Erosion control blanket	1697	SY	\$4.00	\$6,788.00	\$0.00	\$6,788.00	100.00%	\$0.00
18" RCP	36	IF	\$41.19	\$1,483.00	\$0.00	\$1,483.00	100.00%	\$0.00
36" SLCPP	18	IF	\$42.89	\$772.00	\$0.00	\$772.00	100.00%	(\$0.00)
18" RCP FES	2	EA	\$4,598.00	\$9,196.00	\$0.00	\$9,196.00	100.00%	\$0.00
Rock riprap apron (18" RCP)	2	EA	\$967.00	\$1,934.00	\$0.00	\$1,934.00	100.00%	\$0.00
Rock riprap apron (36" SLCPP)	1	EA	\$8,470.00	\$8,470.00	\$0.00	\$8,470.00	100.00%	\$0.00
PennDOT type M	2	EA	\$3,525.00	\$7,050.00	\$0.00	\$7,050.00	100.00%	\$0.00
Curb & gutter	775	IF	\$26.78	\$20,755.00	\$0.00	\$20,755.00	100.00%	(\$0.00)
Inlet protection	2	EA	\$1,500.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00
Bulk excavation	1936	CY	\$2.29	\$4,434.00	\$0.00	\$4,434.00	100.00%	(\$0.00)
Hauling	2323	lcy	\$13.34	\$30,992.00	\$0.00	\$30,992.00	100.00%	(\$0.00)
Disposal	3392	Ton	\$30.00	\$101,758.00	\$0.00	\$101,758.00	100.00%	(\$0.00)
Topsoil	815	CY	\$45.00	\$36,675.00	\$0.00	\$36,675.00	100.00%	\$0.00
Mulching	7334	SY	\$0.65	\$4,767.00	\$0.00	\$4,767.00	100.00%	(\$0.00)
Seeding	66000	SF	\$0.20	\$13,200.00	\$0.00	\$13,200.00	100.00%	\$0.00
Regrouting RCP/central outlet	100	SF	\$5.00	\$500.00	\$0.00	\$500.00	100.00%	\$0.00
Record drawings	1	EA	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.00%	\$0.00
Subtotal:				\$280,898.00	\$0.00	\$280,898.00	100.00%	(\$0.00)
Construction Cost:								
				\$280,900.00	\$0.00	\$280,900.00	100.00%	
Contingencies (10%):				\$28,090.00	\$0.00	\$28,090.00	100.00%	\$0.00
Total:				\$309,000.00	\$0.00	\$309,000.00	100.00%	\$0.00



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

June 21, 2023

East Cocalico Township
Board of Supervisors
100 Hill Road
Denver, Pennsylvania 17517

RE: Catalyst Land Development
425 S. Muddy Creek Road
Release Recommendation No. 1
TEI File No. 4035-151.R01

Gentlemen:

The owner/contractor of the above referenced project located at 425 S. Muddy Creek Road has requested a partial release from the financial security currently established for site improvements. We have conducted an improvements inspection of the property and offer the following recommendation:

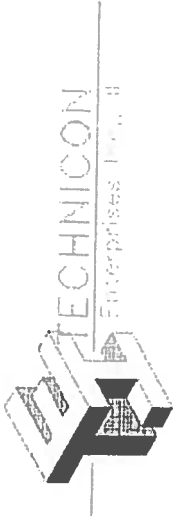
Requested Release Amount:	\$975,356.44
Recommended Release Amount:	\$975,356.44
Withholding Recommended:	\$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. **The total remaining balance in the security is \$228,895.31.** Any questions pertaining to this recommendation letter should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

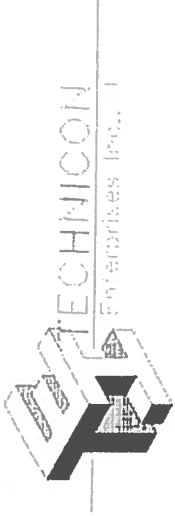
Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Interim Township Engineer

cc: Tommy Ryan, Township Manager
Matthew J. Creme, Jr., Esq, Township Solicitor
Dave Wanner, Catalyst
Steve Showalter, BR Kreider
TEI File: Municipal/East Cocalico/4035-151-R01 Catalyst Land Development.doc

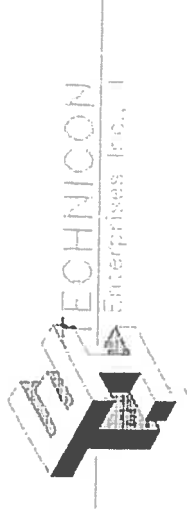


DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
I BITUMINOUS PAVING								
8" 3A Mod stone base	2310	SY	\$10.00	\$23,100.00	\$0.00	\$23,100.00	100.00%	\$0.00
2" Superpave binder course	2310	SY	\$22.00	\$50,820.00	\$0.00	\$50,820.00	100.00%	\$0.00
1.50" Superpave wearing course	2310	SY	\$16.50	\$38,115.00	\$0.00		0.00%	\$38,115.00
Heavy Duty Bituminous Paving								
10" 3A Mod stone base	5125	SY	\$15.00	\$76,875.00	\$0.00	\$76,875.00	100.00%	\$0.00
4" Superpave binder course	5125	SY	\$25.00	\$128,125.00	\$0.00	\$128,125.00	100.00%	\$0.00
1.50" Superpave wearing course	5125	SY	\$16.50	\$84,562.50	\$0.00		0.00%	\$84,562.50
Concrete Paving								
6" 2A Mod stone base	2800	SY	\$8.00	\$22,400.00	\$0.00	\$22,400.00	100.00%	\$0.00
8" Concrete paving	2800	SY	\$50.00	\$140,000.00	\$0.00	\$140,000.00	100.00%	\$0.00
Reflective line painting	1	LS	\$3,000.00	\$3,000.00	\$0.00		0.00%	\$3,000.00
Street signs	1	LS	\$750.00	\$750.00	\$0.00	\$750.00	100.00%	\$0.00
Subtotal:				\$567,747.50	\$0.00	\$442,070.00	77.86%	\$125,677.50
II CURBING								
Vertical curbing	925	LF	\$15.00	\$13,875.00	\$0.00	\$13,875.00	100.00%	\$0.00
Bumper blocks	5	EA	\$200.00	\$1,000.00	\$0.00		0.00%	\$1,000.00
Bollards	4	EA	\$450.00	\$1,800.00	\$0.00	\$1,800.00	100.00%	\$0.00
Subtotal:				\$16,675.00	\$0.00	\$15,675.00	94.00%	\$1,000.00
III SIDEWALK								
Sidewalks (4" THK, 4" stone)	2500	SF	\$20.00	\$50,000.00	\$0.00	\$50,000.00	100.00%	\$0.00
Accessible ramps	3	EA	\$1,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00
Subtotal:				\$53,000.00	\$0.00	\$53,000.00	100.00%	\$0.00
IV EROSION & SEDIMENTATION CONTROLS								
Compost filter sock	651	LF	\$3.50	\$2,278.50	\$0.00	\$2,278.50	100.00%	\$0.00
Temporary skimmer	1	EA	\$750.00	\$750.00	\$0.00	\$750.00	100.00%	\$0.00
Stabilized construction entrance	1	EA	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00
Topsoil & seeding	1	LS	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	100.00%	\$0.00
Swale lining	8613	SY	\$5.00	\$43,065.00	\$0.00	\$36,550.00	84.87%	\$6,515.00
Soil amendment	1	LS	\$12,000.00	\$12,000.00	\$0.00		0.00%	\$12,000.00
Slope lining	5582	SY	\$5.00	\$27,910.00	\$0.00	\$18,300.00	65.57%	\$9,610.00



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
Subtotal:								
				\$112,003.50	\$0.00	\$83,878.50	74.89%	\$28,125.00
<u>V STORMWATER MANAGEMENT</u>								
Basin revisions	1	LS	\$20,000.00	\$20,000.00	\$0.00		0.00%	\$20,000.00
15" RCP	37	LF	\$35.00	\$1,295.00	\$0.00	\$1,295.00	100.00%	\$0.00
15" SLCPP	190	LF	\$28.00	\$5,320.00	\$0.00	\$5,320.00	100.00%	\$0.00
24" SLCPP	1521	LF	\$45.00	\$68,445.00	\$0.00	\$68,445.00	100.00%	\$0.00
4" Underdrain	830	LF	\$7.00	\$5,810.00	\$0.00		0.00%	\$5,810.00
Type "M" inlet	6	EA	\$1,750.00	\$10,500.00	\$0.00	\$10,500.00	100.00%	\$0.00
Storm Manholes	4	EA	\$2,000.00	\$8,000.00	\$0.00	\$8,000.00	100.00%	\$0.00
Terre Kleen	1	EA	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.00%	\$0.00
DW endwalls	2	EA	\$1,750.00	\$3,500.00	\$0.00	\$3,500.00	100.00%	\$0.00
Rip rap	50	CY	\$27.00	\$1,350.00	\$0.00	\$1,350.00	100.00%	\$0.00
Clearing of existing swales	1	LS	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00
Swale grading	1	LS	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	100.00%	\$0.00
10" PVC roofleader	800	LF	\$20.00	\$16,000.00	\$0.00	\$16,000.00	100.00%	\$0.00
Gabion spillway	1	LS	\$4,500.00	\$4,500.00	\$0.00		0.00%	\$4,500.00
Subtotal:				\$202,220.00	\$0.00	\$171,910.00	85.01%	\$30,310.00
<u>VI LANDSCAPING</u>								
Evergreen tree	29	EA	\$300.00	\$8,700.00	\$0.00	\$8,700.00	100.00%	\$0.00
Deciduous tree	86	EA	\$225.00	\$19,350.00	\$0.00	\$11,700.00	60.47%	\$7,650.00
Shrubs	28	EA	\$100.00	\$2,800.00	\$0.00	\$2,800.00	100.00%	\$0.00
Replacement of misc. trees on lot 2A	1	LS	\$1,200.00	\$1,200.00	\$0.00		0.00%	\$1,200.00
Lighting	19	EA	\$1,500.00	\$28,500.00	\$0.00	\$28,500.00	100.00%	\$0.00
Subtotal:				\$60,550.00	\$0.00	\$51,700.00	85.38%	\$8,850.00
<u>VII MISCELLANEOUS</u>								
Retaining wall with handrail	1750	SF	\$27.00	\$47,250.00	\$0.00	\$47,250.00	100.00%	\$0.00
Pole relocation	1	LS	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	100.00%	\$0.00
Trash enclosure	2	EA	\$2,500.00	\$5,000.00	\$0.00		0.00%	\$5,000.00
Record plan	1	LS	\$4,500.00	\$4,500.00	\$0.00		0.00%	\$4,500.00
Subtotal:				\$58,250.00	\$0.00	\$48,750.00	83.69%	\$9,500.00

CATALYST LAND DEVELOPMENT 4035-151
 425 S. MUDDY CREEK ROAD
 EAST COCALICO TOWNSHIP
 IMPROVEMENT ESCROW
 RELEASE NO. 1 DATED: 6/21/2023



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
Construction Cost:				\$1,070,446.00	\$0.00	\$866,983.50	80.99%	\$203,462.50
Contingencies (10%) & (2.5%) Obs				\$133,805.75	\$0.00	\$108,372.94	80.99%	\$25,432.81
				=====	=====	=====	=====	=====
Total:				\$1,204,251.75	\$0.00	\$975,356.44	80.99%	\$228,895.31



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel (610) 286-1622

Fax (610) 286-1679

July 10, 2023

East Cocalico Township
Board of Supervisors
100 Hill Road
Denver, Pennsylvania 17517

RE: High Concrete Stormwater Project
125 Denver Road
Release Recommendation No. 1
TEI File No. 4035-149.R01

Gentlemen:

The owner/contractor of the above referenced project located at 125 Denver Road has requested a full release from the financial security currently established for site improvements. We have reviewed the project file of the previous Township Engineer and correspondence with the Lancaster County Conservation District and offer the following recommendation:

Requested Release Amount: \$299,290.78

Recommended Release Amount: **\$299,290.78**

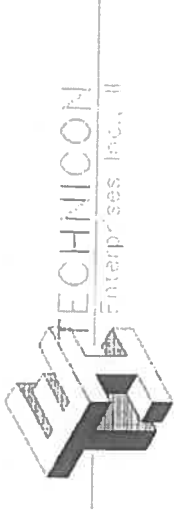
Withholding Recommended: \$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. The project has been completed in accordance with the Township approval. Any questions pertaining to this recommendation letter should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Interim Township Engineer

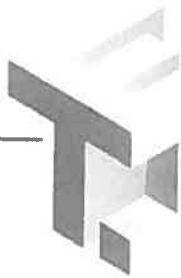
cc: Tommy Ryan, Township Manager
Matthew J. Creme, Jr., Esq, Township Solicitor
Fritz Shaak, High Concrete Group LLC
TEI File: Municipal/East Cocalico/4035-149-R01 High Concrete Stormwater.doc



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
I SITE WORK								
Clearing and Grubbing	2.75	Acre						
Topsoil Removal / Stockpiling	1600	CY	\$2,000.00	\$5,500.00	\$0.00	\$5,500.00	100.00%	\$0.00
Bulk Excavation and Grading (Cut/Fill)	7500	CY	\$4.50	\$7,200.00	\$0.00	\$7,200.00	100.00%	\$0.00
			\$5.00	\$37,500.00	\$0.00	\$37,500.00	100.00%	\$0.00
Subtotal:				\$50,200.00	\$0.00	\$50,200.00	100.00%	\$0.00
II EROSION AND SEDIMENT CONTROL								
Stabilized Rock Construction Entrance	1	EA	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	100.00%	\$0.00
18" Silt Sock	950	LF	\$4.75	\$4,512.50	\$0.00	\$4,512.50	100.00%	\$0.00
24" Silt Sock	370	LF	\$5.50	\$2,035.00	\$0.00	\$2,035.00	100.00%	\$0.00
Rock Apron (Rip-Rap)	1250	SY	\$75.00	\$93,750.00	\$0.00	\$93,750.00	100.00%	\$0.00
Inlet Protection	4	EA	\$200.00	\$800.00	\$0.00	\$800.00	100.00%	\$0.00
Landlok TRM 450	1000	SQ YD	\$4.50	\$4,500.00	\$0.00	\$4,500.00	100.00%	\$0.00
Temporary Straw with Net	4500	SQ YD	\$2.75	\$12,375.00	\$0.00	\$12,375.00	100.00%	\$0.00
Subtotal:				\$119,972.50	\$0.00	\$119,972.50	100.00%	\$0.00
III STORMWATER MANAGEMENT								
Type "M" Inlet Outlet Structure	1	EA	\$2,100.00	\$2,100.00	\$0.00	\$2,100.00	100.00%	\$0.00
Manhole	2	EA	\$850.00	\$1,700.00	\$0.00	\$1,700.00	100.00%	\$0.00
Diversion Manhole	1	EA	\$3,750.00	\$3,750.00	\$0.00	\$3,750.00	100.00%	\$0.00
ADS Water Quality Unit	1	EA	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$0.00
6" PVC	192	LF	\$30.00	\$5,760.00	\$0.00	\$5,760.00	100.00%	\$0.00
6" Preforated Pipe	74	LF	\$31.50	\$2,331.00	\$0.00	\$2,331.00	100.00%	\$0.00
8" PVC	69	LF	\$35.00	\$2,415.00	\$0.00	\$2,415.00	100.00%	\$0.00
15" HDPEP	115	LF	\$65.00	\$7,475.00	\$0.00	\$7,475.00	100.00%	\$0.00
30' HDPEP	74	LF	\$85.00	\$6,290.00	\$0.00	\$6,290.00	100.00%	\$0.00
Stone Dewatering Trenches	3	EA	\$1,500.00	\$4,500.00	\$0.00	\$4,500.00	100.00%	\$0.00
Plastic End Section	1	EA	\$500.00	\$500.00	\$0.00	\$500.00	100.00%	\$0.00
DW Head/Endwell	2	EA	\$3,000.00	\$6,000.00	\$0.00	\$6,000.00	100.00%	\$0.00
Subtotal:				\$45,821.00	\$0.00	\$45,821.00	100.00%	\$0.00
IV MISCELLANEOUS								
Deciduous Trees	16	EA	\$225.00	\$3,600.00	\$0.00	\$3,600.00	100.00%	\$0.00
Topsoil/ Seed (Meadow, Grass, Rain Garden)/ Mulch	10000	SY	\$1.50	\$15,000.00	\$0.00	\$15,000.00	100.00%	\$0.00
As-Built Plan	1	LS	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	100.00%	\$0.00



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
Subtotal:				\$20,600.00	\$0.00	\$20,600.00	100.00%	\$0.00
=====								
Construction Cost:				\$236,593.50	\$0.00	\$236,593.50	100.00%	\$0.00
Engineering & Mgmt. Contingency (15%)				\$35,489.03	\$0.00	\$35,489.03	100.00%	\$0.00
Contingencies (10%):				\$23,659.35	\$0.00	\$23,659.35	100.00%	\$0.00
=====								
Total:				\$299,290.78	\$0.00	\$299,290.78	100.00%	\$0.00



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

July 11, 2023

East Cocalico Township
Board of Supervisors
100 Hill Road
Denver, Pennsylvania 17517

RE: Members First Credit Union
Subdivision/Land Development Plan
2050 N. Reading Road
Release Recommendation No. 2
TEI File No. 4035-160.R02

Gentlemen:

The applicant/developer of the above referenced project located at 2050 N. Reading Road has requested a full release from the financial security currently established for site improvements. We have reviewed the as-built plan & project file of the previous Township Engineer, conducted a final inspection of the project and offer the following recommendation:

Requested Release Amount: \$10,445.74

Recommended Release Amount: **\$10,445.74**

Withholding Recommended: \$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. The project has been completed in accordance with the Township approval. Any questions pertaining to this recommendation letter should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Interim Township Engineer

cc: Tommy Ryan, Township Manager
Matthew J. Creme, Jr., Esq, Township Solicitor
Richard Castranio, Alpha Consulting Engineers, Inc.
Mike Martin, Members First Credit Union
TEI File: Municipal/East Cocalico/4035-160-R02 Members First Credit Union.doc



DESCRIPTION	NO	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
I E&S CONTROL								
Construction entrance	1	EA	\$1,000.00	\$1,000.00			100.00%	\$0.00
12" Filter sock	925	LF	\$6.00	\$5,550.00			100.00%	\$0.00
Temporary rock filter	1	EA	\$125.00	\$125.00			100.00%	\$0.00
Inlet protection	5	EA	\$150.00	\$750.00			100.00%	\$0.00
Erosion control blanket - NAG S75	1200	SY	\$2.00	\$2,400.00			100.00%	\$0.00
Permanent seeding	1350	SY	\$3.00	\$4,050.00		\$1,050.00	100.00%	\$0.00
Rip-rap apron	1	EA	\$750.00	\$750.00			100.00%	\$0.00
Compost sock concrete washout	1	LS	\$650.00	\$650.00			100.00%	\$0.00
Temporary orange construction fencing	410	LF	\$5.00	\$2,050.00			100.00%	\$0.00
Subtotal:				\$17,325.00	\$16,275.00	\$1,050.00	100.00%	\$0.00

II STORMWATER MANAGEMENT FACILITIES

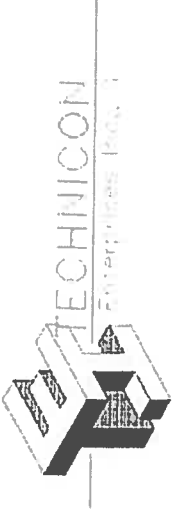
Infiltration Bed #1

Infiltration bed excavation	1575	CY	\$5.00	\$7,875.00			100.00%	\$0.00
12" Amended top soil	525	SY	\$37.00	\$19,425.00		\$2,875.00	100.00%	\$0.00
4" Perforated underdrain w/ gate valve	100	LF	\$10.00	\$1,000.00			100.00%	\$0.00
Ernst seed mix within basin bottom	5	LB	\$14.00	\$70.00			100.00%	\$0.00
Misc Stormwater								
Swale 1	350	LF	\$6.00	\$2,100.00		\$900.00	100.00%	\$0.00
6" SDR-35 roof drain	350	LF	\$12.00	\$4,200.00			100.00%	\$0.00
Type C inlet	5	EA	\$2,500.00	\$12,500.00			100.00%	\$0.00
Outlet structure w/ trash rack	1	EA	\$3,500.00	\$3,500.00			100.00%	\$0.00
15" SLCPP	272	LF	\$35.00	\$9,520.00			100.00%	\$0.00
18" SLCPP	60	LF	\$40.00	\$2,400.00			100.00%	\$0.00
21" Concrete endwall w/ trash rack	1	EA	\$3,000.00	\$3,000.00			100.00%	\$0.00
River rock level spreader	2	EA	\$130.00	\$260.00			100.00%	\$0.00
Clean existing storm sewer system	1	LS	\$750.00	\$750.00			100.00%	\$0.00
Subtotal:				\$66,600.00	\$62,825.00	\$3,775.00	100.00%	\$0.00

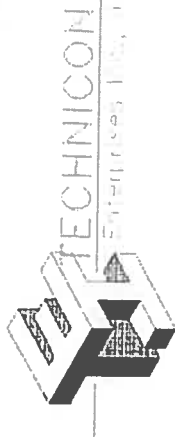
III PARKING LOT

Type 1 (Access Drive) Bituminous Paving

1.5" 9.5 MM wearing course	740	SY	\$12.50	\$9,250.00			100.00%	\$0.00
4" 19 MM binder course	740	SY	\$20.00	\$14,800.00			100.00%	\$0.00



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
8" - 2A Subbase	740	SY	\$12.00	\$8,880.00	\$8,880.00		100.00%	\$0.00
Type 2 (Heavy Duty) Bituminous Paving								
1.5" 9.5 MM wearing course	875	SY	\$12.50	\$10,937.50	\$10,937.50		100.00%	\$0.00
4.5" 19 MM binder course	875	SY	\$20.00	\$17,500.00	\$17,500.00		100.00%	\$0.00
8" - 2A Subbase	875	SY	\$12.00	\$10,500.00	\$10,500.00		100.00%	\$0.00
Type 3 (Typical) Bituminous Paving								
1.5" 9.5 MM wearing course	725	SY	\$12.50	\$9,062.50	\$9,062.50		100.00%	\$0.00
2" 19 MM Binder course	725	SY	\$20.00	\$14,500.00	\$14,500.00		100.00%	\$0.00
6" - 2A subbase	725	SY	\$9.00	\$6,525.00	\$6,525.00		100.00%	\$0.00
Access drive milling & overlay	135	SY	\$20.00	\$2,700.00	\$2,700.00		100.00%	\$0.00
Concrete curb	1430	LF	\$15.00	\$21,450.00	\$21,450.00		100.00%	\$0.00
Concrete sidewalk	600	SF	\$5.00	\$3,000.00	\$3,000.00		100.00%	\$0.00
Handicap ramps	5	EA	\$1,000.00	\$5,000.00	\$5,000.00		100.00%	\$0.00
Retaining wall	1	EA	\$25,000.00	\$25,000.00	\$25,000.00		100.00%	\$0.00
Aluminum fencing	185	LF	\$13.00	\$2,405.00	\$2,405.00		100.00%	\$0.00
Paint striping	1	LS	\$400.00	\$400.00	\$400.00		100.00%	\$0.00
Stop bars	5	EA	\$125.00	\$625.00	\$625.00		100.00%	\$0.00
Miscellaneous sidewalk replacements	1	LS	\$1,000.00	\$1,000.00	\$1,000.00		100.00%	\$0.00
Street signs	7	EA	\$150.00	\$1,050.00	\$750.00	\$300.00	100.00%	\$0.00
Secondary emergency access to Mt. Zion property	1	LS	\$6,000.00	\$6,000.00	\$4,500.00	\$1,500.00	100.00%	\$0.00
Subtotal:				\$170,585.00	\$168,785.00	\$1,800.00	100.00%	\$0.00



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
<u>V LANDSCAPING</u>								
Red Maple, 2" caliper	7	EA	\$200.00	\$1,400.00	\$1,400.00		100.00%	\$0.00
Japanese Maple, 2" caliper	2	EA	\$250.00	\$500.00	\$500.00		100.00%	\$0.00
Sargent Cherry, 2" caliper	4	EA	\$200.00	\$800.00	\$800.00		100.00%	\$0.00
Grape Myrtle, 24" B&B	6	EA	\$150.00	\$900.00	\$900.00		100.00%	\$0.00
Zelkova, 2" caliper	6	EA	\$200.00	\$1,200.00	\$1,200.00		100.00%	\$0.00
Douglas Fir, 24" B&B	14	EA	\$175.00	\$2,450.00	\$2,450.00		100.00%	\$0.00
Japanese Tree Lilac, 1.5" caliper	6	EA	\$200.00	\$1,200.00	\$1,200.00		100.00%	\$0.00
Subtotal:				\$8,450.00	\$8,450.00	\$0.00	100.00%	\$0.00
<u>VI MISCELLANEOUS</u>								
Light standard	7	EA	\$500.00	\$3,500.00	\$3,500.00		100.00%	\$0.00
Concrete monuments	2	EA	\$150.00	\$300.00	\$300.00		100.00%	\$0.00
Iron pins	8	EA	\$75.00	\$600.00	\$600.00		100.00%	\$0.00
As-built	1	LS	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	100.00%	\$0.00
Recording	1	LS	\$50.00	\$50.00	\$0.00	\$50.00	100.00%	\$0.00
Subtotal:				\$9,450.00	\$6,900.00	\$2,550.00	100.00%	\$0.00
Construction Cost:								
				\$272,410.00	\$263,235.00	\$9,175.00	100.00%	\$0.00
Construction observation (3.5%):				\$9,534.35	\$9,213.23	\$321.13	100.00%	\$0.00
Contingencies (10%):				\$28,194.44	\$27,244.82	\$949.61	100.00%	\$0.00
Total:				\$310,138.79	\$299,693.05	\$10,445.74	100.00%	\$0.00



June 23, 2023

02-172.2

Board of Supervisors
Via Email to Tommy Ryan, Manager
East Cocalico Township
100 Hill Road
Denver, PA 17517

RE: Village of East Cocalico – 90-day Time Extension

Dear Supervisors,

On behalf of the applicant for The Village of East Cocalico, please accept this letter granting East Cocalico Township a 90-day time extension to review the project.

Should you have any questions about this request please let me know.

Regards,
DAVID MILLER/ASSOCIATES, INC.


Todd C. Vaughn
Senior Project Manager

Cc. Hugh Simpson – Applicant (Via Email)

DAVID MILLER/ASSOCIATES, INC.

1076 CENTERVILLE ROAD | LANCASTER, PA 17601 | 717-898-3402 | FAX: 717-898-9365 | www.dmai.com

From: Harris, Jerrod
Sent: Tuesday, June 20, 2023
To: Tommy Ryan
Subject: Air Methods Stevens, PA Project Extension

Tommy, please accept this email, as a request for an additional 90 days, for our temporary setup. As you are aware, we are working through the process to complete all required survey's, site mapping, etc. to receive building permit.

Jerrod Harris | Director of Base Integration

✉ Address: [5500 S. Quebec Street | Greenwood Village, CO 80111](#)
[AirMethods.com](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)





We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395

E-mail: rettew@rettew.com • Web site: rettew.com

PRINT & SIGN TWO ORIGINALS – ONE FOR RETTEW – ONE FOR CLIENT RECORDS. IF COMPLETED ADDENDUM IS MORE THAN ONE PAGE – COPY PAGES BACK TO BACK BEFORE SIGNING & SENDING

PROJECT CHANGE ORDER/ADDENDUM

DATE:	June 14, 2023	PROJECT #:	031722035
PROJECT NAME:	Hill & White Oak Road Culvert Replacements	ADDENDUM #:	1
WORK/CHANGE REQUESTED BY:	-	WORK/CHANGE RECEIVED BY:	Dan Rogers

WORK/CHANGE REQUESTED:

Per the original proposal dated February 2, 2023, fieldwork associated with threatened and endangered species coordination was not included within the scope. A PNDI search resulted in a bog turtle hit for both the Hill Road and White Oak Road project sites, and the subsequent wetland delineation found wetlands within 300' of both project sites. For these reasons, a Phase 1 Bog Turtle Habitat assessment is required at both sites. RETTEW proposes to sub-contract with Herpetological Associates, Inc. (HA) to perform the surveys. The following is a summary of the additional services:

A. BOG TURTLE SURVEY (PHASE 474)

RETTEW will:

1. Coordinate with HA to complete a Phase 1 Bog Turtle Habitat Evaluation Field Form for wetlands identified within the Hill Road and White Oak Road project sites, as defined by the Wetland Delineation (Phase 401), plus any wetlands within 300 feet of the project site, in accordance with the methods outlined in USFWS *Guidelines for Bog Turtle Surveys* (revised April 2020). The assessment will be completed by a USFWS Certified Bog Turtle Surveyor.
2. Coordinate with HA to prepare and submit a Phase 1 Bog Turtle Habitat Assessment Report to the U.S. Fish and Wildlife Service (USFWS) for their review and comment. A separate report will be submitted for each site.
3. Coordinate with USFWS to obtain a clearance letter and include with the GP-11 permit for each site.

COMPENSATION

RETTEW proposes to provide the aforementioned professional services for the Lump Sum fee stated below. The costs are provided below for your convenience

A. BOG TURTLE SURVEY (PHASE 474)\$5,700.00

TOTAL FOR THIS ADDENDUM:	\$5,700.00	Lump Sum
ORIGINAL AGREEMENT AMOUNT		
DATED: February 2, 2023	\$174,890.00	Lump Sum
TOTAL OF PREVIOUS ADDENDUM(A):	\$0	
AMENDED AGREEMENT AMOUNT:	\$180,590.00	Lump Sum



If this addendum is satisfactory and acceptable and fully sets forth all the items of our understanding, please signify your acceptance by signing below. Please return a fully executed original to our office and retain the second for your records. This document will then constitute our completed agreement.

This addendum will be subject to all the terms and conditions of our previous work order agreement dated February 2, 2023.

BY:

BY:

(CLIENT SIGNATURE)

(RETTEW SIGNATURE)

(PRINTED NAME)

(PRINTED NAME)

TITLE:

TITLE:

DATE:

DATE:

Z:\Shared\Projects\03172\031722035 - Hill Road Bridge Design\00 Contracts\02 Addenda\ECocalico_Hill & White Oak Rd_Add1_2023-06-14.docx

RETTEW



June 28, 2023

Tommy Ryan
Township Manager
East Cocalico Township
100 Hill Road
Denver, PA 17517

Re: Letter Proposal for Documentation of Fiscal Processes Related to the Township's Finance Director Position

Dear Manager Ryan:

Government Finance Solutions (GFS), a division of Dawood Engineering, located at 4250 Crums Mill Road, Harrisburg, 17112, is pleased to submit this formal proposal to East Cocalico Township (Township) for documentation of fiscal processes related to the Township's Finance Director position. With a focus on results rather than reports, GFS serves clients as a business partner, strategic advisor, and technology influencer. The GFS team will partner with the Township to chart their continued path to fiscal strength and success.

Below is an outline of our services in conformance with the request and indicates the scope, fee, and schedule.

SCOPE OF SERVICES

Provide the Township with documentation of the fiscal processes related to the Township's Finance Director position. To include but not be limited to:

- Payroll
- Vendor payments
- Receipting
- Bank reconciliation
- Pension
- Annual reporting – payroll, state, debt
- Budget preparation
- Audit preparation

It is expected the GFS staff will spend a minimum of five days at the Township's offices (to be scheduled at mutually agreed upon times), in addition to remote follow-up to complete documentation.

PROPOSED FEE

GFS proposes to perform the above referenced services for an hourly rate of \$125. Based on our conversations, I am estimating that it would take approximately 60 hours to complete the documentation.

Proposed fees are in effect for six (6) months from the date of the proposal after which time they may be subject to change.

GFS services will be billed on a Time and Materials basis plus reasonable and ordinary expenses. Reasonable and ordinary expenses will be but are not limited to mileage, per diem, and lodging. Mileage will be billed based at the current IRS rates. Lodging and per diems will be based on current GSA rates.

SCHEDULE

These services will begin upon signing of this agreement and continue indefinitely, until cancelled by the Township or GFS. Pending cooperation and availability of Township staff, GFS anticipates issuance of the final document by September 30, 2023. Any change to the estimate above will be discussed with the Township in advance.

ASSUMPTIONS

This scope of services and related fees have been prepared based on the following assumptions:

1. Duties assigned to GFS that exceed the estimate will be brought to the Township Manager to determine if the estimated hours should be adjusted or duties reassigned.
2. GFS will be given appropriate access to files as deemed necessary to conduct duties as assigned.
3. GFS will be able to attend meetings with the Township virtually if an order by the Governor preventing travel or meeting in person due to the COVID-19 Pandemic.
4. GFS will provide a written proposal for services beyond this initial set of services if requested.
5. GFS will not provide legal advice and will defer to the Township's Solicitor.

GFS appreciates the opportunity to provide the Township with this letter proposal and we are confident our diverse capabilities and experience will be an asset to your team. We are sending an electronic copy of this proposal and our standard terms and conditions. If our proposal and terms are satisfactory, please sign a copy of the proposal and return to Tracey Rash via email.

East Cocalico Township
June 28, 2023
Page 3

Please contact me at 717-514-2605 or by e-mail at trash@gfsdawood.net if you have any questions regarding this proposal or on the project in general. Thank you for the opportunity and I look forward to working with you.

Sincerely,



Tracey Rash
Manager
Government Finance Solutions

Enclosures
Tracey Rash Resume
Susan Saylor Resume
Standard Terms and Conditions
GFS Brochures

This proposal is accepted by:

Name: _____
Please Print

Title: _____
Please Print

Signor: _____
Please Sign

Client Name: East Cocalico Township

2023 Monthly Report

[illegible][illegible][illegible]

07/11/23
11:36 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
GENERAL FUND

Page 1 of 11
finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	1,880,490.00	1,783,835.64	96,654.36	94.86%
ACT 511 RE TRANSFER TAX	290,000.00	148,244.82	141,755.18	51.12%
EARNED INCOME TAX	1,875,378.00	1,090,341.72	785,036.28	58.14%
LOCAL SERVICE TAX	341,299.00	303,469.07	37,829.93	88.92%
PERMIT REVENUES	300.00	0.00	300.00	0.00%
LICENSES/FRANCHISE	134,000.00	64,496.65	69,503.35	48.13%
FINES/PARKING TICKETS	32,026.00	13,015.64	19,010.36	40.64%
INTEREST EARNINGS	67,868.00	62,036.97	5,831.03	91.41%
RENTS/ROYALTIES	14,703.00	5,588.00	9,115.00	38.01%
INTERGOV'T REV FEDERAL	0.00	0.00	0.00	0.00%
INTERGOV'T REV STATE	510,751.00	366,469.31	144,281.69	71.75%
STATE SHARED REVENUE	81,750.00	1,800.00	79,950.00	2.20%
StatePaymentsInLieuOfTax	69.00	0.00	69.00	0.00%
LOCAL GOV'T/OPER.GRANT	0.00	0.00	0.00	0.00%
LOCAL GOV'T/SHARED PAYTS	697,634.00	352,866.38	344,767.62	50.58%
COMMUNITY DEV FEES	20,950.00	13,104.20	7,845.80	62.55%
PUBLIC SAFETY	55,000.00	25,972.19	29,027.81	47.22%
INSP/PERMIT/LIC ComDev	143,750.00	161,180.32	-17,430.32	112.13%
PERMITS ROADS	3,650.00	398.00	3,252.00	10.90%
RECYCLING SERVICES	4,565.00	3,065.67	1,499.33	67.16%
RECREATION/POOL	67,295.00	44,250.00	23,045.00	65.76%
MISCELLANEOUS	150.00	58.88	91.12	39.25%
DONATIONS/CONTRIBUTIONS	0.00	1,000.00	-1,000.00	100.00%
PROCEEDS/GEN.FIXED ASSETS	20,000.00	12,700.00	7,300.00	63.50%
InterfdOperatingTrans.	236,000.00	0.00	236,000.00	0.00%
REFUNDS	75,536.00	67,803.45	7,732.55	89.76%
Total Revenues	6,553,164.00	4,521,696.91	2,031,467.09	69.00%
SUPERVISORS	20,250.00	8,878.07	11,371.93	43.84%
MANAGEMENT	142,500.00	53,127.53	89,372.47	37.28%
FINANCIAL ADMINISTRATION	98,187.00	49,687.84	48,499.16	50.61%
TAX COLLECTOR	35,650.00	30,181.19	5,468.81	84.66%
PROFESSIONAL SERVICES	73,750.00	65,377.49	8,372.51	88.65%
GENERAL GOVT - OFFICE	192,775.00	93,881.32	98,893.68	48.70%
PERSONNEL ADMINISTRATION	2,500.00	915.61	1,584.39	36.62%
ENGINEER	64,000.00	22,727.63	41,272.37	35.51%
GENERAL GOVT - BUILDING	115,150.00	36,181.72	78,968.28	31.42%
POLICE DEPARTMENT	3,214,127.00	1,557,097.91	1,657,029.09	48.45%
FIRE/EMERGENCY MGT.	213,800.00	30,637.35	183,162.65	14.33%
AMBULANCE/EMERGENCY	30,000.00	0.00	30,000.00	0.00%
SEO/On Lot Sewage	500.00	0.00	500.00	0.00%
CONTRACTED SERVICES	12,500.00	6,312.56	6,187.44	50.50%
COMMUNITY DEVELOPMENT	445,868.00	163,553.91	282,314.09	36.68%
PUBLIC SAFETY	2,950.00	629.84	2,320.16	21.35%
RECYCLING	12,000.00	100.00	11,900.00	0.83%
SANITATION	150.00	0.00	150.00	0.00%
HIGHWAY DEPARTMENT	494,960.00	225,204.79	269,755.21	45.50%
SNOW MATERIALS/HIGHWAY	84,700.00	7,951.18	76,748.82	9.39%

07/11/23

11:36 am

East Cocalico Township General Ledger
 Current Yr Pd: 6 - Budget Status Report
 GENERAL FUND

Page 2 of 11
 finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
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TRAFFIC SIGNALS & SIGNS	25,000.00	18,504.58	6,495.42	74.02%
REPAIRS TOOLS & MACHINERY	25,000.00	11,615.30	13,384.70	46.46%
ROADS/MAINTENANCE/REPAIRS	172,500.00	7,570.53	164,929.47	4.39%
MS4/SWM/WATERSHED	141,385.00	34,250.47	107,134.53	24.22%
SWIMMING POOL	158,527.00	30,770.76	127,756.24	19.41%
PARKS	85,000.00	21,107.80	63,892.20	24.83%
LIBRARIES	30,000.00	0.00	30,000.00	0.00%
COMMUNITY	11,000.00	10,767.00	233.00	97.88%
DEBT PRINCIPAL	269,874.00	203,858.62	66,015.38	75.54%
DEBT INTEREST	22,416.00	13,536.92	8,879.08	60.39%
DEBT COSTS	0.00	0.00	0.00	0.00%
MISCELLANEOUS	1,500.00	1,018.69	481.31	67.91%
INSURANCE	89,413.00	76,170.62	13,242.38	85.19%
INSURANCE/BENEFITS	427,888.00	193,673.09	234,214.91	45.26%
OTHER FINANCING USES	250.00	0.00	250.00	0.00%
INTERFUND TRANSFERS				
TRANS.CAP.RES.POLICE PEN.				
TRANSFER TO STATE FUND	40,000.00	0.00	40,000.00	0.00%
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Total TRANS.CAP.RES.POLICE	240,000.00	0.00	240,000.00	0.00%
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Total INTERFUND TRANSFERS	240,000.00	0.00	240,000.00	0.00%
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Total Expenditures	6,956,070.00	2,975,290.32	3,980,779.68	42.77%
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Total GENERAL FUND	-402,906.00	1,546,406.59	-1,949,312.59	
=====	=====	=====	=====	=====

07/11/23
11:36 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
LIGHT FUND

Page 3 of 11
finance

Account	Adjusted Budget	Actual	Budget Balance	Actual % of Budget
REAL PROPERTY TAXES	202,900.00	210,253.01	-7,353.01	103.62%
INTEREST EARNINGS	1,060.00	1,058.14	1.86	99.82%
Total Revenues	203,960.00	211,311.15	-7,351.15	103.60%
TAX COLLECTION	4,025.00	3,763.95	261.05	93.51%
STREET LIGHTING	163,250.00	82,715.38	80,534.62	50.67%
Total Expenditures	167,275.00	86,479.33	80,795.67	51.70%
Total LIGHT FUND	36,685.00	124,831.82	-88,146.82	

07/11/23

11:36 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
HYDRANT FUND

Page 4 of 11

finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	83,725.00	92,752.14	-9,027.14	110.78%
INTEREST EARNINGS	665.00	655.95	9.05	98.64%
Total Revenues	84,390.00	93,408.09	-9,018.09	110.69%
TAX COLLECTION	3,015.00	2,919.95	95.05	96.85%
PUBLIC WORKS/HYDRANT	65,700.00	32,535.00	33,165.00	49.52%
Total Expenditures	68,715.00	35,454.95	33,260.05	51.60%
Total HYDRANT FUND	15,675.00	57,953.14	-42,278.14	

07/11/23

11:36 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
RECREATION FUND

Page 5 of 11

finance

Account	Adjusted Budget	Actual	Budget Balance	% of Budget Actual
INTEREST EARNINGS	640.00	930.13	-290.13	145.33%
Recreation	200.00	0.00	200.00	0.00%
SPECIAL ASSESSMENTS	10,000.00	0.00	10,000.00	0.00%
Total Revenues	10,840.00	930.13	9,909.87	8.58%
PARKS	110,000.00	31,465.00	78,535.00	28.60%
Total Expenditures	110,000.00	31,465.00	78,535.00	28.60%
Total RECREATION FUND	-99,160.00	-30,534.87	-68,625.13	

07/11/23

11:36 am

East Cocalico Township General Ledger
 Current Yr Pd: 6 - Budget Status Report
 CAPITAL RESERVE FUND

Page 7 of 11
 finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	46,138.00	37,577.16	8,560.84	81.45%
PERMITS/HWY/STREETS	0.00	0.00	0.00	0.00%
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00%
TRANSFERS FROM GENERAL FD	400,000.00	0.00	400,000.00	0.00%
Total Revenues	446,138.00	37,577.16	408,560.84	8.42%
GENERAL GOVERNMENT	0.00	0.00	0.00	0.00%
GENERAL GOV'T BUILDING	0.00	0.00	0.00	0.00%
HIGHWAY/SHED	0.00	0.00	0.00	0.00%
TRAFFIC SIGNALS & SIGNS	0.00	0.00	0.00	0.00%
RoadRepairs/Maint.	125,000.00	0.00	125,000.00	0.00%
POOL	0.00	0.00	0.00	0.00%
PARKS	0.00	0.00	0.00	0.00%
MISC./BANK CHARGES	0.00	0.00	0.00	0.00%
Transfer to General Fund	236,000.00	0.00	236,000.00	0.00%
Transfer to Recreation fu	40,000.00	0.00	40,000.00	0.00%
Total Expenditures	401,000.00	0.00	401,000.00	0.00%
Total CAPITAL RESERVE FUND	45,138.00	37,577.16	7,560.84	

07/11/23

11:36 am

East Cocalico Township General Ledger
 Current Yr Pd: 6 - Budget Status Report
 TRAFFIC IMPACT FUND

Page 10 of 11
 finance

Account	Adjusted Budget	Actual	Budget Balance	Actual % of Budget
Interest ENB	950.00	886.91	63.09	93.36%
Interest Uninvest	3,200.00	4,723.52	-1,523.52	147.61%
Traffic Impact Fees	237,300.00	24,328.51	212,971.49	10.25%
Total Revenues	241,450.00	29,938.94	211,511.06	12.40%
Engineer Traffic Rettew	18,500.00	636.13	17,863.87	3.44%
Engineer Becker Land Plan	6,500.00	1,270.00	5,230.00	19.54%
Solicitor Traffic Impact	3,500.00	1,498.50	2,001.50	42.81%
Traffic Signals and Signs	10,000.00	0.00	10,000.00	0.00%
Road Repairs/Maint	400,000.00	0.00	400,000.00	0.00%
Total Expenditures	438,500.00	3,404.63	435,095.37	0.78%
Total TRAFFIC IMPACT FUND	-197,050.00	26,534.31	-223,584.31	

07/11/23

11:36 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
STATE FUND

Page 11 of 11
finance

Account	Adjusted Budget	Actual	Budget Balance	Actual % of Budget
INTEREST EARNINGS	525.00	2,288.25	-1,763.25	435.86%
SHARED REV.& ENTITLEMENTS	380,487.00	387,657.47	-7,170.47	101.88%
Highways and Streets	14,350.00	0.00	14,350.00	0.00%
PROC.GEN.FIXED.ASSETS	0.00	0.00	0.00	0.00%
TRANSFER FROM GEN.FD.	0.00	0.00	0.00	0.00%
Loan Proceeds/LongTermDeb	0.00	0.00	0.00	0.00%
Total Revenues	395,362.00	389,945.72	5,416.28	98.63%
WINTER MAINT./SNOW	0.00	0.00	0.00	0.00%
TRAFFIC MAINT./CONTROL	0.00	0.00	0.00	0.00%
MACHINERY/TOOLS REPAIR	0.00	0.00	0.00	0.00%
ROAD REPAIRS/MAINT.	0.00	0.00	0.00	0.00%
ROAD/BRIDGE PROJECTS	463,020.00	0.00	463,020.00	0.00%
BANK CHARGES	0.00	0.00	0.00	0.00%
INTERFUND TRANSFERS	0.00	0.00	0.00	0.00%
Total Expenditures	463,020.00	0.00	463,020.00	0.00%
Total STATE FUND	-67,658.00	389,945.72	-457,603.72	
Total All Funds	-669,276.00	2,152,713.87	-2,821,989.87	

07/11/23
11:38 am

East Cocalico Township General Ledger
Current Yr Pd: 7 - Budget Status Report
AMERICAN RESCUE PLAN ACT

Page 1 of 1
finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance	Actual % of Budget
Interest ARPA Funds	2,850.00	0.00	2,850.00	5,844.91	-2,994.91	205.08%
Total Revenues	2,850.00	0.00	2,850.00	5,844.91	-2,994.91	205.08%
Wages Internship Program	7,500.00	0.00	7,500.00	3,126.75	4,373.25	41.69%
Contr Svcs Records Mgt	152,045.84	-75,923.00	76,122.84	3,252.10	72,870.74	4.27%
Cap Purch-Vent/HVAC	97,256.05	-37,256.05	60,000.00	0.00	60,000.00	0.00%
Cap Purch-Generator	32,500.00	0.00	32,500.00	22,772.50	9,727.50	70.07%
Pension Member Contribut	37,500.00	0.00	37,500.00	0.00	37,500.00	0.00%
Firefighter Air Packs	0.00	0.00	0.00	9,747.00	-9,747.00	100.00%
Traffic Preemp Devices	7,000.00	0.00	7,000.00	0.00	7,000.00	0.00%
Cap Purch Salt Shed	175,000.00	0.00	175,000.00	415.00	174,585.00	0.24%
FS4 Farm Cooperation	32,500.00	0.00	32,500.00	15,931.50	16,568.50	49.02%
MS4 RDA Reamstown Hghts	38,053.00	0.00	38,053.00	2,415.89	35,637.11	6.35%
MS4 Rose Hill Basins	36,366.00	0.00	36,366.00	1,185.75	35,180.25	3.26%
Box Culverts-Hill/White O	317,350.00	0.00	317,350.00	29,579.08	287,770.92	9.32%
Total Expenditures	933,070.89	-113,179.05	819,891.84	88,425.57	731,466.27	10.79%
Total AMERICAN RESCUE PLAN	-930,220.89	113,179.05	-817,041.84	-82,580.66	-734,461.18	
Total All Funds	-930,220.89	113,179.05	-817,041.84	-82,580.66	-734,461.18	

07/11/23

11:37 am

East Cocalico Township General Ledger
Current Yr Pd: 6 - Budget Status Report
DEVELOPER FUND

Page 1 of 1
finance

Account	Adjusted Budget	Actual	Budget Balance	Actual % of Budget
Engineer Fees Reimbursed	0.00	157,326.06	-157,326.06	100.00%
Solicitor Fees Reimbursed	0.00	4,662.00	-4,662.00	100.00%
Total Revenues	0.00	161,988.06	-161,988.06	100.00%
Engineer-Reimb Expenses	0.00	92,922.07	-92,922.07	100.00%
Solicitor Reimb Expenses	0.00	13,006.75	-13,006.75	100.00%
Total Expenditures	0.00	105,928.82	-105,928.82	100.00%
Total DEVELOPER FUND	0.00	56,059.24	-56,059.24	
Total All Funds	0.00	56,059.24	-56,059.24	

Public Works Department Report

June 2023

1. Road/Bridge Maintenance
 - a. Cleaned streets and drains as needed
 - b. Sign maintenance, clean straighten and replace as need
 - c. Cleaned bridge decks and undersides as needed
 - d. Did base/ shoulder repair on Martin Dr and Mohns hill Rd
2. Parks/Reamstown pool
 - a. Pool is open, morning maintenance as needed
 - b. Blow off skate park and walking trail as needed
 - c. Cleaned up sticks and debris at parks as needed
 - d. Emptied garbage cans throughout parks weekly
 - e. Playground inspections and maintenance
 - f. Installed new water fountain
3. Equipment/vehicle maintenance
 - a. Washed trucks and equipment weekly
 - b. Repaired the zipper " fuel leak"
 - c. Serviced equipment
 - d. Repaired roller "hyd hose"
 - e. Got forklift serviced and repaired
 - f. Repair seal buggy "alternator"
4. Miscellaneous
 - a. Cleaned shop and bathroom weekly
 - b. Posted Zoning hearing signage
 - c. Sign maintenance and repair
 - d. Continue work at rose hill retrofit
 - e. Continue responding/marking PA one calls
 - f. Painted/Installed historical Reamstown sign



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

July 12, 2023

East Cocalico Township
100 Hill Road
Denver, PA 17517

RE: Building and Zoning
Inspectors Report
June 2023

Dear Board Members:

The following Building Inspector and Zoning Officer activities were conducted in East Cocalico Township during the month of June 2023.

Building Permits Issued

23-076B	Cocalico School District	44 S. Reamstown Rd.	Renovations
23-147AE	James & Evelyn Trostle	120 Woodcrest Ln.	Rooftop solar
23-138B	Sunview Partners	40 Pacific Blvd. lot 34	New home
23-143B	Sunview Partners	30 Pacific Blvd. lot 39	New home
23-144B	Sunview Partners	28 Pacific Blvd. lot 40	New home
23-159MEP	Marsha Beamendorfer	19 Terrace Ave.	200 amp upgrade
23-162B	Don Sunday	69 Adamstown Rd.	Addition to garage
23-133B	WICU	86 Denver Rd.	Renovations
23-154B	Joseph Varner	29 Winding Way	Addition over garage
23-132B	Jeffrey & Esther Snader	2683 N. Reading Rd.	Replace 4 bldgs. with storage structure
23-122B	Boose Aluminum	77 N. Reamstown Rd.	Silo #1
23-123B	Boose Aluminum	77 N. Reamstown Rd.	Silo #2
23-166B	Michael DeLuca	8 Rein Dr.	Deck
23-173MEP	Ki-Jana Hoover	91 N. Line Rd.	PPL reconnection
23-172B	Joseph Gagliano	1419 N. Reading Rd.	Laundry/bath renovaton/HVAC
23-175B	Tammy LeCompte	11 Buckwheat Dr.	Above ground pool
23-174	Jordan Hoover	672 Smokestown Rd.	Demo/repair roofed porch
22-283B	Boose Aluminum	77 N. Reamstown Rd.	Bathrooms
23-177B	Jeffrey Wenger	41 Pacific Blvd. lot 75	New home
23-178B	Jeffrey Wenger	43 Pacific Blvd. lot 76	New home
23-179B	Jeffrey Wenger	24 Anchor Ave. lot 80	New home
23-180B	Jeffrey Wenger	22 Anchor Ave. lot 81	New home

Zoning Permits Issued

None

**Building Inspections Conducted**

22-181B	Jason Hollinger	136 N Muddy Creek Rd	Final
22-228B	Jordan & Jolene Seibel	498 Black Horse Rd	Framing, Service Electrical, Rough Electrical, Plumbing, and Mechanical
22-229B	Elmer & Barbara Ebersol	28 Edie Dr	Final
22-246B	Sunview Partners	Stevens Rd	Final
22-249B	Jesse Sauder	25 Cardinal Dr	Final Electric
22-251B	Elmer & Barbara Ebersol	28 Edie Dr	Final
22-261B	Kelly Thrasher	5 Buena Vista Ln	Framing, Rough Electric
22-267B	Jeffrey Wenger	48 Pacific Blvd	Final
22-268B	Jeffrey Wenger	46 Pacific Blvd	Final
22-292B	Fred & Annie Loud	7 Whitetail Dr	Final
22-305B	Jason Martin	255 Woodcrest Dr	Final
23-001AE	Kimberly Roth	87 Summers Dr	Rough Electric
23-014B	Jeffrey Wenger	42 Pacific Blvd	Framing, Service Electrical, Rough Electric, Plumbing, Mechanical, and Wallboard
23-015B	Jeffrey Wenger	44 Pacific Blvd	Framing, Service Electrical, Rough Electric, Plumbing, Mechanical, and Wallboard
23-018B	East Cocalico Twp	102 Hill Rd	Foundation, Wall Steel
23-032AE	Eugene DeWeese	6 Rein Dr	Final
23-033AE	Barry Esser	1105 Steffy Rd	Final Electric
23-034B	Sunview Partners	41 Coastal Ave	Rough Plumbing, Mechanical, Electrical, Service Electrical, Framing
23035B	Sunview Partners	39 Coastal Ave	Rough Plumbing, Mechanical, Electrical, Service Electrical, Framing
23-036B	Sunview Partners	37 Coastal Ave	Footing, Service Electric
23-037B	Sunview Partners	35 Coastal Ave	Footing
23-038B	Sunview Partners	33 Coastal Ave	Footing
23-041MEP	Reuben Zeist	13 S Reamstown Rd	Final
23-042AE	Lorenzo Bonura	320 Hill Rd	Rough, Final Electrical
23-049MEP	Jeff Bahrenburg	550 Black Horse Rd	Final Electrical
23-050B	Lee Lausch	6 Muddy Creek Church Rd	Footing, Wall Steel
23-053B	Arthur Yoder	1124 Dogwood Dr	Framing, Rough Electric, Plumbing, Mechanical, and Wallboard
23-088B	Daniel & Shelby Wieder	69 Scenic Dr	Footing



23-100B	Jeffrey Ansel	144 E Church St	Framing, Final
23-111B	Zimmerman Homes	43 Coastal Ave	Wall Steel, Foundation
23-112B	Zimmerman Homes	45 Coastal Ave	Wall Steel, Foundation
23-113B	Zimmerman Homes	47 Coastal Ave	Wall Steel, Foundation
23-114B	Zimmerman Homes	49 Coastal Ave	Wall Steel, Foundation
23-115B	Zimmerman Homes	51 Coastal Ave	Wall Steel, Foundation
23-116B	Zimmerman Homes	53 Coastal Ave	Steel Wall, Foundation
23-117B	Jeffrey Wenger	18 Anchor Ave	Foundation
23-118B	Jeffrey Wenger	20 Anchor Ave	Foundation
23-124B	Greg Morrongiello	306 Pfautz Hill Rd	Footing
23-125B	Landmark Homes	28 Lee Dr	Final
23-126B	Christopher Mack	13 Nathan Dr	Final and Framing
23-128B	Sandy Grube	138 N Reamstown Rd	Footing and Framing
23-133B	WICU	86 Denver Rd	Framing, Rough
			Plumbing, Electrical
23-137B	Roy Zimmerman	680 S Muddy Creek Rd	Final and Framing
23-145B	Landmark Bldrs	4 Lamplight Dr	Footing and Wall Steel
23-159MEP	Marsha Beamendorfer	19 Terrace Ave	Service Electrical
23-162B	Don Sunday	69 Adamstown Rd	Footing
23-173MEP	Ki-Jana Hoover	91 N Line Rd	Service Electrical

Zoning Permit Final Inspections Completed

None

Zoning/Building Issues

1. Responded to numerous inquiries and requests for information from Township residents, contractors and realtors pertaining to building code and/or zoning questions.

Respectfully submitted,

Josephine Brown
Technicon Enterprises, Inc., II
East Cocalico Township
Code Enforcement Officer

cc: TEIfile/East Cocalico/monthly building and zoning report

Zoning Report

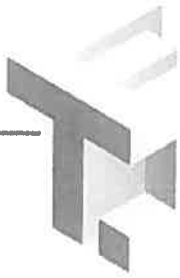
June 2023

Zoning Hearing Board (June 14)

1. Muddy Creek Church Road Properties, LLC (ZHB 721-19) – Approved time extension to begin construction of a four-unit dwelling at Muddy Creek Church Road.
2. Piacinski (ZHB 770-23) – Denied relief sought as to impervious surface coverage for the installation of a patio and deck at Ashwood Lane.
3. Lebanon Valley Investments, LLC (ZHB 771-23) – Conducted and completed a public hearing regarding relief sought to construct an indoor campground facility, and to make other improvements, at an existing campground at Hill Road. Decision to be considered on July 12.
4. Drobot (ZHB 772-23) – Conducted and completed a public hearing regarding relief sought to permit a hair and nail salon home occupation use in an existing single-family detached dwelling at Pin Oak Drive. Approved.

Zoning Permits

- 9 zoning permits issued.



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
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June 30, 2023

East Cocalico Township Board of Supervisors
100 Hill Road
Denver, PA 17517

RE: S.E.O. Report
June 2023

Dear Board Members:

The following S.E.O. work was conducted in East Cocalico Township during the month of June 2023.

Septic System Permits Issued

Eugene Sensenig 375 Lausch Road
Permit issued for the installation of a drip irrigation septic system.

Septic Systems Being Installed

Craig Martin 1361 Pieffer Hill Road
Installation of an at-grade bed septic system continues.

Earl Weaver 430 Hahnstown Road
Installation of an inground bed septic system.

Eugene Sensenig 375 Lausch Road
Installation of a drip irrigation septic system commenced.

Final Inspections Conducted

None

Soil Testing

Angela Englerth 165 Ebersole Road
Soil probes were conducted to locate a replacement absorption area.

Malfunction Investigation

None



Miscellaneous Tasks

1. Responded to requests for information from residents, contractors, and realtors.

Respectfully submitted,

Quinn Haller
Technicon Enterprises, Inc. II
E. Cocalico Township
Sewage Enforcement Officer

cc: TEIfile/SEO/E.Cocalico/General/Monthly SEO report

MS4 Department Activities for June 2023

Working on CDBG process for funding for Wabash Landing Recreation Area. Submitted final documents not available at application due date.

Reamstown Heights stormwater pipe lining project construction activities: Coordinated with PW to make repairs to pipe on Blue Jay Drive to allow it to be lined. Worked with financial administrator to provide required expense and labor related documents for 2021 CDBG (Reamstown Heights Stormwater Pipe Lining project) currently underway.

Met with people from PA DEP and RES in the field to review plans and permitting for the Stony Run conservation project.

Worked with Intern on verifying the records for the fire hydrant and street light tax.

Historic Reamstown Keystone Sign (1920's) - Sign was sandblasted and powder coated. Sign has been installed, article written for our website and possibly the newspaper.

Reviewed preliminary FS4 spring post-planting residue checks for the farms. Everything is good so far.

Information on Parkside Manor "blighted property" provided to BoS for meeting June 15th

Worked with Interim Road Master on details of construction activities for the Rose Hill stormwater basin retrofit.

Worked on updating BMP database in CSDatum to include new PADEP electronic reporting requirements.

Worked on completing a few remaining BMP field inspections.

Attended 2-day webinar: LTAP [PennDOT Local Technical Assistance Program] - Stormwater Control Measures Operations & Maintenance.

Manage Zoom broadcast for BoS meetings (remote from Reamstown 6/1).

Stone Hill Business Park Overview

Rezoning Support Data

Located at the intersection of the regional highway network that allows business / commerce to occur

Within the region designated for industrial uses, separate from residential neighborhoods

Previously Zoned Industrial

- Rezoning aligns with the Cocalico Region Comprehensive Plan & Lancaster County Places2040

Places2040 Growing Responsibly Urban Workshop analysis highlighted this parcel as a highly developable site

State & Township's Use of this Parcel

- Route 222 Expansion: 13 Acres condemned by PennDOT
- Township Sewer Pumping Station: 1.2 Acres condemned by the Township

Tactical Subdivision

- *Easy extension of Light Industrial Zoning District.*
- *Farm to remain a farmstead*
- *Avoid disruption of the agricultural nature of the area along the township line*

Best Use / Project Benefits

Use of This Parcel Created:

Economic Gateway to Lancaster County

Allowed development to occur throughout the Township and County for decades.

Best Use:

- Parcel can be maximized to benefit the township or become an unfarmable / vacant property
- Not taking commercial land that could be developed for retail use & not disrupting continuous agricultural / residential regions

Significant Tax Impact & Job Creation

- Generate **\$327,227** in Annual Tax Revenue
- Create **+/-215 Jobs**

Interested in pursuing LERTA if available and acceptable

The most viable & proven avenue available to alleviate the economic strain placed on townships & school districts from residential growth, **is through is through Industrial / Commercial Development**

10 Residential Subdivisions & 700 New Residential Dwelling