

# **EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING**

**HELD AT THE EAST COCALICO TOWNSHIP MUNICIPAL BUILDING,  
100 HILL ROAD, DENVER, PA 17517**

**THURSDAY, AUGUST 16, 2018 at 7:30 P.M.**

## **AGENDA**

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. PAST MEETING MINUTES APPROVAL: THURSDAY, AUGUST 2, 2018**
- 3. DEPARTMENT REPORTS**
  - a) POLICE DEPARTMENT REPORT
  - b) ZONING OFFICERS REPORT
- 4. TREASURERS REPORT**
  - a) AUTHORIZE LIST OF BILLS
- 5. ACTION ITEMS**
  - a) LAND PLANNING ENGINEER:
    - MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOP. PLAN
    - TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN
    - COCALICO COMMUNITY CHURCH FINANCIAL SECURITY REDUCTION
  - b) GRAYBILL-ZIMMERMAN REZONING REQUEST- MOTION TO ADVERTISE HEARING
  - c) UNIVEST MUNICIPAL PENSION SERVICES AGREEMEN
  - d) SWM PLAN FINANCIAL SECURITY REDUCTION
- 6. OLD BUSINESS CONTINUED DISCUSSIONS**
  - a) LERTA PLANS/POLICIES/PROCEDURES
  - b) TRAFFIC/SAFETY @ INTERSECTION OF N. MUDDY CREEK RD & RT. 272
  - c) EMS WORKING GROUP UPDATE
  - d) STONEY POINTE SIDEWALK WAIVER

- e) RENTAL PROPERTIES ORDINANCE
- f) BEAUTIFICATION STRATEGY FOR ECT
  - 1. OVERALL TOWNSHIP BRANDING
    - *“Community First”-Police and Road Crew*
    - *“East Cocalico Township, Gateway to Lancaster County”*

**7. NEW BUSINESS FOR DISCUSSION**

- a) GATING WOODY WASTE TO PREVENT ILLEGAL DUMPING PROPOSAL
- b) INVESTMENT OF TOWNSHIP FUNDS IN INTEREST BEARING ACCOUNTS
- c) JCB LOADER

**8. MANAGERS REPORT**

**9. PUBLIC COMMENT**

- a) PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY
- b) SIGN IN BEFORE MAKING PUBLIC COMMENT
- c) STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.

**10. ANNOUNCEMENTS:**

- a) SMOKESTOWN FIRE CO. OPEN HOUSE DEDICATION OF THE NEW PUMPER TANKER HELD SATURDAY, SEPTEMBER 15<sup>TH</sup> FROM 11 TO 2PM
- b) BUSINESS OWNER FORUM HELD TUESDAY, AUGUST 28, 2018 AT WEAVERS BANQUET FACILITIES AT 9:00 A.M.
- c) AS PREVIOUSLY ADVERTISED, THE SEPTEMBER 6<sup>TH</sup> BOARD OF SUPERVISORS MEETING TO BE HELD AT THE SMOKESTOWN FIRE COMPANY, 860 SMOKESTOWN ROAD

**11. ADJORNMENT**

**BOARD OF SUPERVISORS MEETING  
THURSDAY, AUGUST 16, 2018**

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, August 16, 2018 at 7:30 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

**ATTENDANCE:**

**Supervisors:** Chairman Alan R. Fry, Vice Chairman Romao “RC” Carrasco, and Secretary Douglas B. Mackley

**Employees:** Township Manager H. Scott Russell, Police Chief Keppley, and Zoning Officer Tony Luongo

**Engineer:** Brent Lied, P.E.

**Reporters:** Alice Hummer of the Ephrata Review and Val Lacis of the Reading Eagle

**Visitors\*:** Donny Stover, Ken McCrea, Scott Miller of Stackhouse Bensinger, Ken Eshleman, Brian Wise, and Jeff Mitchell

\*Only visitors who signed in are listed.

Chairman Fry asked everyone in attendance to rise and pledge allegiance to the Flag. • A video is being recorded of tonight’s meeting to be placed on YouTube.

**APPROVAL OF PAST MINUTES:**

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, August 2, 2018 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**DEPARTMENT REPORTS: POLICE DEPARTMENT REPORT:** Chief Keppley highlighted the Police Department report. Chief Keppley made a proposal to promote four Police Officers to Corporals.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve Chief Keppley to proceed in the promotion of four Police Officers to Corporals. Some questions were asked, which were answered. Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

**ZONING OFFICERS REPORT:** Mr. Luongo highlighted the Zoning Officers report.

**TREASURER’S REPORT: AUTHORIZE LIST OF BILLS:**

**MOTION:** Chairman Fry made a motion, seconded by Secretary Mackley, to approve the August 16, 2018 list of bills as presented: General Fund \$52,722.70; State Fund \$24,905.33; Denver Road Project/State Fund \$292,237.05. Chief Keppley noted that on page 2, the Porter Lee Corporation for the Annual Software Support/Police, should be deleted from the list. Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

**ACTION ITEMS: LAND PLANNING ENGINEER:** Mr. Lied highlighted the following plans.

**MT ZION BAPTIST CHURCH – PRELIMINARY LAND DEVELOPMENT PLAN (10/27/18):** Scott Miller of Stackhouse Bensinger was present for this project and plan. Brent Lied and Mr. Miller highlighted the key aspects of the proposed project.

**MOTION:** Secretary Mackley made a motion, seconded by Chairman Fry, to approve a waiver/modification of §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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve a waiver modification of §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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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**MT ZION BAPTIST CHURCH (CONTINUED)**

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §194-14.D.(9) related to 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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §194-25.C.(1), §194-25.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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §94-32.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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Chairman Fry made a motion, seconded by Secretary Mackley, to approve a 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 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. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Chairman Fry made a motion, seconded by Secretary Mackley, to approve a waiver of the requirements of §194-41.C. related to the requirement for street trees to be installed along the frontage of the property. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §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 property lines. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to conditionally approve the Mt. Zion Baptist Church Preliminary Land Development Plan, conditioned upon the applicant addressing all outstanding items as outlined in the Becker review letter dated July 30, 2018, to the satisfaction of the Township, Township Engineer and Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (08-17-2018):** No one was present for this plan.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to acknowledge the withdrawal of the Timothy L. Youndt Final Land Development Plan. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**COCALICO COMMUNITY CHURCH FINANCIAL SECURITY REDUCTION:** No one was present for this plan.

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to authorize a \$31,375.00 reduction in the current financial security being held by the Township related to the Cocalico Community Church Parking Lot Expansion Stormwater Management Plan, resulting in the value of the remaining security being \$43,174.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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**YANG SWM PLAN FINANCIAL SECURITY REDUCTION:**

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to authorize the release of the remaining \$1,500.00 financial security being held by the Township related to the Yang Stormwater Management Plan. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**GRAYBILL-ZIMMERMAN REZONING REQUEST:** Mr. Russell highlighted the rezoning request in reference to the proposed Graybill-Zimmerman Zoning Text Amendment.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve the Township Solicitor to proceed with the Graybill-Zimmerman zoning text amendment by advertising as required for a public hearing to take place at the regular Board of Supervisors meeting on September 20, 2018. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**UNIVEST MUNICIPAL PENSION SERVICES AGREEMENT:** Anticipate action at the first meeting in September.

**MOTION:** Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to table the Univest Municipal Pension Services Agreement. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**VFW CAR SHOW – REQUEST TO CLOSE BRUNNERS GROVE ROAD AUGUST 26<sup>TH</sup>:** Mr. Russell highlighted, and Chief Keppley recommended to close the road. Mr. Russell to coordinate the closure.

**MOTION:** Chairman Fry made a motion, seconded by Secretary Mackley, to permit the road closure of Brunners Grove Road on Sunday, August 26<sup>th</sup> from 7:00am to 2:30pm subject to review and approval by Township staff. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**OLD BUSINESS CONTINUED DISCUSSIONS: LERTA PLANS/POLICIES/PROCEDURES:** This is with the School Board. No motions made.

**TRAFFIC/SAFETY AT INTERSECTION OF N. MUDDY CREEK RD. & RT. 272:** Developer comments received.

**EMS WORKING GROUP UPDATE:** In the process of setting up a meeting with Wellspan.

**STONE POINT SIDEWALK WAIVER:** Discussed the \$3,000 to put the trail in place. This is part of a grant.

**RENTAL PROPERTIES ORDINANCE:** The review of different ordinances is in process.

**BEAUTIFICATION STRATEGY FOR EAST COCALICO TOWNSHIP:** Mr. Luongo distributed a draft plaque proposal for distribution to new businesses coming to the community. Discussions held.

**NEW BUSINESS FOR DISCUSSION: GATING THE WOODY WASTE TO PREVENT ILLEGAL DUMPING PROPOSAL:** To reduce the illegal dumping at the site, Mr. Russell presented a proposal from PSX, a company specializing in security gates, to gate the Woody Waste Site. The August 6, 2018 proposal is for \$6,817.00 plus \$73.25 per pack of 25 access cards. Electric also needs to be at the area. Discussed the location of the cardboard dumpster. Review of the proposal continues.

**INVESTMENT OF TOWNSHIP FUNDS IN INTEREST BEARING ACCOUNTS:** Mr. Russell recommends the transfer of some accounts into a Municipal money market with Univest for a 2% return. Six fund accounts: (1) General Fund \$1 million, (2) Pool Fund \$163,000, (3) Recreation Fund \$219,000, (4) Capital Reserve Fund \$503,000, (5) Police Retirement Fund \$86,000, and (6) Traffic Impact Fee Fund \$529,000. Discussions continued.

**MOTION:** Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve the transfer of six Ephrata National Bank accounts (General Fund, Pool Fund, Recreation Fund, Capital Reserve Fund, Police Retirement Fund, and Traffic Impact Fee Fund) to the Univest money market account. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

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**JCB LOADER:** Chairman Fry tabled.

**MANAGERS REPORT:** Mr. Russell read the 8/3 to 8/16 Managers report.

**PUBLIC COMMENT (NON-AGENDA ITEMS):** Discussions held on the Reamstown Pool.

**ANNOUNCEMENT:** SMOKESTOWN FIRE CO. OPEN HOUSE DEDICATION OF THE NEW PUMPER TANKER HELD SATURDAY, SEPTEMBER 15<sup>TH</sup> FROM 11 TO 2PM

**MOTION:** Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to authorize the road closure on September 15<sup>th</sup> from 11am to 2pm for the Smokestown Fire Company open house dedication pending PennDOT approval. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BUSINESS OWNER FORUM: TUES., AUGUST 28, 2018 AT WEAVERS BANQUET STARTING AT 9AM**

**AS PREVIOUSLY ADVERTISED, THE SEPTEMBER 6<sup>TH</sup> BOARD OF SUPERVISORS MEETING TO BE HELD AT THE SMOKESTOWN FIRE COMPANY, 860 SMOKESTOWN ROAD**

**ADJOURN:**

**MOTION:** There being no further business to come before the Board, Secretary Mackley made a motion seconded by Vice Chairman Carrasco to adjourn the meeting at 9:30 p.m. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Douglas B. Mackley  
Board of Supervisor Secretary

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