

Meeting Minutes

Meeting Minutes, December 06, 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 Main Street, Reamstown, PA, by the Chairman, Douglas Mackley.

ATTENDANCE:

Supervisors: Douglas Mackley, Noelle Fortna, Alan Fry
Solicitor: Thomas Goodman, Esq.
Engineer: Mark Campbell, HRG
Consultant: Harry Roth
Employees: Karen Koncle, Manager; Elwood Schwartz, Treasurer; Kenneth Eshleman,
Roadmaster
Arlene Crouse, Recording Secretary
Visitors: Andrea Johns, Ephrata Review; Michael Upton, Intel; Sue Stoltzfus; Leo
Noble; Bob
Roggenburg; Barry Garner; Rick Bates; Paul Shirk; Bill Weatherholtz; Kim
Weatherholtz
Ed Sweigart; Ken McCrea; Anita Lied; Scott Lied; Ginger Randean; Sidni
Schlegel;
Jim Hagelgans; M. Suzanne Mackley; Earl M. Zimmerman; Jeff Mitchell;
Connie Flasher, Zoning Officer

PUBLIC COMMENT:

Bob Roggenburg asked what the final phase of Heatherwoods is, as in the minutes from the last meeting when the drainage problem on Hill Road was discussed it was stated that the problem will be taken care of at the final phase of Heatherwoods? Douglas Mackley said that when they come in for the final building of houses. Karen Koncle further clarified that there are additional phases and this is contingent upon the availability of water. Mr. Roggenburg asked if the widened road was ever dedicated? This will be checked and an answer given to Mr. Roggenburg at the next meeting.

APPROVAL OF MINUTES AND LIST OF BILLS:

Noelle Fortna made a motion, seconded by Alan Fry, to approve the minutes of the November 15, 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 minutes of the November 16, 2006 Board of Supervisors Workshop 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 \$55,866.89; Hydrant Fund \$14,625.00; Recreation Fund \$113,233.34; Capital Reserve Fund \$3,592.58; Cocalico Region Community Park Authority Fund \$757.50. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

TREASURER'S REPORT:

Elwood Schwartz reported that all the invoices on the list of bills for tonight have been paid. The total amount of the bills is slightly high due to 2 payments being made for the Old Homestead Park.

Noelle Fortna made a motion, seconded by Alan Fry, to accept and authorize the execution of the Cost of Living Increase and Pension Protection Plan for both the Non-Uniform Pension Plan and the Police Pension Plan. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

ORDINANCE #2006-09: AN ORDINANCE AMENDING THE EAST COCALICO TOWNSHIP ZONING ORDINANCE BY AMENDING THE ZONING MAP BY CHANGING A TRACT OF LAND FROM GENERAL COMMERCIAL ZONE (C-1) TO PLANNED COMMERCIAL ZONE (C-2) AND BY CHANGING A TRACT OF LAND FROM HIGH DENSITY RESIDENTIAL ZONE (R-2) TO PLANNED COMMERCIAL ZONE (C-2).

Chairman Mackley stated that the Court Stenographer would be taking minutes. Everyone will have five minutes to speak, starting at the front of the room and proceeding to the back; this will be continued until there are no further questions or comments. Those wishing to speak need to go to the microphone and state their name and address. Chairman Mackley introduced the Township Solicitor, Thomas Goodman; the Township Engineer for this project, Mark Campbell of HRG; and Harry Roth, the Township Zoning Consultant.

Thomas Goodman asked that the comments and recommendation of adoption from the Lancaster County Planning Commission dated September 26, 2006 be made a part of the minutes of this meeting. The minutes from the East Cocalico Township Planning Commission Meeting of September 25, 2006 wherein they recommended approval of the zoning map change are to be made a part of the minutes of this meeting. The Proof of Publication from the Ephrata Review dated 11/21/06 indicating that advertising for this meeting was made on 11/8/06 and 11/15/06 will be made a part of the minutes. A copy of the Zoning Officer's affidavit confirming that notice of this hearing was sent to the adjacent property owners, a copy of the letter sent to the owners, and a copy of the notice will be made a part of the minutes of this meeting.

Harry Roth explained the Ordinance. The two areas being rezoned are located south of the Intersection of Reamstown Rd. and Col. Howard Boulevard. Slightly over 7 acres of land will be rezoned from C-1 to C-2 and 5½ acres from R-2 to C-2.

Comments from the audience were taken and recorded by the Court Stenographer.

Upon completion of comments from the public, Chairman Mackley made a motion, seconded by Noelle Fortna, to approve Ordinance #2006-09. The Supervisors were polled individually. Motion carried unanimously.

AWARDING OF CONSTRUCTION CONTRACT FOR STONE HILL ROAD:

The bid opening for the reconstruction of Stone Hill Road was held on 12/4/06 at 4:00 p.m.

Douglas Mackley made a motion, seconded by Noelle Fortna, to award the contract for the

Stone Hill Road Improvements, Phase 1 to the low bidder, Pflumm Contractors, Inc. for the bid amount of One hundred twenty-eight thousand seven hundred seventeen dollars and no cents (\$128,716.00), subject to receipt of an acceptable executed Agreement, Insurance Certificate and Performance and Payment Bonds. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

E & J DEVELOPMENT – PRELIMINARY SUBDIVISION PLAN:

No one was in attendance for this plan.

Douglas Mackley made a motion, seconded by Noelle Fortna, to accept the time extension for the E&J Development Preliminary Subdivision Plan, which will extend the deadline for action on the plan until March 7, 2007. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

WOODCREST RETREAT PHASE 2 – PRELIMINARY PLAN:

No one was in attendance for this plan.

Douglas Mackley made a motion, seconded by Alan Fry, to accept the time extension for the Woodcrest Retreat Phase 2, Preliminary Land Development Plan, which will extend the deadline for action on the plan until February 8, 2007. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

FAMILY PLACE PROPERTIES – ANNEXATION PLAN:

No one was in attendance for this plan.

Alan Fry made a motion, seconded by Douglas Mackley, to authorize the Township Secretary to sign the Sewage Facilities Planning Module “Request for Planning Waiver & Non-Building Declaration” for submission to DEP, following review and approval by the Township Land Planning Engineer. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

MAC MICHAEL – MINOR LAND DEVELOPMENT PLAN:

No one was in attendance for this plan.

Noelle Fortna made a motion, seconded by Alan Fry, to authorize the Township Secretary and/or Manager to sign the Sewage Facilities Planning Module “Request for Planning Exemption” for submission to DEP. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

MORGANSHIRE – FINAL SUBDIVISION PLAN PHASES 2 AND 3:

No one was in attendance for this plan.

Douglas Mackley made a motion, seconded by Noelle Fortna, to accept and authorize signature of the Improvement Guarantee Agreement and associated Letter of Credit for \$1,659,704.33 for Morganshire Phases II – III, as reviewed and approved by the Township Solicitor. 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 acknowledge unconditional approval of the Morganshire Final Plan for Phases II and III and authorize the signing of the mylars and prints. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

MARTIN TRACT – FINAL SUBDIVISION/ADD-ON PLAN:

No one was in attendance for this plan.

Alan Fry made a motion, seconded by Noelle Fortna, to accept and authorize signature of the Improvement Guarantee Agreement and associated Letter of Credit for \$51,940.90 for the Martin Tract Subdivision Plan, as reviewed and approved by the Township Solicitor. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

Douglas Mackley made a motion, seconded by Alan Fry, to acknowledge unconditional approval of the Martin Tract Final Subdivision/Add-On Plan and authorize the signing of the mylars and prints. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

ACME DISTRIBUTION CENTER – STORMWATER MANAGEMENT PLAN:

No one was in attendance for this plan.

Noelle Fortna made a motion, seconded by Alan Fry, to conditionally approve the Stormwater Management Plan for the Acme Distribution Center based on the applicant addressing the remaining items listed in the Becker Engineering, LLC. review letter dated November 24, 2006, to the satisfaction of the Township. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

ADAMSTOWN VETERINARY HOSPITAL – STORMWATER MANAGEMENT PLAN:

No one was in attendance for this plan.

Alan Fry made a motion, seconded by Noelle Fortna, to approve a waiver of Sections 509.3.1 and 509.9.8 of the Stormwater Management Ordinance related to freeboard requirements for emergency spillways. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

Douglas Mackley made a motion, seconded by Alan Fry, to approve a waiver of Section 510.3 of the Stormwater Management Ordinance related to ground water recharge requirements. 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 conditionally approve the Stormwater Management Plan for Adamstown Veterinary Hospital based on the applicant establishing the required financial security, executing the required Improvement Guarantee Agreement, executing the Stormwater Maintenance Agreement and addressing the remaining items listed in the Becker Engineering, LLC. review letter dated December 4, 2006, to the

satisfaction of the Township. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

FOUR SEASONS TRAILER PARKING LOT STORMWATER MANAGEMENT PLAN:

No one was in attendance for this plan.

Noelle Fortna made a motion, seconded by Alan Fry, to conditionally approve the Stormwater Management Plan for the Four Seasons Trailer Parking Lot based on the official permit including appropriate notation to document the utilization of 39,600 SF of impervious surface area previously accounted for under the originally approved plan. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

TRANSPORTATION ENGINEER:

Upon recommendation of the Township Solicitor and Township Transportation Engineer, Noelle Fortna made a motion, seconded by Alan Fry, to approve the revised agreement between an abutting property owner and the Township regarding stormwater management improvement requirements for the Stone Hill Project. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

SOLICITOR:

Action on the amendment to the Intermunicipal Agreement regarding extension of time from 12/31/06 to 4/30/07 to review and approve or reject the feasibility study will take place at the December 20, 2006 meeting.

Amendment to weed ordinance is being reviewed by the Zoning Officer and Manager.

Codification is in process.

POLICE DEPARTMENT:

Chief Beaver reported that the two Police Department secretaries have met with Nancy Hess and he will meet with her on December 14th.

The computers expended for in the 2006 budget have been received.

The replacement radar based traffic analyzer has been tested and appears to be working well. The officers working with it will become familiar with the software before putting the analyzer on the street. It was noted that the Township had gotten a full refund on the initial analyzer that did not work.

ZONING OFFICER:

There are three issues: 1) Susan Kittler – will be meeting with her on December 14; 2) Weavers on N. Reading Rd. received their HOP and they received their building permit; 3) the Zoning Officer has been in contact with Silk City.

ROADMASTER:

The spreaders have been put on the trucks; they are ready for winter. The road crew continues to clean up gutters and tree trimming.

SUPERVISORS:

The Youth Aid Panel Members will be invited to the appreciation luncheon.

Noelle Fortna reported that she and the traffic engineer met with the Lancaster County Planning Commission and discussed the Colonel Howard Boulevard and traffic changes and timing. Also talked about the Denver Road Bridge. As a result of this meeting, a meeting with Representative Creighton to discuss the Denver Road Bridge has been scheduled. Next week she will be going to the MPO to get prepared for the Denver Road Bridge project. She will be attending the ENVISION meeting tomorrow.

Noelle Fortna will look at the programming for the OLDS reporting.

On December 14, 2006 Noelle Fortna and members of the staff will be touring the Ephrata Borough building.

Pricing for much needed replacement PC's for the office is being looked into.

Alan Fry thanked the Recycling Coordinator for the report on the meeting she and Elwood Schwartz attended.

Alan Fry reported that the proceeds from the Black Friday fundraiser held by the East Cocalico Lions Club went to Lancaster Hospice, Reamstown Memorial Park Association and Ephrata Area Social Services.

TOWNSHIP MANAGER:

Information has been received from the PUC on a pre-hearing conference for PPL application for approval of the siting and construction of the proposed South Lebanon-Berks 230 KV Transmission Line in Spring Township, Berks County, and East Cocalico Township, Lancaster County and the Berks-South Reading 230 KV Line rearrangement in Brecknock Township, Berks County. The Hearing is scheduled for Tuesday, January 23, 2007 at 10:00 a.m. in Hearing Room 1, Plaza Level, Commonwealth Keystone Building, 400 North St., Harrisburg with Administrative Law Judge David A. Salapa presiding.

PA One Call Agency provided the July meeting minutes and their January meeting notice.

The PA Chemsweep Program reporting has been completed.

2007 Proposed budget has been advertised and available for review and adoption at the 12/20/06 meeting.

Noelle Fortna made a motion, seconded by Douglas Mackley, to approve the clarified version of the Job Description for the Recording Secretary position. Chairman Mackley asked if there were any questions or comments. There were none. Motion carried.

The Recycling Coordinator noted that there would be a composting seminar at the Township, for residents, in the spring.

Douglas Mackley noted that the PPL project would affect very little property in the Township.

There being no further business to come before the Board, Noelle Fortna made a motion, seconded by Douglas Mackley to adjourn the meeting at 8:59 p.m. Motion carried.

Respectfully submitted,

Noelle B. Fortna, Secretary