

Meeting Minutes

Meeting Minutes, October 18, 2006

The regularly scheduled meeting of the East Cocalico Township Board of Supervisors was called to order at 7:30 p.m. in the Social Hall of the Reamstown Fire Company, 12 West Church St., Reamstown, PA, by the Chairman, Douglas Mackley. The meeting site was changed to accommodate an expected larger turnout of residents than normal for the meeting.

ATTENDANCE:

Supervisors: Douglas Mackley, Noelle Fortna, Alan Fry
Employees: Karen Koncle, Manager; Arlene Crouse, Recording Secretary
Solicitor: Thomas Goodman, Esq.
Engineer: Mark Campbell, HRG
Consultant: Harry Roth
Visitors: Lillian Schmeck; Ken Eshleman; Ken McCrea; Connie Flasher; Joe Flasher; Susan Stoltzfus; Leo Nobs; G. Sidni Schlegel; Bob Roggenburg; James Beck; LaReta Crawford; Christy Crawford; Gordon Kauffman; Robert Steely; John O'Neill; Jason Schlott; Scott Lied; Anita Lied; Jim Hagelgans; Kendra Shuman; Andrea Young, Ephrata Review Michael Upton, Lancaster Newspapers; Paul Wenger; Lee Heffner; Reuben Zimmerman; Matt & Nancy Marte; Chris Smith; Harvey Achey; Shirley Achey; Neil Whaley; Mark Young; Barry Martzall; Brett Hall; Brian Fry

PUBLIC COMMENT:

Chairman Mackley announced that the rules for speaking would be the same as before, everyone will have a chance to speak; they will be allotted 5 minutes; speakers cannot yield their time to someone else; rotation will start in front and work back; this rotation will continue until everyone has had ample opportunity to speak. When it is their turn, those with questions or comments will be asked to step to the podium when speaking and give their name and address.

Robert Steely a resident living at 247 North Reamstown Road expressed concern about the setbacks for the properties along North Reamstown Road (8 homes) and asked that a compromise be reached, perhaps adding 100 ft. to the 100 ft. setback. He feels time restrictions of operation could be eliminated if the setback was increased to 200-250 ft..

Kendra Shuman a new resident said she would enjoy having a shopping center and hopes it goes through.

Ken McCrea, 20 Terrace Ave. is concerned about the removal of the riparian buffer, the proposed size of the parking spaces and testimony given at the August 16, 2006 meeting being addressed and discussed.

Dave Good of Reamstown is concered about water and doesn't think the residents of North Reamstown Road and Lausch Road should be responsible for curb and sidewalk, it should be the developer; time line for use of well and when water will be available; and collection time for garbage.

Bob Roggenburg is not against shopping center he just wants to see that it is built properly; against parking spaces being reduced to 9x18. Are there provisions for large trucks? Too much in too little space?

Gerry Hartranft is concerned about traffic.

LaReta Crawford, 261 North Reamstown Road: not against shopping center concerned about water and big box store trucks unloading early in the morning and property values.

Harvey Achey: as he is the Township Fire Marshall he is concerned with the well and the providing of a 2,000,000 gallon tank and sprinkler systems.

Brian Fry, 161 Mohn's Hill Rd.: This is our only site for a large scale shopping center or commercial venture

and we want to do it right. Concerns expressed by residents should be addressed.

Chairman Mackley thanked the residents for their comments and for coming to the meeting.

APPROVAL OF MINUTES AND LIST OF BILLS:

Noelle Fortna made a motion, seconded by Alan Fry, to approve the minutes of the October 4, 2006 Board of Supervisors meeting. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

Noelle Fortna made a motion, seconded by Alan Fry, to approve the list of bills, as presented, for payment: General Fund \$81,360.64; State Fund \$12,336.88; Light Fund \$10,573.86; Cocalico Region Community Park Authority Fund \$814.75. Chairman Mackley asked if there were any questions. There were none. Motion carried.

Douglas Mackley made a motion, seconded by Noelle Fortna, to transfer \$12,336.88 from the State Fund Savings Account to the State Fund Checking Account. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

TREASURER'S REPORT:

Elwood Schwartz reported that the invoices listed on the List of Bills for this meeting would be paid tomorrow.

The budget is being diligently worked on.

AWARDING OF CONTRACTS FOR 2007 ROAD MATERIALS:

The Treasurer, Elwood Schwartz, reported on the 2007 Road Materials Bid Opening held this morning at 10:00 a.m., as advertised. A tally sheet of the results is attached. Martin Limestone was low bidder on items 1,2,3,5,6,7, and 8 with Eastern Industries being low bidder on item 4. Burkholder Paving was the low bidder for items 9, 10, and 11.

Ken Eshleman, Roadmaster, recommends that Martin Limestone be awarded the contract for all the stone items (items 1 through 8) and Burkholder Paving for the others (items 9 through 10). The distance in hauling for item 4 more than negates the \$.15 per ton difference from Eastern Industries.

Alan Fry made a motion, seconded by Noelle Fortna, to award the contracts for the 2007 road materials as follows:

Martin Limestone:

Item 1	1,500 T #2 Anti Skid	\$7.35/T
2	150 T #8 Aggregate	7.20/T
3	250 T #57 Aggregate	6.30/T
4	250 T #2RC Aggregate	4.65/T

AWARDING OF CONTRACTS (CONTINUED):

Item 5	1,000 T #2A Aggregate	\$5.00/T
6	250 T #3 Aggregate	6.40/T
7	250 T #4 Aggregate	6.40/T
8	250 T R-5 RIP-RAP	9.50/T

Burkholder Paving:

Item 9	20 T Cold Patch	\$55.00/T
10	100 T 19mm HMA Binder Course	38.50/T
11	175 T 9.5mm Wearing Co	42.00/T

Treasurer Schwartz noted that the prices for the stone products have increased from 3% to 6% over last year. The cold patch has a price increase of 5.5%. The 19mm HMA Binder Course has an increase of 27.25% and

the 9.5mm Wearing Course has an increase of 18.5%.

Chairman Mackley asked if there were any questions or comments. Bob Roggenburg asked since the oil prices have come down, would it be worthwhile to bid again? Response: The bids were just received and they feel comfortable with them. As there were no further questions, motion carried.

ORDINANCE #2006-08: AMENDING THE OFFICIAL ZONING ORDINANCE BY (1) REVISING THE DEFINITION OF SHOPPING CENTER, (2) DISTINGUISHING BETWEEN LOCAL SMALLER SHOPPING CENTERS AND LARGER REGIONAL SHOPPING CENTERS, (3) CLARIFYING AND STRENGTHENING THE SPECIFIC CRITERIA ATTACHED TO THE GRANT OF CONDITIONAL USES FOR SHOPPING CENTERS, (4) REVISING THE STANDARDS FOR SIGNS ASSOCIATED WITH SHOPPING CENTERS, (5) REMOVING THE RIPARIAN BUFFER DESIGNATION ON THE HISTORIC & RIPARIAN BUFFER OVERLAY ZONES MAP FOR A PROPERTY LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF COLONEL HOWARD BOULEVARD AND US ROUTE 222, AND (6) CLARIFYING AND STRENGTHENING REGULATIONS GOVERNING THE USE OF RETAINING WALLS.

The Supervisors discussed the Ordinance and expressed their thoughts.

Noelle Fortna made a motion, seconded by Douglas Mackley, to approve Ordinance #2006-08. The Chairman polled the Board: Noelle Fortna was in favor of the Ordinance; Alan Fry was not in favor of the Ordinance, as he had issues with the setback (thought it should be 200 ft. for any hours of operation) and the reduction in the parking space size; Douglas Mackley was in favor of the Ordinance. Chairman Mackley asked for a vote: Noelle Fortna voted yes; Alan Fry voted no; and Douglas Mackley voted yes. Motion carried.

RESOLUTION #2006-15: A RESOLUTION OPPOSING STATEWIDE CABLE FRANCHISING LEGISLATION IN PENNSYLVANIA.

Letters will be sent to Senator Wenger and Representative Creighton concerning a proposed bill for statewide cable franchising in Pennsylvania.

Douglas Mackley made a motion, seconded by Alan Fry, to adopt Resolution No. 2006-15. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

KINDT SUBDIVISION – ESCROW RELEASE:

BEL has reviewed the request for reduction and conducted a visual observation of the site and is recommending that the financial security in the amount of \$14,429.99 be released in full; also, based on the consensus of discussion held at the Board of Supervisors' Workshop Meeting on September 21, 2006, that due to the size of the particular private improvements involved with this project as-built drawings and an 18 month maintenance period are not necessary.

Upon recommendation of the Township Engineer, Noelle Fortna made a motion, seconded by Alan Fry, to release in full the \$14,429.99 Financial Security currently being held for the Betty J. Kindt Subdivision. Chairman Mackley asked if there were any questions. There were none. Motion carried.

TRANSPORTATION ENGINEER:

The Transportation Engineer will be meeting with the Supervisors at the workshop and will be updating them on a number of issues.

SOLICITOR:

Number of ongoing things he is working on.

POLICE DEPARTMENT:

Received the 2007 budget request and training schedule. Harvey Achey and the Chief are working on the

security window in the clerical area of the police department.

ZONING OFFICER: Nothing

ROADMASTER:

The road crew has been working on Westwood Drive replacing 300 ft. of 24" storm drainage pipe in preparation of work to be done by the Authority.

Will be working on gutters, tree trimming, and crack sealing.

SUPERVISORS:

The land annexation form is done annually.

Articles for the newsletter are due by 10/23/06.

Stormwater complaints were checked on Tuesday.

TOWNSHIP MANAGER:

The Lancaster County Planning Commission continues with the updating of the various elements of the County Comprehensive Plan. The Township has received one copy of the Executive Summary titled "HERITAGE" which is the Cultural Heritage Element, "BALANCE" which is the Growth Management Element, and "CHOICES" which is the housing element. This information is being circulated among the Supervisors, Planning Commissioners, Zoning Department, Sewage Enforcement Officer and Staff.

The Department of Environmental Protection confirms that Redner's quick Shoppe at 1304 N. Reading Rd. has attained the selected cleanup standard for each of the regulated substances involved in the release and subsequent cleanup.

Douglas Mackley made a motion, seconded by Alan Fry, to waive the Zoning and Subdivision/Land Development Fees for the East Cocalico Township Authority submittals for Well F Zoning and Land Planning. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

ACT 537 Plan Project Update: The East Cocalico Township Authority Board recommends to the Board of Supervisors the inclusion of the Stevens Sanitary Sewer Lift Station into the Act 537 Plan. Noelle Fortna made a motion, seconded by Alan Fry, to authorize the Township 537 Plan Engineer to proceed with the evaluation and to incorporate the Stevens Lift Station into the Act 537 Plan. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

Act 101 of 2006 (State Law) provides for reimbursement of Township Supervisors' wages not employed by the Township for attending Township-related meetings during working hours and allows for up to 8 hours a day for attendance at conventions/meetings/schools/institutes, etc. After deliberation, Douglas Mackley made a motion, seconded by Alan Fry, to establish a policy to reimburse total lost wages during working hours, per Act 101, effective 9/5/06. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

On October 11, 2006 the Treasurer, Bookkeeper and Manager met with Al Loomis with the Intergovernmental Insurance Cooperative, Benecon Benefits and Consulting Group to learn about health insurance coverage and costs.

Trick or Treat Night will be observed on 10/31/06 from 6 to 8:00 p.m.

The bridge on Lausch Road is now open.

The Township has received a copy of the Township of Spring's new Zoning Ordinance and Map for review and comment. Spring Township will act on the Ordinance on November 13, 2006.

Alan Fry made a motion, seconded by Douglas Mackley, to authorize the advertising of the end of year requirements such as meeting dates and budget dates. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

There being no further business to come before the Board, Noelle Fortna made a motion, seconded by Alan Fry, to adjourn the meeting at 9:25 p.m. Motion carried.

Respectfully submitted,

Noelle Fortna, Secretary