

September 14, 2026

The East Lampeter Township Board of Supervisors meet on Monday, September 14, 2026, at 7:00 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Mike Thornton called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. In attendance were Supervisors Mr. Ted Gallagher, Mr. Robert Hayward Jr., Mr. Michael Lapp, and Mr. Roger Rutt. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager and Jacob Bowen, Director of Planning/Zoning Officer.

Public Present:

Blade & Emily Eberly – Resident
Ken Hornback – High's Real Estate
Michelle Kime – CV Seeds
Shelly & Dane Koppehele – Resident
Mike Lorelli – Kettle & fire
John Newkirk – Via Zoom
Megan – Via Zoom
Katherine Sylvia – High's Real Estate
Nick Wagner – Resident
Howard Williard – Morgan Stanley

Public Comment (non-agenda items only):

A resident, Blade Eberly of 169 Strasburg Pike, attended the meeting to decide whether an extension could be granted for connecting to the new sewer system. Mr. Eberly explained that he installed a new septic system in 2023 and intends to connect to the public system eventually but is not ready to take on the financial cost at this time. He asked whether an extension request would be considered. Staff informed him that the Sewer Authority had submitted a letter to the Board of Supervisors on this matter, which is included on the evening's agenda. Mr. Eberly was informed he could stay for the discussion or watch the meeting online later. He expressed his appreciation for the information.

Consent Agenda:

- a. Approval of the September 14, 2026, Board of Supervisors meeting agenda.
- b. Approval of the Minutes for the Monday, August 17, 2026, Regular Meeting.
- c. Approval of the Minutes for the Monday, August 17, 2026, Budget Guidance Workshop.

- d. Time Extension for action #2026-04 Omar Smucker Land Development Plan at 2008 Horseshoe Road.
 - a. The applicant's consultant is providing a time extension of 60 days for the Board of Supervisors to take action on the plan. Should the Board not take action by November 28, 2026, the plan shall be deemed denied. This is the first time extension for this project.
- e. Time Extension for action #2026-16 PPL Switch Station Revised Land Development Plan at 143 Pitney Road.
 - a. The applicant's consultant is providing a time extension to October 31, 2026, for the Board to take action on the plan. Should the Board not take action by October 31, 2026, the plan shall be deemed denied. This is the first time extension for this project.
- f. Time Extension for recording #2024-32 Christian A and Katie M Stoltzfus Subdivision Plan at 2198 Hobson Road.
 - a. The applicant's consultant is requesting a 90-day time extension to record as the Township and the applicant work through an agreement for the streambank restoration project on this property. Should the plan not be recorded by December 13, 2026, the project shall be deemed denied. This is the second time extension for this plan.
- g. Time Extension for recording #2026-11 Soups R Salad Land Development Plan at 1724 Lincoln Highway East.
 - a. The applicant's consultant is requesting a time extension to record until October 30, 2026, the conditionally approved plan. Should the Board approve of this time extension, the applicant will need to record the plan by October 30, 2026, or the plan is deemed denied. This is the first time extension for recordation for this plan.
- h. Financial Security Release #2023-13 Robert Stadel Stormwater Management Plan at 592 Mill Cross Road.
 - a. The Township Engineer recommends in their letter dated August 19, 2026, that all remaining funds, totaling \$13,929.30, be released. The remaining account balance will be \$0. The release shall be subject to the escrow account being in good standing.
- i. Approval to pay invoices from all funds totaling: \$1,000,744.29
 - a. \$414,075.77 to JVI Group for Strasburg Pike to Oakview Trail, this is reimbursed through PennDOT and Lancaster County MPO.
 - b. \$61,016.00 to Morgan Stanley for Monthly Pension Contribution.
 - c. \$51,570.50 to ATCS Inc. for Strasburg Pike to Oakview Trail inspections, this is reimbursed through PennDOT and Lancaster County MPO.

- d. \$17,596.25 to Hand in Hand Fire Company for Quarterly Contribution.
- e. \$17,596.25 to Lafayette Fire Company for Quarterly Contribution.
- f. \$17,596.25 to Ronks Fire Company for Quarterly Contribution.
- g. \$17,596.25 to Witmer Fire Company for Quarterly Contribution.
- h. \$14,000 to LEMSA for Quarterly Contribution.

Mr. Hayward moved to approve the Consent Agenda, seconded by Mr. Gallagher. The motion carried with all members voting in favor.

LEMSA Presentation – Bob May, Executive Director:

Bob May of Lancaster County EMS was present to provide an overview of LEMSA. LEMSA has been nationally accredited since 2005, continues to serve as the county's largest and most comprehensive emergency medical service provider. Formed through the merger of Community Hospital of Lancaster and St. Joseph Hospital ambulance services, Lancaster EMS has since integrated multiple additional agencies, including LGH Advanced Ambulance Service (1999), East Lampeter Ambulance (1997), Strasburg, West End (Millersville), Providence Township, Quarryville, Willow Street, Columbia QRS, and Manheim Township Ambulance.

Following the dissolution of Manheim Township Ambulance in early 2026, Lancaster EMS agreed to provide temporary contingency coverage for the township's lower half. This support will continue until the end of 2026, when the township's fire department assumes full EMS responsibility. Lancaster EMS currently operates from the former Manheim Township municipal building under a formal agreement expected to conclude in December.

Lancaster EMS serves 19 municipalities with a combined population of nearly 280,000, not including tourism and daily commuter traffic. The organization responds to approximately 58,000 service requests annually, averaging 158 calls per day. Lancaster EMS anticipates reaching its one-millionth service request milestone in March 2027.

Operations include 911 emergency responses, non-emergency transport, interfacility transfers, and community paramedicine. The current call distribution is approximately 65% 911 emergencies, 20% non-emergencies, and the remainder community paramedicine. Although non-emergency transport guarantees full reimbursement, Lancaster EMS is prioritizing 911 coverage to meet increasing demand.

Lancaster EMS is a private nonprofit governed by a 14-member board representing Penn Medicine, UPMC, and community members. The organization operates with a 2025 budget of just under \$20 million, staffed by 212 employees and 12 Franklin & Marshall College

volunteer EMTs. EMS operations run out of 13 stations utilizing 62 vehicles, with peak deployment of 15 ambulances.

Headquarters have recently been consolidated at Fairview Avenue, enhancing administrative efficiency and adding two ambulance units. The organization maintains national accreditation through the Commission on Accreditation of Ambulance Services (CAAS), making it the only accredited service in Lancaster County and one of just 185 nationwide.

Lancaster EMS has invested heavily in workforce development, including an EMT Academy that has graduated ten classes and a paramedic program in partnership with Elizabethtown College. Turnover remains lower than national averages, and staffing levels have stabilized. The company now carries whole blood on supervisory vehicles, placing Lancaster EMS among the few agencies nationwide with this capability.

East Lampeter Township remains a high-acuity service area, with approximately 10% of its population generating 911 calls annually. Lancaster EMS is preparing a renovation project for its Lincoln Highway East station totaling \$1.67 million, scheduled to begin next month, and has increased resources there in response to local demand.

Lancaster EMS will participate in a new countywide pilot program to hold low-acuity calls (Class 3) for up to 15 minutes to reduce unnecessary long-distance dispatching and maintain local coverage for volunteer agencies. If successful, the program is expected to expand countywide.

Finally, Mr. May noted that the cost to operate a 24/7 advanced life support service is approximately \$700,000 annually, which explains why many municipalities rely on shared services. Lancaster EMS confirmed the 2027 financial request of \$56,000 in the 2027 LMS budget is the same as the 2026 request.

CV Seeds Presentation – Michelle Kime, Executive Director:

Ms. Kime provided an overview of CV Seed's mission and current partnership with East Lampeter Township. CV Seeds, now approaching its fourth year, focuses on enriching lives in the Conestoga Valley community through three core pillars: housing resources, educational support, and health services. The organization operates with three staff members—a full-time director, a part-time administrative assistant, and a part-time adult advocate whose work centers on serving individuals and families facing housing insecurity.

CV Seeds supports the entire Conestoga Valley area, but the report presented focuses specifically on services funded by East Lampeter Township. To date in 2026, CV Seeds has billed 92 hours, primarily for one-on-one advocacy appointments aimed at helping families

set and achieve goals related to employment, housing stability, financial readiness, and transitions out of hotel living. Since January, eight households have moved from hotels to more permanent housing, though only one remained within Conestoga Valley due to limited affordable housing options.

Additional township-supported programming includes “Refreshing Recreation,” a monthly partnership with Zion Lutheran Church providing hotel-living families with children a safe space for play, meals, and community connection. The organization also hosts an annual Back-to-School Block Party for families identified as homeless, providing essential supplies and opportunities for supportive community engagement. CV Seeds maintains a household goods room offering donated items for families transitioning into stable housing and allocates funding for hygiene kits and essential items used to build connections with hotel residents.

CV Seeds collaborates closely with Union Community Care, which holds walk-in hours at CV Seeds facility twice monthly. Through a new Lancaster Community Foundation grant, Union Community Care will also expand access by bringing pop-up clinics directly to area hotels.

East Lampeter Township currently pays \$37 per hour for services. In 2026, East Lampeter Township provided \$14,750 towards these services. For the upcoming budget, CV Seeds requests \$10,000, prioritizing coverage for adult advocate hours while planning to secure additional funding for other program needs. Anticipated future growth, including support for residents expected at the Bridgeport housing development will require expanded advocate availability.

Pension Plan Investment Presentation – Morgan Stanley:

Mr. Williard presented a comprehensive update on the East Lampeter Township pension fund’s performance and investment strategy. Since Morgan Stanley began managing the fund in 2009, the plan has grown from an initial \$9 million in net invested capital, with an additional \$1.8 million contributed by the state, township, and employee payroll. Investment gains now total approximately \$20.9 million, reflecting an average long-term return of just under 8%.

He explained that in 2022, the township approved adding alternative investments—allocated to hedge funds, real estate, and private equity—at a 10% target (15% cap). Alternatives were introduced to help meet actuarial assumptions during a period of extremely low bond yields. The portfolio is currently near its target mix, slightly overweight in equities and slightly underweight in fixed income, which has been beneficial given that 30-year Treasury bonds have declined about 9% per year over the last five years.

Over the last three years, the pension fund has returned just under 11% net. Morgan Stanley's chief economist expects two additional interest rate hikes later this year, which may temporarily affect bond prices but could ultimately improve long-term yields.

The plan remains capped at 70% equity exposure, and the portfolio has been rebalanced as needed. Technology is the largest sector underweight (23% versus 38% in the S&P 500), a position Morgan Stanley is comfortable maintaining due to rapid sector growth and valuation concerns. The portfolio has seen strong performance across large-cap growth, ETFs, value positions, small-cap managers, and convertibles added in 2024.

Cash flows shifted notably in 2024 due to increased retirements and DROP payouts within the police department, a trend expected to continue. Despite these higher benefit payments, actuarial measures remain stable and the funds are considered in strong shape.

Alternative investments have averaged 7.2% over the past three years, though reporting tends to lag. The firm is reducing exposure to the Skybridge hedge fund due to its crypto-related volatility. Additional passive strategies have been added for broader market exposure, and new setback securities are being incorporated based on committee review.

Broader economic indicators were discussed, including labor force participation, earnings expectations, and shifts in employee compensation as a share of GDP. Earnings estimates for 2027–2028 have risen significantly, and growth is broadening across the real economy rather than being isolated to major tech firms.

Fees for investment management range between 50 and 70 basis points, inclusive of all managers.

Public Hearing: Ordinance for No parking on both sides of Clover Heights Road.

Mr. Thornton opened the hearing regarding an ordinance to prohibit parking within 140 feet of the intersection of Route 340 on both sides of Clover Heights Road. Ms. Hitchens provided background, noting that residents had raised concerns about vehicles associated with the business at the corner, Noel's Café, including cars parked facing the wrong direction and obstructing access to the business. In response, the Township previously installed double yellow center lines and a white edge line in July to better define the roadway.

The proposed ordinance represents the next step in addressing the issue, allowing the police department to enforce parking restrictions if adopted. Ms. Hitchens confirmed that all roadway markings are in place and that restricting parking in the defined 140-foot section is appropriate. Mr. Thornton emphasized that the ordinance applies only to the designated area near the intersection and not the entire length of Clover Heights Road.

Mr. Thornton, officially I will open the hearing at this time which means we will collect any and hear any public comment.

Public Comments: Residents Dan and Shelly Koppehele raised concerns regarding the afternoon school bus stop located at the end of their street and how proposed “no parking” regulations would impact their ability to safely pick up their grandchild from the bus stop.

Dan Koppehele explained that his wife, who recently underwent multiple surgeries, must drive to the bus stop because walking is not an option. He emphasized that the business adjacent to the bus stop is closed during pickup times, generating no traffic, and questioned whether briefly waiting in a vehicle for the bus constitutes “parking.” He asked the township to consider possible compromises, such as allowing temporary stopping or restricting parking only during business hours.

Shelly Koppehele added that she usually waits at the edge of the roadway near the stop sign because the property owner does not want her using their parking lot. She typically waits for less than five minutes. Discussion followed clarifying that this area is part of the roadway, not an easement, and therefore subject to no-parking rules. Township staff confirmed that stopping in the roadway—even while remaining inside the vehicles is legally considered parking.

Shelly Koppehele asked whether she could use the business parking lot when the business is closed. The township clarified that this is private property, and permission must be obtained from the owner.

Further conversation established that the bus does not enter Clover Heights Road; it stops on Route 340, which causes traffic backups. The school district previously approved moving the afternoon stop closer to the neighborhood because the family lives at the bottom of the street and walking to an alternative stop is not feasible.

Shelly Koppehele stated she will use the business parking lot again unless complaints resume, in which case she may return to the township for additional discussion.

Mr. Rutt made a motion to close the hearing seconded by Mr. Gallagher, motion carried.

The board discussed an ordinance proposing a no-parking restriction for 140 feet on both sides of Clover Heights Road from Route 340. The ordinance was drafted in response to safety concerns related to vehicles parking improperly, difficulties with turning movements, and drivers not adhering to the newly installed lane markings. Board members acknowledged that painted lines have helped somewhat, but improper parking and lane violations continue.

Public comment from Shelly Koppehele highlighted ongoing safety issues at the school bus stop, changes made by the school district due to unsafe traffic conditions, and challenges in safely picking up young children. She noted that while some individuals respect the painted lines, others continue to park improperly despite signage and markings.

Board members discussed whether timing restrictions could be an option, but legal guidance indicated that time-limited no-parking conditions would require a separate ordinance. Concerns were raised about how any timing limitations might affect current and future businesses along the roadway.

The board considered whether the painted lines alone might resolve the issue or whether a formal ordinance is necessary for a permanent solution. Some members suggested gathering additional information before proceeding, while others noted that improper parking continues even outside business hours and that the ordinance had been drafted at the board's prior direction.

Overall, the board deliberated on safety concerns, public feedback, legal constraints, and potential impacts on local businesses, but did not reach a final decision during this discussion.

Mr. Gallagher made a motion to approve the non-parking ordinance for Clover Heights Road. Seconded by Mr. Rutt. Motion carries.

Mr. Thornton followed by stating that this doesn't preclude any other contact with the school district that could be helpful. They appear to be willing to listen to our citizens and maybe others.

Comprehensive Plan Process Update – Jacob Bowen, Director of Planning/Zoning Officer

Mr. Bowen presented an update on the Township's Comprehensive Plan process, outlining recent progress, feedback received, and the next steps before formal public hearings. The plan has been in development since late 2024, moving through the steering committee in 2025 and undergoing multiple draft revisions with input from HRG, the SAS, planning commission members, and the public. The Planning Commission reviewed the most recent draft in August and recommended forwarding it to the Board, noting minor formatting edits and several substantive comments.

Key Planning Commission recommendations included performing a comprehensive sidewalk gap analysis in village districts, adding discussion of a potential new park site in the northern part of the township, reevaluating the on-lot disposal program, and reintroducing consideration of a future rental inspection program. Additional comments

from Vice Chair Gallagher emphasized ensuring recommendations align with fiscal responsibility and balanced budgeting.

Board members discussed items including future land use mapping, the long-range Lancaster Heritage Pathway expansion, trail design (bicycle, pedestrian, and equestrian uses), and the realistic expectations of bicycle commuting, especially during inclement weather. Questions were also raised about watershed restoration plans for the Conestoga River, Mill Creek, and Pequea Creek, noting the need for clearer implementation guidance.

Overall, Board members reaffirmed the importance of balancing forward-looking planning with affordability and fiscal responsibility. Next steps include incorporating all final comments into the draft, sending it to the consultant for revisions, and initiating the required 45-day review period with planning partners. A public hearing is anticipated in November, and additional comments may still be submitted before the draft is redistributed.

Old Business:

None

New Business:

- a. #2026-18 High Associates Stormwater Management Plan at 1857 William Penn Way.

Representative Billy Breigel of RGS Associates presented a straightforward proposal involving minor site improvements at 1557 William Penn Way, located at the intersection of Charter Lane and William Penn Way. The project area is approximately 2.5 acres within a business park district and is currently used for office purposes.

The proposal focuses on improving pedestrian circulation by relocating a portion of the existing sidewalk. The plan removes about 86 feet (approximately 610 square feet) of sidewalk and constructs about 92 feet (roughly 460 square feet) of new sidewalk to create a more efficient connection. Total land disturbance is under one acre.

Because the project reduces impervious areas by more than 20 percent, no formal stormwater management facilities are required, and the plan qualifies for a waiver of land development. Only procedural path modifications are included.

Mr. Hayward moved to approve the waiver of land development and the stormwater management plan for 1557 William Penn Way, as recommended by David Miller Associates (Plan No. 2026-18). Ms. Hitchens noted the recommendations are documented in the August 27th review letter from David Miller Associates.

Motion by Mr. Hayward. Seconded Mr. Rutt. Motion does include the 2026 High Associate storm water measurement plan and the waiver of land development. It's 1857 William Penn Way with conditions identified in the DMA letter of August 27, 2026. Mr. Hayward stated Correct. Adding the motion. Motion carries.

Supervisor's Discussion:

a. Tow Policy and False Alarm Fee

Ms. Hitchens noted that the items included in the board packets are provided for review only at this time. These items will be forwarded to the Emergency Services Committee meeting on Thursday evening, where the committee will develop a recommendation for the Board. The Board will revisit and discuss these matters further at its October 5th meeting.

b. Cost Savings to reduce deficit spending

Mr. Thornton noted that the Township is now well into its annual budget season. During the discussion, Mr. Hayward requested that the Board review a five-year financial forecast to better understand future revenue and expenditure trends, particularly in light of ongoing development and new apartment units that are expected to generate additional revenue through real estate taxes and associated fees. He emphasized the value of evaluating whether projected deficit spending may be offset by anticipated growth within the urban growth boundary.

Mr. Thornton responded that the Township already receives a five-year financial forecast through its existing budgeting tools. Ms. Hitchens added that a five-year forecast was included in the recent budget guidance workshop, noting that it incorporates several underlying assumptions. Mr. Hayward acknowledged this and referenced the long-term growth already planned within the township's urban growth boundaries.

c. Safety Issues

Mr. Thornton noted that a topic recurring at recent meetings has been the traffic and speed issues on Enfield Road. The Township continues to work with PennDOT on the possibility of temporarily installing speed bumps, ensuring that such measures will not jeopardize the Township's liquid fuels funding. Ms. Hitchens confirmed that these discussions with PennDOT are ongoing.

Mr. Rutt asked about the digital speed readout signs installed on certain roads and how they compare them to traditional traffic studies. Ms. Hitchens explained that the Township currently uses portable units that record vehicle count, speed, and time of day. Mr. Rutt inquired further about permanent digital speed display signs—such as the one located on Ski Road near New Holland Pike—and questioned how they are classified. Ms. Hitchens

noted that the Township will need to determine their classification and asked whether the Board would like staff to look into the cost and warranting requirements for installing similar permanent signs on Enfield Drive. Mr. Rutt confirmed interest in exploring that option.

Mr. Thornton highlighted ongoing safety concerns on Willow Road, noting that the Township has been reviewing crash data with the police department and coordinating with the Township's traffic engineer. Ms. Hitchens shared the compiled crash data for public transparency and engineering review.

Crash Data Summary (Willow Road):

- 2021: 9 total crashes (4 reportable, 5 non-reportable)
- 2022: 7 total crashes (4 reportable—including one fatality—and 3 non-reportable)
- 2023: 5 total crashes (4 reportable, 1 non-reportable)
- 2024: 6 total crashes (2 reportable, 4 non-reportable)
- 2025: 7 total crashes (2 reportable, 5 non-reportable)
- 2026 (year-to-date as of last Friday): 6 total crashes (3 reportable, 3 non-reportable)

Ms. Hitchens noted that while crash totals have fluctuated slightly year to year, there has not been a significant increase or decrease overall. The Township's traffic engineer is continuing to evaluate additional measures that may be considered.

Mr. Gallagher asked whether speed enforcement using Vascar has been conducted recently on Willow Road. Ms. Hitchens responded that while she could not confirm recent activity, Vascar has been used on that roadway in the past. Mr. Gallagher also asked who is responsible for painting Vascar lines—the police department or Public Works. Ms. Hitchens stated that staff will follow up to provide that information.

d. Other – Ascend Lighting and Kettle & Fire noise.

Mr. Thornton reported that the Township continues to address resident concerns regarding lighting and noise at the new Ascend apartment complex. Representatives from High Real Estate Group, including Ken Hornbeck and Katherine Sylvia, attended to provide updates on corrective actions underway.

Mr. Hornbeck explained that Township staff had raised questions and complaints regarding lighting intensity and appearance at the Ascend development. High Real Estate acknowledged similar concerns and has begun adjusting various lighting systems to reduce their impact. He outlined four primary lighting sources at the property:

1. Architectural uplighting located beneath roofline soffits: These lights can change color and brightness. High has already tested dimming levels and is continuing adjustments to determine an appropriate visual standard for the property.
2. Mid-building lighting elements: These lights were found to be brighter than intended. They are currently turned off while the team explores retrofitting options to make them dimmable, as the original fixtures were not designed for dimming.
3. Interior courtyard and pool lighting: These lights remain internal to the development but were also brighter than anticipated. The operations team is evaluating dimming options.
4. Perimeter parking lot lighting: Standard parking lot fixtures, included as part of overall lighting considerations.

To ensure compliance, the property will undergo an as-built photometric study by Renninger Martin Associates to verify that lighting levels meet zoning requirements. Mr. Hornbeck stated that if any lighting is found out of compliance, High will take corrective steps to meet Township standards.

Mr. Hayward noted resident concern regarding the blue changing up lights. Ms. Sylvia clarified that High has chosen a steady white color tone at 25% brightness but is currently resolving a switch-gear programming issue; an electrician is needed to permanently set the selected lighting configuration.

High Real Estate affirmed its commitment to addressing resident concerns and working collaboratively with Township staff to achieve appropriate lighting conditions at the Ascend property.

Mr. Thornton introduced ongoing noise concerns related to Kettle & Fire's operations. Representatives from High Real Estate, including Ken Hornbeck and Mike Lorelli, attended to provide updates on their investigation and mitigation efforts.

Mr. Lorelli explained that noise issues arose after Kettle & Fire added exterior cooling equipment as part of its production process. This change was implemented to address onsite sewer discharge challenges but resulted in unintended noise impacts. The existing screen was originally designed for aesthetics rather than sound reduction.

High Real Estate has been communicating with nearby residents, including Cassie Kreider, to explain the situation and mitigation steps. To accurately assess noise levels, the company engaged Trinity Consulting of Baltimore to conduct a sound study. The consultant placed multiple test stations and collected continuous 48-hour readings at locations

including Oscars Resort, Ascend Apartments, a nearby industrial building along Willow Road, and areas near the Villages.

The findings, completed and expanded in a report dated August 25, 2026, identified elevated decibel levels during production. High shared the report with the tenant last week. The tenant fully acknowledges the noise issue and has committed to funding necessary corrective measures.

A meeting is scheduled with the sound engineer, the tenant's mechanical design team, and High Real Estate to determine whether the recommended mitigation—primarily a plastic acoustic-rated material (sound-silk) to be installed inside the existing screen and against the exterior building wall—can be adapted to current structures. If adaptation is not feasible, alternative corrective steps will be developed.

Once the material is installed, Trinity Consulting will return to conduct follow-up readings to verify that noise levels have been reduced to background levels, which is the target outcome.

Mr. Lorelli also noted one anomaly in the sound data: an hour of unusually high decibel readings caused by grounds crews mowing during the testing window. He offered to provide Ms. Hitchens with the full report for review.

High Real Estate emphasized its ongoing communication with affected neighbors, particularly the Kreider family, and reaffirmed its commitment to resolving the noise impacts promptly and effectively.

Mr. Thornton emphasized that the cooling towers currently producing noise were not part of the facility's original operations but were added later due to sewage-related issues. Because of this addition, he noted that the noise impact from these towers requires attention and mitigation. He stressed the importance of developing an effective noise-control plan.

Both Mr. Thornton and Mr. Hornbeck agreed that maintaining strong communication with neighboring residents is essential. Mr. Thornton shared that some neighbors expressed concerns about not hearing updates recently, and he encouraged ongoing, proactive outreach. Mr. Hornbeck confirmed that they respond to any resident who contacts them and reiterated their commitment to forming a mitigation strategy

Action Items:

- a. Approval of 2027 Pension Plan MMO Calculations.

Ms. Hitchens reported that the 2027 Minimum Municipal Obligation (MMO) for the police retirement plan is \$522,929, while the non-uniform MMO is \$226,457. She explained that the police MMO decreased by approximately \$10,000 due to recent retirements and officers leaving the department. In contrast, the non-uniform MMO increased by roughly \$24,000 because several employees—Kim, Jacob, and one Public Works staff member—were not included in the 2026 MMO due to their hire dates but are now reflected in the 2027 calculation.

Mr. Hayward noted that despite improved investment returns, the obligations remain based on the January 1, 2025, actuarial valuation, and asked whether the plan is currently overfunded. Ms. Hitchens clarified that actuarial evaluations occur every two years; the next evaluation will take place in January, at which time the degree of overfunding will be known.

Mr. Hayward moved the approval of the calculations of the 2027 minimum municipal obligations for both the East Lampeter Township Police Retirement Plan and the East Lampeter Township defined benefit plan in the amount of \$522,929 for the 2027 police retirement and \$226,457 for the defined benefit plan.

Motion by Mr. Hayward, seconded by Mr. Gallagher. Motion carries with all voting in favor.

- b. Request from East Lampeter Sewer Authority regarding Ordinance 102 and the requirement to connect to public sanitary sewer within 60 days for 169 Strasburg Pike and 187 Strasburg Pike.

Mr. Thornton noted that earlier in the meeting a resident had provided feedback related to this item and asked if there was anything further to discuss. Ms. Hitchens explained that the board received a letter from the Sewer Authority, signed by the chairman. The letter includes a one-time modification request affecting two specific properties. Both properties were required to install new septic systems during the current process, and the modification request would allow them up to five years to connect to the public system.

Mr. Rutt made a motion that we approve the one time modification for Ordinance 102 for the two properties listed. 169 Strasburg Pike and 187 Strasburg Pike. Seconded by Mr. Hayward. Motion carries with all voting in favor.

- c. Resolution for the destruction of various documents.

Ms. Hitchens reported that the Finance Director, while preparing for his upcoming retirement, has been cleaning out his office. During this process, he located three items from 2018 consisting of general correspondence and financial records related to both the

Sewer Authority and the Township. After consulting the Pennsylvania Municipal Records Manual, he determined that these documents are eligible for disposal.

Pleasure of the board. Mr. Hayward, I move the resolution for disposing of records according to statutory requirements. Mr. Rutt added make sure that another person is involved in signing off of what is being disposed of just so there's not mistakes at the very end of the process.

Motion by Mr. Hayward. Seconded by Mr. Gallagher. Motion carries with all voting in favor.

- d. Resolution Invoking Protection of Municipal Curative Amendment for Data Center Uses.

Ms. Hitchens explained that the Township Solicitor is requesting approval of a resolution that will allow staff, the Solicitor, and the Township Engineer to begin preparing a curative amendment related to data centers. This resolution represents the first step in a required two-step process. If approved, a second resolution will be presented at the next meeting to formally move forward with the curative amendment.

Mr. Thornton confirmed that this is the initial step of a two-phase procedure, and Ms. Hitchens agreed. Mr. Rutt noted that the Township is following the established process provided by Pennsylvania municipal law. Mr. Hayward added that adopting the resolution would prevent any party from submitting recommendations for data center use until the amendment process is completed. Ms. Hitchens confirmed this is correct.

Mr. Hayward motion to move the resolution invoking the curative amendment for data center uses as presented by the Township Manager. Seconded by Mr. Gallagher. Motion carries with all voting in favor.

- e. Approve the East Lampeter Township Emergency Response Plan update.

Ms. Hitchens reported that the Township's internal response plan for employees has been updated for the first time in several years. Kim and Steve worked through the Township's Safety Committee to review the previous version and incorporate all necessary revisions. The updated plan is now ready for board review and approval.

Mr. Thornton noted that this document functions as an internal, all-hazards plan specific to Township facilities and campus operations. Ms. Hitchens clarified that it differs from the Township's broader emergency plan, which applies to the entire community.

Mr. Hayward recommended adding a footer that includes a date and page numbers to ensure future reviewers can easily determine the document's currency.

Mr. Hayward made a motion to move its approval based on recommendation to include date and page number. Seconded by Mr. Rutt. Motion carried with all voting in favor.

- f. Request for Hand in Hand Fire Company to assist at the Strasburg Borough Annual Halloween Parade on October 29, 2026.

Ms. Hitchens reported that Hand in Hand has offered to assist with the Strasburg Annual Parade. Because this event occurs outside the Township and is not part of the standard activities covered under the Township's workers' compensation policy, the board is required to approve the involvement formally.

Mr. Hayward moved the motion. Seconded by Mr. Rutt. Motion carries. All were in favor.

- g. Set a meeting date for the 2027 Budget Workshop.

Ms. Hitchens have asked all of the department heads to their availability, and it is the week of October 26th. So, you do have a board meeting on Monday the 26th at 7 p.m. therefore the earliest start of 3 p.m. and then Wednesday the 27th, 3 p.m. or later, but Wednesday the 28th, there is a park board meeting at 4:00 so we would need to look at starting at 5:00 or later.

Mr. Thornton our motion is to set the meeting date for the 2027 budget workshop for Monday the 26th at 3:00 p.m.

Mr. Hayward moved the motion. Seconded by Mr. Lapp for the date of Monday October 26, 2026, for our 2027 budget workshop at 3:00 p.m. Motion carried with all voting in favor.

Manager's Report:

- a. MS4 Project and Annual Report.

Ms. Hitchens reported on the MS4 program, noting that the annual report is due to DEP at the end of September. The review of the Township's Minimum Control Measures (MCMs) is currently being circulated by staff, explaining that the Township must meet all six required MCMs to maintain its permit.

She also provided an update on the MS4 project at 93 Strasburg Pike. The streambank restoration was completed in early spring, and buffer plantings are scheduled for early October, after which the project will be fully finished. The work spanned both Flory Park and 93 Strasburg Pike and was described as a successful public-private partnership involving the landowner, the Township, and the Lancaster County Conservation District.

Mr. Hayward raised a general budget question regarding tax payment discounts. He asked who absorbs the cost of the early-payment discount and whether it is shared among the

county, school district, and township. Ms. Hitchens responded that it varies by individual taxpayer, as some may choose to pay only certain portions early, making the impact difficult to quantify. Mr. Hayward noted the difference between spring and fall tax cycles, pointing out that fall taxes benefit the township, school, and county and include both discounts and penalties. He questioned whether encouraging early payment would result in increased funds for the township earlier in the year or whether the township bears part of the discount burden.

Public Comments: (non-agenda items only)

Nick Wagner requested a copy of the pension fund allocation.

Adjournment:

Mr. Gallagher moved to adjourn, seconded by Mr. Hayward. The motion carried and meeting adjourned at 9:23 p.m.

The next Regular Meeting will be held on Monday, October 5, 2026, at 7:00 p.m. at the Township Office.