

# DRAFT

## BOARD OF SUPERVISORS MEETING THURSDAY, DECEMBER 2, 2021

The advertised meeting of the East Cocalico Township Board of Supervisors Meeting was called to order on Thursday, December 2, 2021, at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the current CDC guidelines, (social distancing), and held via "live" Zoom (a cloud-based video communications app that allows individuals to view live through virtual video and audio). This meeting was held ensuring the public safety during the COVID pandemic.

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

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

**Consultants:** Land Planning Engineer Brent Lied

**Visitors in Attendance:** Don & Anna Eckman, Alan R. Fry, Chad Weaver, Larry Alexander, Ralph Buckles, Donny Stover, Ron Hershey, Donald Miller, Lorenzo Bonura, Jill Cordan, Brian Wise, Kerry Haas, Steve Brubaker, Lorraine Kulp, Marie Sipler, Gerald H., Monica Craig-Fry, Doug Mackley, Ron Forsyth

**Visitors via Zoom:\*** Judi Lumis, Allen Maxwell, Suzie, iPhone, and Lori Zimmerman

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

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

Chairman Carrasco stated this meeting was duly advertised in accordance with the second-class Township code in the Lancaster Newspaper on December 23, 2020.

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

**PAST MEETING MINUTES APPROVAL:** The November 18, 2021 Meeting Minutes are before the Supervisors for approval.

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to approve the Thursday, November 18, 2021 Board of Supervisor Meeting Minutes. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

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

**25 SOUTH REAMSTOWN ROAD – LOT ANNEXATION PLAN:** Ron Hershey of Hershey Surveying, the representative for this plan, was present tonight. Mr. Lied briefly highlighted the plan, the related waiver/modifications requests, and the recommended motions from the Planning Commission. As a result of the discussions, the following motions were made.

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, **(1)** to approve a waiver/modification of §194-13.B.(3)(a) of the East Cocalico Township Subdivision and Land Development Ordinance related to depicting existing features within 200' of the subject properties and deem the plan information currently provided adequate, **(2)** to approve a waiver/modification of §194-13.B.(4) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for a Pennsylvania Natural Diversity Inventory (PNDI) Search, conditioned on General Plan Note 8 remaining on the plan, and **(3)** to approve a waiver/modification of §194-23.B.(3)(a) and §194-40.B. of the East Cocalico Township Subdivision and Land Development Ordinance related to confirming the presence or absence of wetland areas on the subject properties, conditioned on General Plan Note 8 remaining on the plan. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

### **ACTION ITEMS: 25 SOUTH REAMSTOWN ROAD**

***(CONTINUED)***

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to authorize a representative of the Board of Supervisors to sign Section E of the DEP Request for Planning Waiver & Non-Building Declaration, as submitted by the applicant's consultant. 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 approve the Lot Annexation Plan for 25 South Reamstown Road, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated November 9, 2021 to the satisfaction of the Township, and authorize signature of the plan upon satisfaction of the comments. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**1215 NORTH READING ROAD – LOT ANNEXATION PLAN:** Ron Hershey of Hershey Surveying, the representative for this plan, was present tonight. Mr. Lied briefly highlighted the plan, the related waiver/modifications requests, and the recommended motions from the Planning Commission. As a result of the discussions, the following motions were made.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, **(1)** to approve a waiver/modification of §194-13.B.(3)(a) of the East Cocalico Township Subdivision and Land Development Ordinance related to depicting existing features within 200' of the subject properties and deem the plan information currently provided adequate, **(2)** to approve a waiver/modification of §194-13.B.(4) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for a Pennsylvania Natural Diversity Inventory (PNDI) Search, conditioned on General Plan Note 8 remaining on the plan, and **(3)** to approve a waiver/modification of §194-23.B.(3)(a) and 194-40.B. of the East Cocalico Township Subdivision and Land Development Ordinance related to confirming the presence or absence of wetland areas on the subject properties, conditioned on General Plan Note 8 remaining on the plan. 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 authorize a representative of the Board of Supervisors to sign Section E of the DEP Request for Planning Waiver & Non-Building Declaration, as submitted by the applicant's consultant. 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 approve the Lot Annexation Plan for 1215 North Reading Road, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated October 25, 2021, with the status of comments updated via email on December 2, 2021, to the satisfaction of the Township, and authorize signature of the plan upon satisfaction of the comments. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**BRUNNERS GROVE ROAD (LOT 3) – STORMWATER MANAGEMENT PLAN:** There were no representatives present for this plan tonight. Mr. Lied briefly highlighted the plan and presented the recommended motions. As a result of the discussions, the following motions were made.

**MOTION:** Chairman Carrasco made a motion, seconded by Secretary Mitchell, to conditionally approve the Stormwater Management Plan for Brunners Grove Road (Lot 3), conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review letter dated November 29, 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 some which were answered. 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 Stormwater Management Plan for Brunners Grove Road (Lot 3), in the amount of \$20,497,00 from the improvement cost estimate from the November 23, 2021 prepared by Lancaster Civil Engineering. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

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## BOARD OF SUPERVISORS MEETING THURSDAY, DECEMBER 2, 2021

### **ACTION ITEMS: BRUNNERS GROVE ROAD (LOT 3)**

***(CONTINUED)***

**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 Stormwater Management Plan for Brunners Grove Road (Lot 3), 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 Maintenance and Easement Agreement (SWMEA) related to the Stormwater Management Plan for Brunners Grove Road (Lot 3), when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor, and **(3)** to authorize signature of the Stormwater Management Plan for Brunners Grove Road (Lot 3), 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 2021-13, TAX RATES FOR 2022:** Mr. Hession highlighted noting that there is no increase in taxes for real estate (1.768 mills), streetlight (\$1.00 per frontage foot), and hydrant (.12 mills).

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to adopt Resolution 2021-13, setting the 2022 tax rates for East Cocalico Township (no increase). Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**RESOLUTION 2021-14, ADOPTION OF THE PROPOSED 2022 BUDGET:** Mr. Hession discussed some of the highlighted areas of the 2022 budget. Chairman Carrasco highlighted the increases in the energy costs (heating/electric), budgeted amount was a 65% increase. Secretary Mitchell discussed the gasoline increase, noting that the first six months of this year was just under a \$1.00/gallon, and now the cost increased to just under \$2.00/gallon.

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to adopt Resolution 2021-14, the 2022 budget for East Cocalico Township. Chairman Carrasco asked if there were any comments or questions; there were some questions asked; which were answered. Motion carried (3/0).

**RESOLUTION 2021-15, TOWNSHIP POLICE OFFICER CONTRIBUTIONS:** Mr. Hession highlighted.

**MOTION:** Chairman Carrasco made a motion, seconded by Vice Chairman Ebersole, to adopt Resolution 2021-15, the East Cocalico Township Police Officers contributions. Chairman Carrasco asked if there were any comments or questions; there were some questions asked; which were answered. Motion carried (3/0).

Ms. Cordan, volunteer member of the Police Pension Committee, read a statement concerning Secretary Mitchell's comments at the last meeting announcing that he had no information about the Pension, and Ms. Cordan noted that she is resigning from the Pension Committee because of those comments. The Supervisors thanked Ms. Cordan for her services.

**FS4 PROGRAM – TEAMAG SCOPE OF SERVICES:** Mr. Hession and Mr. McCrea highlighted the proposed contract from TeamAg. Lengthy discussions continued on the FS4 Program, comments and questions were asked which were answered.

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to authorize the Chairperson of the East Cocalico Township Board of Supervisors to execute the proposal and contract submitted by TeamAg Incorporated for the Township's Farmers Saving Soil Stopping Sediment (FS4) program. Chairman Carrasco asked if there were any comments or questions; there were some questions asked; which were answered. Motion carried (3/0).

**LANCASTER COUNTY PLANNING COMMISSION – NOMINATION FOR CONSIDERATION:** Mr. Hession highlighted, noting that nominations are needed to LCPC by December 14<sup>th</sup> for this volunteer position. Discussions continued. Chairman Carrasco said he will consider volunteering and will get back to Mr. Hession.

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## BOARD OF SUPERVISORS MEETING THURSDAY, DECEMBER 2, 2021

### DEPARTMENT REPORTS – MANAGER:

**WABASH ROAD TRUCK RESTRICTIONS STUDY:** Mr. Hession highlighted and discussed, noting that the Township will need to complete and submit an engineering study to PennDOT restricting trucks on Wabash Road based on truck length instead of on truck weight and the Township received a proposal from Rettew in the amount of \$1,800.00 to conduct the study. The Supervisors discussed the need to authorize and initiate the suggestions received from the Township Traffic Engineer and PennDOT concerning the trucks traveling on Wabash Road. Lengthy discussions continued. Questions and comments were asked which were answered.

**MOTION:** Vice Chairman Ebersole made a motion, seconded by Chairman Carrasco, to contract with Rettew to provide a truck restriction study for Wabash Road at South Line Road and at Reamstown Road at a total cost of \$1,800.00. Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**EXISTING STANDBY GENERATOR STUDY UPDATE:** Mr. Hession highlighted and reviewed the existing standby generator study update completed by ARRO Consulting, Inc., designed to evaluate the capacity of the existing standby generator, the age, and reliability. Discussions continued. Questions and comments were asked which were answered.

Mr. Hession noted that due to the COVID issues, it is being proposed that the Township 2021 Christmas Luncheon be cancelled. The Supervisors agreed.

**POLICE DEPARTMENT REPORT:** Chief Keppley highlighted and reported: (1) the Police Departments COLA rates, (2) request that the public to slow down during inclement weather, and (3) Kohls Toy Drive is on-going; and thank you for everyone's donation. Discussions continued. Comments and questions were asked which were answered.

**DIRECTOR OF COMMUNITY DEVELOPMENT:** Ms. Young highlighted her report, noting the upcoming December Zoning Hearing Board application that was received. Discussions continued. Comments and questions were received which were answered.

**MS4:** Nothing to report.

### TREASURER'S REPORT:

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

**MOTION:** Secretary Mitchell made a motion, seconded by Vice Chairman Ebersole, to approve the check payments for the "General Fund Bank Account" list of bills in the amount of \$52,341.84 (starting date 11/19/2021 – ending date 12/02/2021). 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 approve the "Electronic" payment list of bills in the amount of \$84,982.48 (payroll dated 11/24/2021 for pay period 11/07/2021 to 11/20/2021). Chairman Carrasco asked if there were any comments or questions; there were none, motion carried (3/0).

**OLD BUSINESS CONTINUED DISCUSSIONS:** Vice Chairman Ebersole highlighted a previous motion approving Foster and Foster to follow through on the actuarial study projections concerning Other Post-Employment Benefits (OPEB) for the Police Department and reported that the Board of Supervisors will discuss this further during the next meeting. Discussions continued.

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**NEW BUSINESS / INFORMATIONAL - FIRE SERVICES ASSISTANCE PROGRAM:** Chairman Carrasco noted that this item will be delayed until the next upcoming Supervisors Meeting.

**PUBLIC COMMENT (NON-AGENDA ITEMS):** Mr. Brubaker discussed the demolition of a recent historical building situation. Lengthy discussions continued. It was suggested to place an article in the upcoming Township Newsletter about historical buildings, guidelines, and the Historical Society. Lengthy discussions continued. Comments and questions were received which were answered.

**ANNOUNCEMENT:** The next Board of Supervisors Meeting will be held on Thursday, December 16, 2021, at 7:00 p.m. in-person held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, and held via "live" Zoom.

**EXECUTIVE SESSION:** None.

### **ADJOURN:**

**MOTION:** There being no further business to come before the Board, Vice Chairman Ebersole made a motion seconded by Chairman Carrasco to adjourn the meeting at 9:15 p.m. Chairman Carrasco asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Lisa A. Kashner  
Township Recording Secretary

**VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE. PLEASE CLICK BELOW:**  
**[DECEMBER 2, 2021 BOARD OF SUPERVISORS MEETING VIDEO](#)**