

June 19, 2012

The East Lampeter Township Board of Supervisors met on Tuesday, June 19, 2012, at 7:30 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. David Buckwalter, Chairman and was followed by the Pledge of Allegiance. In addition to Mr. Buckwalter, supervisors present were: Mr. Mike Landis and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager. Mr. John Shertzer and Mr. John Blowers were absent.

The following persons signed in as being present in the audience:

Rick Kurtz, 63 Lafayette Way, Lancaster, PA 17602, representing Lafayette Fire Company
Ron Nolt, 63 Lafayette Way, Lancaster, PA 17602, representing Lafayette Fire Company
Tom Fuller, 2317 Lincoln Hwy. East, Lancaster, PA 17602, representing Texas Roadhouse
Lynn Commero, representing Lancaster Newspapers
Donna Bravo, 810 Bentley Ridge Blvd., Lancaster, PA 17602
Katie Kramer, 2147 Meadow Ridge Drive, Lancaster, PA 17601, representing CVCC
Steve Johnston, 2210 Quarry Drive, West Lawn, PA 19609, representing Susquehanna bank

Chairman Buckwalter indicated that copies of the agenda and minutes from the previous meeting were available in the back of the room for review.

Minutes of June 4, 2012 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the June 4, 2012 regular meeting as prepared. There were no comments.

A motion was made by Mr. Eberly to dispense with the reading of the minutes and approve the minutes as presented. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$242,641.06 were presented for payment. Chairman Buckwalter stated that one of the larger items included in that amount is approximately \$80,000.00 for the purchase of a vehicle, which was a budgeted item.

A motion was made by Mr. Landis and seconded by Mr. Eberly to approve payment of the bills as listed in the amount of \$242,641.06. The motion was passed by unanimous voice vote.

Old Business:

- a. Lafayette Fire Company re: Loan Agreement for New Fire Station

Mr. Rick Kurtz, Treasurer for Lafayette Fire Company, stated that they are requesting an additional \$400,000.00 on a line of credit for the new fire station.

Mr. Hutchison asked if they have talked to Fulton Bank about increasing the line of credit.

Mr. Kurtz replied that he has talked to Fulton Bank and was given a couple of options. One was for the Township to secure the loan so that it would be non-taxable. The second option was a taxable type loan and the third option was for the fire company to secure the loan using the collateral from the sale of the old fire company building.

Mr. Hutchison stated that he suspects that if the Township is involved with the loan process, they will be required to go back over the variety of state approvals that they went over with the original loan. This option takes time and money to make all that happen. He suggested going to the same lender to negotiate the terms, rather than going through a bidding process.

The Board stated that they would like to have time to review this request and will continue this discussion at the July 9, 2012 Supervisors meeting. Mr. Kurtz will work with the contractor in the interim.

b. Report re: Relocation of the CVCC – New Holland Pike

Katie Kramer was present to give an update report to the Board of Supervisors about the progress of the Conestoga Valley Community Center (CVCC). The center has moved to its new location at 2460 New Holland Pike. They have a two (2) year lease for the building. As part of the strategic planning committee, their goals for the next nine (9) months is to determine the long term viability for the CVCC and to put together a business plan that the current CVCC Board will implement. They are just beginning this process due to the time spent with moving. The strategic planning committee has two (2) questions that they would like to ask. The one is would East Lampeter Township allow them to advertise CVCC programs in the township newsletter. The second question is if there are any requests or needs to be met in the community, such as service needs.

Chairman Buckwalter asked Mr. Hutchison if it would be a problem with advertising programs being offered at CVCC.

Mr. Hutchison replied that he does not see this as being a problem.

Chairman Buckwalter asked if CVCC has a website and suggested that a link be added to the Township website.

New Business:

a. Time Extension for Township Review & Action – Beiler/A & J Power Subdivision Plan #12-07: 346 Beechdale Road

Chairman Buckwalter asked if anyone was present for this project. No one was in attendance to represent this item. The applicant is granting a ninety (90) day time extension for the Board to review and act on Subdivision Plan #12-07 for 346 Beechdale Road.

Mr. Eberly made a motion to accept the 90-day time extension grant for review and action on the A & J Power Subdivision Plan #12-07. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

- b. Time Extension for Township Review & Action – King Subdivision Plan #12-10: 399 Mill Creek Road and 372 Mt. Sidney Road

Chairman Buckwalter asked if anyone was present for this project. No one was present for this item. The applicant is granting East Lampeter Township a ninety (90) day extension of time to complete reviews for the Preliminary/Final Subdivision Plan #12-10 for 399 Mill Creek Road and 372 Mt. Sidney Road.

Mr. Landis made a motion to accept the 90-day time extension grant for review and action on the King Subdivision Plan #12-10. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

- c. Request for Waiver of Land Development Planning – Susquehanna Bank: 1950 Old Philadelphia Pike

Mr. Steve Johnston was present to represent Susquehanna Bank. He explained that they are requesting a waiver of land development planning for the property at 1950 Old Philadelphia Pike in order to relocate the existing ATM machine from the outside drive through lane to the exterior wall of the bank building.

The Board expressed concern about the parking for the customers who go inside the bank and the length of traffic using the drive through lanes.

Mr. Hutchison stated that staff does have one minor related concern about the driveway exiting onto Glendale Drive. The driveway is very wide and if it could be narrowed down to traffic coming through the drive through lanes be funneled down to one lane exiting onto Glendale Drive. Suggestions were made as to how this could be accomplished and the conflicts that can occur with the current way it is.

Mr. Johnston commented that customers know the parking lot the way that it is laid out now and feels that changing it will cause more difficulties.

Mr. Hutchison stated that another issue that staff would like everyone to be aware of is that there is currently no sidewalks or curbing on this property and Old Philadelphia Pike is about to be resurfaced. He added that the Planning Commission has recommended approval of the waiver of land development planning and deferral of curbs and sidewalks.

Mr. Eberly made a motion to grant the waiver of land development planning for Susquehanna Bank at 1950 Old Philadelphia Pike and deferral of curbs and sidewalks. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

- d. Request for Waiver of Land Development Planning – Texas Roadhouse Restaurant:
2317 Lincoln Hwy. East

Mr. Tom Fuller introduced himself as representing Texas Roadhouse Restaurant. He gave a presentation for their request to grant them a waiver of land development planning to put a 6' x 15' concrete pad for the placement of a freezer unit over an existing gravel area outside the existing building.

Mr. Eberly made a motion to grant the waiver of land development planning for Texas Roadhouse Restaurant at 2317 Lincoln Hwy. East. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

Other Business:

a. Appointment of Arbitrator re: 1983 Sewer Facilities Agreement

Mr. Hutchison explained that the Township has an agreement with the City of Lancaster and other surrounding sanitary sewer service operations. One of the provisions of that agreement is that if there is a dispute among the parties, it can be arbitrated. The City has requested that the Township enter into arbitration to resolve a dispute related to the amounts that they have been billing the Township and the amounts that the Township has been paying in response to those bills. The process is that they name an arbitrator, East Lampeter Sewer Authority (ELSA) and the Township Supervisors name an arbitrator, and then those two (2) arbitrators will name a third arbitrator. These three (3) arbitrators, as an arbitration panel, will hear the case and make a decision. The Sewer Authority has taken action to appoint, subject to the approval of the Board of Supervisors, Mr. Charles Wunz who is an engineer working out of Lewisburg, PA.

Mr. Eberly made a motion to approve the appointment of Mr. Charles Wunz as arbitrator. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. PA DOT Policy and Procedure for Consultant Selection re: Rt. 30 Streetscape Plan

Mr. Hutchison explained that the tourism gateway plan was done almost two (2) years ago. One of the initial recommendations out of that plan was to do a streetscape plan for the Rt. 30 Corridor. The Township has been working since that time to pull together funding to provide for that new planning effort. The funds have been pulled together with county funds through their Urban Enhancement Program and state funds through the Transportation Improvement Program. Since PennDOT has some of the funding involved, their guidelines and procedures must be followed. The first part is to hire a consultant. PennDOT has provided a Policy and Procedure Consultant Selection form to be filled in naming the people who would be on the committee to select the consultant.

A motion was made by Mr. Landis to approve the PA DOT Policy and Procedure form for the Consultant Selection in regards to the Rt. 30 Streetscape Plan. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

c. Resolution re: Police Officer Pension Contribution Rate for Remainder of 2012

Chairman Buckwalter explained that each year the State Auditor's office requires that the Township adopt a resolution establishing the percentage of pay rate that employees will contribute to their pension plans. At the beginning of the year, there was still no agreement with the police for 2012 and beyond. An agreement with the police through arbitration has added a percent to their contribution to the pension plan making it five percent (5%). This change requires a resolution be adopted reflecting this change.

Mr. Eberly made a motion to adopt the resolution for the police officers contribution to the pension plan to be set at five percent (5%) for the remainder of 2012 as of May 17, 2012. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

d. Consideration of New Police Pension Plan MMO for 2012

Mr. Landis made a motion to approve the revised Police Pension Plan MMO for 2012. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

Public Comment:

There were no public comments.

Chairman Buckwalter announced that the Board plans to hold an executive session following the meeting to discuss some personnel issues.

Adjournment:

A motion was made by Mr. Landis and seconded by Mr. Eberly to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, July 9, 2012 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager