

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
THURSDAY, MAY 18, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Bonura at 7:01 PM

**ATTENDANCE**

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

**ANNOUNCEMENTS**

- Chair Bonura announced an Executive Session was held on May 15, 2023 to discuss a personnel matter, in specific a Township consultant, with Mr. Carrasco not attending. Chair Bonura announced an Executive Session was held prior to this evening's meeting to discuss a matter of litigation, in specific Kinback v. East Cocalico Township.

**MEETING MINUTES**

Mr. Mitchell made a motion to approve the May 5, 2023 Meeting minutes as presented. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

**INFORMATION**

- State Representative David Zimmerman announced the Pennsylvania Department of Transportation had agreed to make base repairs and to repave Colonel Howard Boulevard by year's end.

**PRESENTATIONS**

Act 172 Tax Credit – Kelly Morgan, Reamstown Fire Company, provided an overview of a proposed earned income tax credit and real estate tax credit for volunteer emergency responders.

Mr. Morgan commented on 2022 calls and volunteer service hours. Mr. Morgan provided an overview of Act 172, earned income tax and real estate tax credit options, and the tax credit implementation process. Mr. Morgan commented on benefits to the community provided by volunteer emergency responders, and the estimated cost of operating a paid fire company.

Mr. Morgan discussed a proposed an earned income tax credit up to \$500 per volunteer per year, and a proposed real estate tax credit up to \$600 per volunteer per year, and he commented on the estimated annual cost.

Mr. Morgan commented on participation criteria utilized to qualify volunteers for the tax credits.

Mr. Morgan noted the proposal, as presented, was agreeable to the Reamstown Fire Company, the Smokestown Fire Company, and the Stevens Fire Company.

Mr. Mitchell commented on potential participation by the Cocalico School District.

Mr. Mitchell commented on the fire companies' apparatus replacement plans. Chad Weaver, Stevens Fire Company, commented on this Company's fundraising efforts.

Mr. Mitchell commented consolidation efforts. Mr. Weaver noted the Stevens Fire Company was not interested in consolidation efforts at this time. Scott Achey, Reamstown Fire Company, noted the Reamstown Fire Company was interested in consolidation efforts at this time.

Chair Bonura commented on the apparatus required to service the community.

Matt Creme, Township Solicitor, commented on consolidation efforts in other communities.

Mr. Mitchell commented on the Township budgeting for a consolidation consultant in years past.

David Hollinger, East Cocalico, commented on community growth, and on business community fundraising opportunities.

Mr. Mitchell commented on the volunteer fire company submission on financial information to the Township.

HARDI, LLC (RZ 2023-02) – Jennifer Mejia, Counsel for the Petitioner, provided an overview of a petition to rezone property at Pfautz Hill Road to Mobile Home Park Residential from Suburban Residential.

Ms. Mejia commented on the existing mobile home park, public utility service, and the property history.

Ms. Mejia commented on potential development at the property.

Chair Bonura made a motion to accept and refer out for reviews a petition to rezone property at Pfautz Hill Road, submitted by HARDI, LLC. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

## **ACTION ITEMS**

Act 65 announcement – Chair Bonura made a motion to amend this evening's agenda in accordance with Act 65 of 2021, so to add an action item, in specific the appointment of an Alternate Township Engineer. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Chair Bonura read a letter received from Becker Engineering, dated May 12, 2023, a copy of which is on file at the Township Building, as to the firm's resignation as Township Engineer.

Chair Bonura and Mr. Mitchell thanked Becker Engineering for its service to the community.

Mr. Carrasco inquired as to the rationale of the resignation.

Mr. Creme commented on the Township liaison to Becker Engineering during the transition to the next Township Engineer.

Doug Mackley, East Cocalico, commented on the resignation of the Township Engineer.

appointment of Alternate Engineer – Chair Bonura made a motion to appoint Technicon Enterprises, Inc. as Alternate Township Engineer for East Cocalico Township. The motion was seconded by Mr. Mitchell.

There was no public comment.

Tommy Ryan, Township Manager, noted a Request for Proposals had been issued for the Township Engineer position.

Public Hearing – Stop Signs – Mr. Creme opened the Public Hearing at 8:29 PM. Mr. Creme commented on Public Hearing procedure.

Mr. Ryan provided an overview of proposed revisions and additions to the Township Code, as to codified stop sign locations.

Sue Mackley, East Cocalico, commented on one stop sign location to be revised.

Sam Weaver, East Cocalico, commented on stop sign locations to be added.

There being no further comment, Mr. Creme closed the Public Hearing at 8:34 PM.

Ordinance 2023-02 – Stop Signs – Chair Bonura made a motion to adopt Ordinance 2023-02, revised to correct a revision to Audubon Circle, to codify stop sign locations. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Public Hearing – Community Development Block Grant, Wabash Landing Park – Mr. Creme opened the Public Hearing at 8:35 PM.

Ken McCrea, MS4 Coordinator, provided an overview of the Community Development Block Grant and eligibility zones. Mr. McCrea commented on the subject property location, existing site conditions, original plan of improvements proposed by the Wabash Landing developer, and the presently-proposed improvements including a multi-use field, trail, playground, pavilion, dog park, and various support amenities.

Edward McAlanis, East Cocalico Township Recreation Board, commented on Recreation Board review, participation by Wabash Landing residents, Wabash Landing resident survey regarding preferred improvement at the park, survey results, and Wabash Landing resident anticipated use of the proposed park

Mr. Weaver commented on a dog park facility, and on current usage of nearby Company-owned athletic field.

Mr. Hollinger commented on pickleball use.

There being no further comment, Mr. Creme closed the Public Hearing at 8:46 PM.

Resolution 2023-07 – Community Development Block Grant, Wabash Landing Park – Chair Bonura made a motion to adopt Resolution 2023-07, to authorize submission of a grant application to the Lancaster County Redevelopment Authority 2023 Community Development Block Grant Program. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-08 – Tom Matteson, Engineer for the Applicant, provided an overview of a proposed lot annexation plan for two properties at North Reading Road.

Mr. Creme commented on the form of approval to be considered.

Chair Bonura made a motion to adopt Resolution 2023-08, to grant final approval of a lot annexation plan for EHM Properties, LLC (LD 2023-02). The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Wright Ebersole LLC (LD 2021-03) – Mr. Ryan provided an overview of a proposed easement that encompasses an existing driveway situated on a portion of Township-owned land.

Chair Bonura made a motion to approve a Temporary Access and Maintenance Agreement with Wright Ebersole, LLC. The motion was seconded by Mr. Carrasco.

Mr. Mackley commented on easement location.

By unanimous vote the motion was approved.

letter of resignation – Human Resources Coordinator – Chair Bonura made a motion to accept the resignation of Cherly Tapia, Human Resources Coordinator. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

## **TREASURER'S REPORT**

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$96,312.41, for the week of May 11, 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 \$1,537,005.87, for the week of May 18, 2023, which includes the transfer of \$1,500,000.00 from Ephrata National Bank to Univest Bank and Trust, as was approved by the Board of Supervisors in March 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 a check payment for the General Fund Bank Account list of bills in the amount of \$51,980.00, for the week of May 18, 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 Electronic Payment list of bills in the amount of \$87,799.95, for payroll dated May 10, 2023, for the pay period from April 23, 2023 to May 6, 2023 in the amount of \$82,838.95, and for the payment of the cyber insurance premium in the amount of \$4,961.00. 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 \$14,167.22, for the weeks of May 11, 2023 and May 18, 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 April 2023 was provided.

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

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

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

MS4 – Mr. McCrea commented as to Reamstown Village marker restoration efforts. A written report of MS4 and other stormwater-related activities for April 2023 was provided.

## **INFORMATIONAL ITEMS**

- Chair Bonura noted collective bargaining agreement negotiations with the Public Works Department would begin. Chair Bonura, Mr. Ryan, and Township Labor Counsel will attend the discussions.

## **NEW BUSINESS**

- Chair Bonura noted the start of the Township Building Addition Project.
- Mr. Mitchell thanked volunteer Troy Trexler for his landscaping work at the Township Building grounds.

## **OLD BUSINESS**

- Mr. Creme noted the recent dismissal of Hartman v. East Cocalico by the Lancaster County Court of Common Pleas.

## **PUBLIC COMMENT**

- Nelson Ilgen, East Cocalico, commented on damage at Muddy Creek Road.

- Mr. Mackley commented on the Sunshine Law open meeting requirements, and on Township hiring processes.
- Ms. Mackley commented on transparency.
- Ron Forsyth, East Cocalico, commented on the public meeting packets.
- Mr. Mackley commented on Township staffing issues.
- Allen Maxwell, East Cocalico, thanked the Board of Supervisors and Township staff for their service.
- Lorraine Kulp, East Cocalico, thanked the Board of Supervisors and Township staff for their service.
- Brian Wise, East Cocalico, thanked Township staff for their service, and congratulated Township Supervisor candidate Dan Burton for his primary election victory.

## **ANNOUNCEMENTS**

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, June 1, at the Reamstown Fire Company, 12 West Church Street.

## **ADJOURNMENT**

There being no further business, at 9:25 PM Mr. Carrasco made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

## MEMO

from: Tommy Ryan  
date: May 26, 2023  
re: **Nature Conservancy**

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The Nature Conservancy has asked East Cocalico Township to partner in its wetland, stream, and floodplain restoration program. In specific, the Nature Conservancy requests permission to add the Township logo to outreach communications sent to area landowners, an example of which is attached. Township funding is not requested.

The partnership would help the Township to satisfy the public outreach minimum control measure (MCM) required by our MS4 permit.

West Cocalico Township recently approved its participation in this same program.





Enhance Your Land's Value and Protect Water Quality:

## Get Started with a Free Assessment!

Are you a landowner who wants to improve water quality, support fish and wildlife, and restore troublesome areas on your property? Are you a farmer who wants to improve your operation and address trouble spots on your land (like those in the photo, above) while reducing input costs and increasing profitability? Funding may be available to help pay for restoration and improved land management projects.

For over 40 years, the Lancaster Farmland Trust has worked with thousands of farmers in Lancaster County to implement soil and water conservation practices that provide long-term benefits for the farmer and the environment. The Nature Conservancy has decades of experience restoring streams and enhancing wildlife habitat in Pennsylvania. Working together, we're here to help.

If you have a stream on your property, we can work with you to safeguard it from erosion and flooding while improving water quality. If you own agricultural land, we can help you identify wet areas that are repeatedly flooded or marginally productive and implement best management practices that could lead to reduced input costs and increased profitability for your land. These practices will help keep your property productive and vibrant for decades.



**Here's the best part: more and more programs are emerging that can cover the cost of restoration and agricultural best management practices on your land.** Jonathan Niles, Stream & Wetland Restoration Specialist at The Nature Conservancy is now offering a free evaluation of your property which will help you identify opportunities to improve your land while also connecting you to programs that can fund these efforts.

**Don't miss out on this opportunity to improve the health and profitability of your land!**  
**Schedule your free assessment with Jonathan Niles at [jonathan.niles@tnc.org](mailto:jonathan.niles@tnc.org)**

# How do floodplain restorations help improve water quality?

Intense rainfall, which is happening more often, can impair water quality by moving high volumes of water very quickly across the land. Wetlands and forested buffers adjacent to farm fields can capture the nutrients and sediment carried away by rainwater during storms, slowing down runoff and allowing natural processes to filter the water before it continues downstream. Restoring streams and degraded floodplains helps to slow and store flood water to allow nutrients and sediment to be removed.

We aren't the only ones who benefit from floodplain, wetland and stream restorations. A huge variety of wildlife depend on wetlands and healthy streams for everything from food and shelter to a place to rear young. Floodplain and stream restorations can be particularly beneficial for animals like fish, birds, small mammals, reptiles, and amphibians. In our region, that includes species like black ducks and trout.

A stream, wetland or floodplain restoration on your property could mean improved property value plus cleaner water quality not only for you, but for the fish, wildlife and people that live downstream.



Unchecked stream erosion, like the example pictured above, degrades your property value and wildlife habitat.

The example on the right shows an outcome of a successful stream restoration; imagine this on your land.



Before restoration



After restoration

*"If you've been wondering what to do about an eroding stream on your property or that part of your agricultural field that is always wet and muddy, this is a great opportunity to learn about programs that could help restore and revitalize the problematic areas of your property." - Jonathan Niles, The Nature Conservancy.*



To schedule your free  
assessment, please email  
[jonathan.niles@tnc.org](mailto:jonathan.niles@tnc.org)

