#### December 7, 2020

The East Lampeter Township Board of Supervisors held their regular meeting on Monday, December 7, 2020 beginning at 7:30 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Corey Meyer. In addition to Mr. Meyer, supervisors present were: Mr. John Blowers, Mr. David Buckwalter and Mr. Ethan Demme via Zoom. Mr. Glenn Eberly was absent. Also, present was Mr. Ralph Hutchison, Township Manager and Chief Stephen Zerbe, ELTPD.

The meeting was held using Zoom, an internet web conferencing tool. Chairman Meyer read a statement regarding the use of Zoom for this public meeting including instructions for the public to use in order to participate in the meeting.

In attendance in the meeting room: John Keylor Brad Kiser Lynn Commero, representing LNP via Zoom Kalpesh Vakill, via Zoom Stephen King, via Zoom Darrel Siesholtz, via Zoom Dharam Goragandhi, via Zoom Sunny Patel, via Zoom Ed Harris, via Zoom David Miller, via Zoom

Public Comment (non agenda items)

Mr. Brad Kiser, 311 Millcreek Road, Bird-In-Hand was in attendance to discuss the purchase of Nolt's Mill. He had some questions regarding whether that is a good use of taxpayer dollars to purchase a "drafty old mill". He stated that he personally doesn't see it. He mentioned that there's a great mill about two miles away that does great tours and has a huge trust fund.

Chairman Meyer stated that the Mill that Mr. Kiser is referring to is immediately east of and adjacent to the property that the township purchased a few years ago and is planning to develop as a park (Gibbons Park). He stated that it is true that the Township is hoping to purchase the property in late December.

Mr. Hutchison stated that a settlement date has not been scheduled yet. He also stated that the primary benefit is the opportunity to make improvements to Millcreek itself by controlling the dam and the mill race which serves the mill. Various pollution reducing projects will become possible with ownership of the mill property which includes ownership of the dam and mill race facilities. He said that there is an opportunity to do projects that will gain the Township the necessary pollution reduction credits which are needed in order to satisfy the Township's MS4 obligations. Mr. Hutchison also mentioned that engineering has not been done to quantify what that will amount to but that opportunity to have full control over the dam the mill race itself involves owning the mill property. When the property became available and the owner

approached the Township about wanting to sell, Mr. Hutchison felt and the Board agreed that it was an opportunity to take advantage of. The Township has done a lot of due diligence since the time when the agreement was entered into in early October,

Mr. Kiser asked what do we gain by the mill race? Over half of the water of the mill race runs on his land because he owns the land under it . The Army Corps Of engineers as he understands it owns the water. Mr. Kiser stated that the Township already improved the stream beds. He wanted to know if the Township is planning on removing the dam. He wanted to know the Township's plans.

Mr. Hutchison stated that the Township doesn't know yet.

After a brief discussion between the Board and Mr. Kiser, Chairman Meyer thanked him for attending and sharing his views.

Mr. Al Duncan was in attendance representing the Miller's Smorgasbord property on route 30. He stated that he has been with the property for 48 Years and due to the pandemic, they expect to finish this month with 67% under on revenue from 2019. Mr. Duncan is asking for a reduction in their sewer charges because they were closed and services were not being used.

There was some discussion between the Board on what the Township can do to help businesses with reduction of sewer charges since they are losing revenue due to the pandemic.

Mr. John Smucker of Bird-In-Hand was in attendance. He stated that he has two hotels in the Township and he would like to reiterate what Mr. Duncan was saying about trying to be creative as a Board to try to search for ways that can give businesses relief on services that has not been used.

## Consent Agenda

- a. Approval of the Minutes of the Monday, November 16, 2020 Regular Meeting
- b. Approval to pay invoices from all funds: Total \$1,275,676.43
- c. Release of Financial Security Stoltzfus: 36 S. Soudersburg Road
- d. Release of Financial Security Smucker: 2008 Horseshoe Road
- e. Reduction of Financial Security High Assoc. Summit Apts: 401 Greenland Dr.
- f. Time Extension for Township Review & Action McDonald's Land Development Plan #20-18: 2090 Lincoln Highway East

Chairman Meyer presented the bills to be paid from various funds for the total amount of \$1,275,676.43. He mentioned the large payment of \$50,000 to LASA as partial payment for reconciliation of sewer transmission charges for prior years based up settlement of dispute with City of Lancaster, \$15,000 to Hand in Hand Fire Company as reimbursement for pagers purchased, \$62,500 for 4<sup>th</sup> quarter contributions to Township Fire Companies (\$15,625 to each of 4), \$7,452 to Ronks Fire Co. for reimbursement of vehicle premiums, \$9,250 for 4<sup>th</sup> quarter contributions to Libraries (\$4,255 to Lancaster. \$3,145 to Manheim Twp., \$1850 to Pequea Valley) and \$34,938 to New Holland Auto for Police special service truck (Fund 04 – Police Forfeitures).

Chairman Meyer mentioned the Release of Financial Security for Stoltzfus; 36 S. Soudersburg Rd. and Smucker; 2008 Horseshoe Rd. Township engineer has inspected the completed improvements for these projects and recommends a full release of the financial security. He also mentioned the Reduction of Financial Security – High Assoc. Summit Apts. 401 Drive Township engineer has inspected the completed improvement and recommend a reduction in financial security. Chairman Meyer then mentioned the Time extension for Township Review & Action – McDonalds Land Development Plan #20-18: 2090 Lincoln Highway East. This plan did not meet the requirement of the Township Zoning ordinance so an application was filed with the Zoning Hearing Board . The case was heard on November 12<sup>th</sup> and the Zoning Hearing Board is expected to render their decision on December 10<sup>th</sup>. So, the applicants therefore offered a time extension for Township review and action for 90 days to March 9, 202.

Mr. Buckwalter made a motion to approve the consent agenda as presented. Mr. Blowers seconded the motion and it passed by unanimous roll call vote.

### Recognition of Service to the Township - Mr. John Keylor

The Board recognized and thanked Mr. John Keylor for his long service to the Township's Planning Commission. Mr. John Keylor was presented a plaque and \$100 gift card to the Greenfield Restaurant for His extraordinary length of service.

### Police Department Recognitions - Chief Zerbe

- a. Detective Scott Eelman 25 years of service
- b. Officer Sam Goss Life Saving Award

Chief Zerbe of the East Lampeter Township Police Department recognized and thanked Detective Scott Eelman for his 25 years of service. Chief Zerbe also, recognized and presented Officer Sam Goss with the Life Saving Award and read off fellow officers' comments.

The Board thanked Detective Scott Eelman and Officer Sam Goss for their services.

Chief Zerbe present a plaque to the Board from the Police Department. The police department received the plaque from the Pennsylvania Chiefs of Police Association which commemorated East Lampeter Township's Premier Accredited agency status.

#### Old Business

a. High Assoc. Revised Final Land Development Plan #20-17: Zook Yoder Esh / Ben Franklin Blvd.

Mr. David Miller with Rettew Associates was in attendance via Zoom to discuss this plan. Mr. Miller stated that Mike is the development manager for High Assoc.. He stated that this is the Zook, Esh, Yoder project phase two. Phase two of the project from a land development

perspective is an extension of phase five of Eastwood Village, the manufactured home development and then two industrial buildings. One building will be the future home of Thaddeus Stevens' auto repair training center. The warehouse is not under construction at this time, but the residential development is under construction along with the extension of Ben Franklin Blvd up towards Willow Road. Phase one consisted of a short piece of Ben Franklin Blvd to a cul-de-sac with a bridge. Mr. Miller stated that this project was approved for land development earlier this year and the construction is going along swimmingly. He stated that he is before the Board this evening with a revised final plan. He said that the primary revision on the plan from the plan previously approved by the Board is the relocation of the road connection between this project and the existing Eastwood Village development. He mentioned that he has a review letter from David Miller Associates dated December 2, 2020 and that he has no issues with the comments. He stated that there are four modification requests.

### After a brief discussion:

Mr. Buckwalter made a motion to approve the Zook, Esh, Yoder Phase II plan conditioned on the comments of the David Miller Associates letter dated December 2, 2020 granting the four waiver requests and accepting the clarification on the zoning item #2 and all previous conditions remain in effect for the plan. Mr. Blowers seconded the motion and it was passed by unanimous roll call vote.

#### New Business

a. High Assoc. Lot Add-on & Land Development Plan #20-15: 1770 Hempstead Rd.

Chairman Meyer stated that Township staff is looking to table this item due to High having some additional work that they need to do on this plan.

Mr. Buckwalter made a motion to table item 8a re: High Assoc. Lot Add-on & Land Development Plan #20-15: 1770 Hempstead Rd. Mr. Blowers seconded the motion and it was passed by unanimous roll call vote.

#### b. Emergency Housing program – LCHRA / Tabor

Ms. Jen Koppel, Director of the Office for the Lancaster County Homelessness Coalition was in attendance via Zoom to give a brief overview of what they did over the spring and summer once the pandemic started in Lancaster County. She stated that they currently have a number of people that currently without shelter in the County but they also have a number of folks in shelters. She stated that what they saw was that the folks who were living outside was due to the businesses being closed and things were locked down. Ms. Koppel stated that they stood up a day shelter and an overnight shelter around the end of July. She mentioned that herself, Justin Eby and Mike McKenna of Tabor community Services are trying to figure out how to address the current needs which they are already short on because additional shelter facilities filled up very quickly but additionally now with the seasons changing the surge of Covid - 19 and the CDC requirements for spacing of beds and congregate settings they are actually losing winter shelter beds across the

County. She stated that volunteers are not coming out to volunteer and that there is an eviction moratorium that's going to be removed at the end of the calendar year.

Mr. Justin Eby who was in attendance via Zoom gave a little back ground on what they have done and also joined in on some of what Ms. Koppel said. He stated the reason they are in attendance is because they are looking for organizational partners and Municipal partners as well.

Ms. Lisa Horst stated that being apart of Conestoga Valley Christian Community Services homelessness is one of the biggest things that they are seeing. She stated that COVID has made the issue of homelessness more challenging.

Chairman Meyer asked if any of the hoteliers in attendance had any comments pertaining to the subject.

Mr. Dharam Goragandhi stated that he owns properties in the township and that he has spoken to Justin and Jen and that they have been trying to figure things out. He believes some of the issues might be getting past long term and extended stay and municipality ordinances. He stated that as a community he is happy to help and provide his facility if and when need locally.

There was some discussion between the Board and the attendees that were involved with this Emergency Housing Item. At the conclusion of the discussion, it was the consensus of the Board that the Township should help to facilitate the proposed emergency shelter program on a temporary basis. Mr. Hutchison and Mr. Eby indicated that they would work together to develop the program and any actions that are needed by the Board of Supervisors.

c. Proposed Zoning Amendments - Discussion

Mr. Demme had some Zoning Amendments that he wanted to discuss. He stated that he submitted a whole spreadsheet full of zoning amendment suggestions into the C1, C2 and C3 region.

- Amendments to the commercial zoning districts
- Amendment for home occupations by right.

Mr. Demme went on to give a brief overview of these amendments so it can be discussed.

After some discussion with the Board: Chairman Meyer suggested that Township staff review what Mr. Demme has presented and come back to discuss at a future meeting.

There were positive comments from the public.

#### Action Items:

a. Letter of Support for Hotel / Motel properties Funding re Covid

Chairman Meyer said that he, Mr. Hutchison and Mr. Blowers met with Steve, Dave and many

others a couple of weeks ago. He stated they heard a very similar story to what they heard from Mr. Duncan. The hotels are distressed at this point. The occupancy rate is going way down plus the actual average rate that's being charged is down as well. The meeting they had with the hoteliers was essentially just to understand the national and local data and also to brainstorm on how to help the industry. Mr. Meyer stated that he offered to sign a letter on behalf of the board to the elected officials, Senator Toomey ,Senator Casey, representative Smucker, State Senator Martin, State Representative Keith Greiner and the Board of Lancaster County Commissioners essentially outlining that East Lampeter Township is home to more than 40 hotel/motel properties making up approximately 40% of our hotel rooms in Lancaster County and that potential loss of those accommodations has been disastrous to the tourism industry in Lancaster, Lancaster County and the overall economy. He stated that essentially, they are writing as the Board of Supervisors to urge elected officials to act on behalf of these businesses and their employees to provide aid during the coming winter months.

Chairman Meyer open up the floor for discussion and comments for the hoteliers in attendance.

There were comments from Mr. Stephen King and Mr. Ed Harris of Discover Lancaster and Mr. Al Duncan.

Mr. Blowers made a motion to approve sending Letter of Support for Hotel / Motel properties Funding re Covid as prepared to the slate of public officials as listed in the letterhead . Mr. Buckwalter seconded the motion and it passed by unanimous roll call vote.

b. Appointment to Building Code Board of Appeals Alternate position - Mr. Ben King

Mr. Blowers made a motion to approve the appointment of Mr. Ben King to the Building Code of Appeals Alternate position. Mr. Demme seconded the motion and it was passed by unanimous roll call voice vote.

#### Manager's Report:

a. MS4 Report

Mr. Hutchison stated that Township staff provided the Board with some information on recent stormwater activities and they also provided the Township's scorecard on where they stand with its pollution reduction efforts compared to what the permit requires.

#### Adjournment

A motion was made by Mr. Buckwalter seconded by Mr. Blowers to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, September 21, 2020 beginning at 7:30 pm.

Respectfully submitted, Ralph Hutchison Township Manager

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HARD WORK . INTEGRITY . EXCELLENCE

ATTN: KATHY TREIER EAST LAMPETER, TOWNSHIP OF 2250 OLD PHILADELPHIA PIKE

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LANCASTER PA 17602-3417

GreatAmerica Financial Svcs. PO Box 660831 Dallas, TX 75266-0831

FORWARDING SERVICE REQUESTED

Check here for change of address (see reverse for details)



Invoice Number: Agreement Number: Invoice Print Date: Due Date: Total Due:

11/24/2020 12/19/2020 \$333.40

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Use enclosed envelope and make check payable to:

**GreatAmerica Financial Svcs.** PO Box 660831 Dallas, TX 75266-0831

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**GreatAmerica Financial Svcs.** PO Box 660831 Dallas, TX 75266-0831

Invoice Number:	28245883
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Total Due:	\$333.40

#### Important Messages

We currently have your authorization on file to debit all open charges from your applicable bank account.

Please contact Account Support, prior to your due date, at the toll-free number on this invoice to change the amount being deducted.

Thank you! We value your business.

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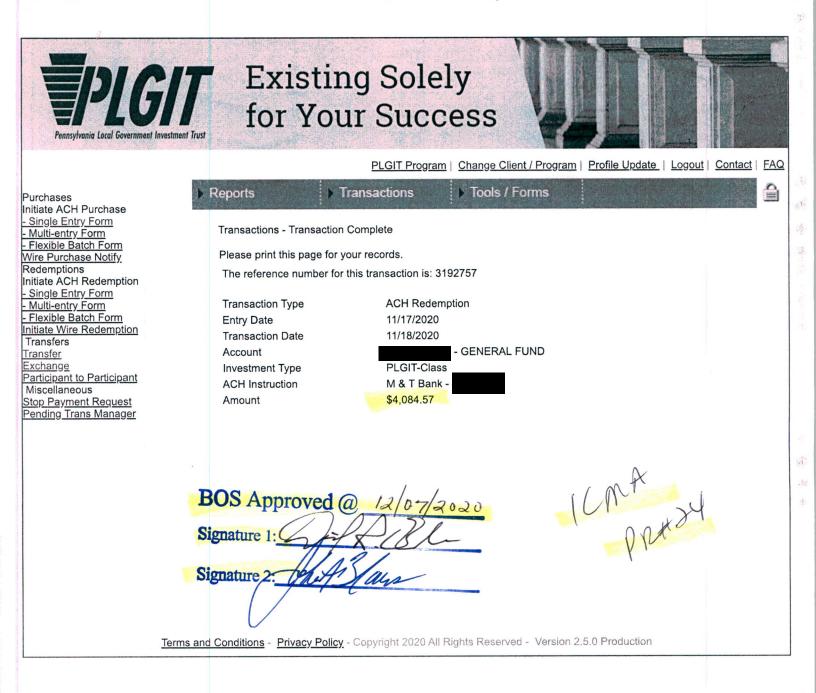
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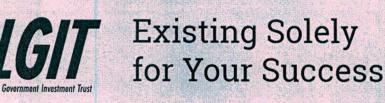
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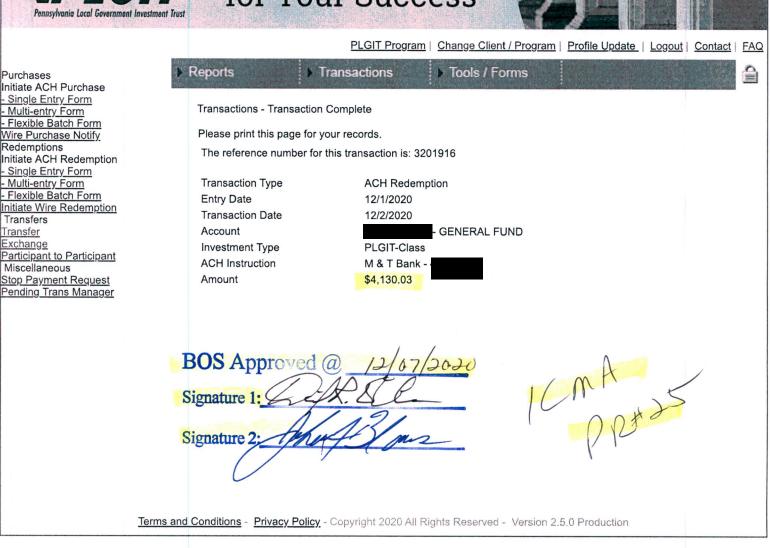
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XXXXX0010 💭		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$150.00	\$0.00	Edi
XXXXX0010		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$125.00	\$0.00	Edi
XXXXX0010 💬		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$21.00	\$0.00	Ed
XXXXX0010 💬		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$75.00	\$0.00	Ed
XXXXX0010 💭		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$21.00	\$0.00	Ed
XXXXX0010 🖓		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00	Ed
XXXXX0010 🖓		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$20.00	\$0.00	Ed
XXXXX0010 🖓		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$150.00	\$0.00	Ed
XXXXX0010 🖓		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00	Ed
XXXXX0010 💭		12/3/2020	PNC	Payroll	Pending - Funding Deposit	\$100.00	\$0.00	Ed
	eatecontributions.aspx						1/2	2





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Purchases Initiate ACH Purchase Single Entry Form - Multi-entry Form - Flexible Batch Form Wire Purchase Notify Redemptions Initiate ACH Redemption Single Entry Form - Multi-entry Form - Flexible Batch Form Initiate Wire Redemption Transfers Transfer Exchange Participant to Participant Miscellaneous Stop Payment Request





#### **Miscellaneous Expenses**

October UCCI Dental Claims

\$3,974.75

OK

Sub-Total

INVOICE GRAND TOTAL

\$25,950.70 \$60,177.98 \$90,103.43 OK OK DV

\$268.80

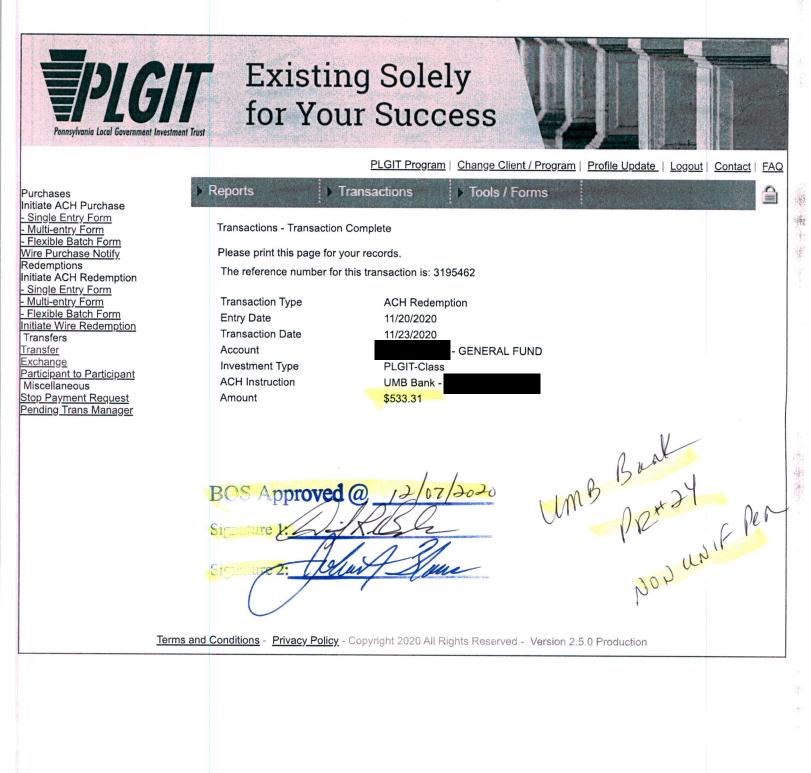
OK

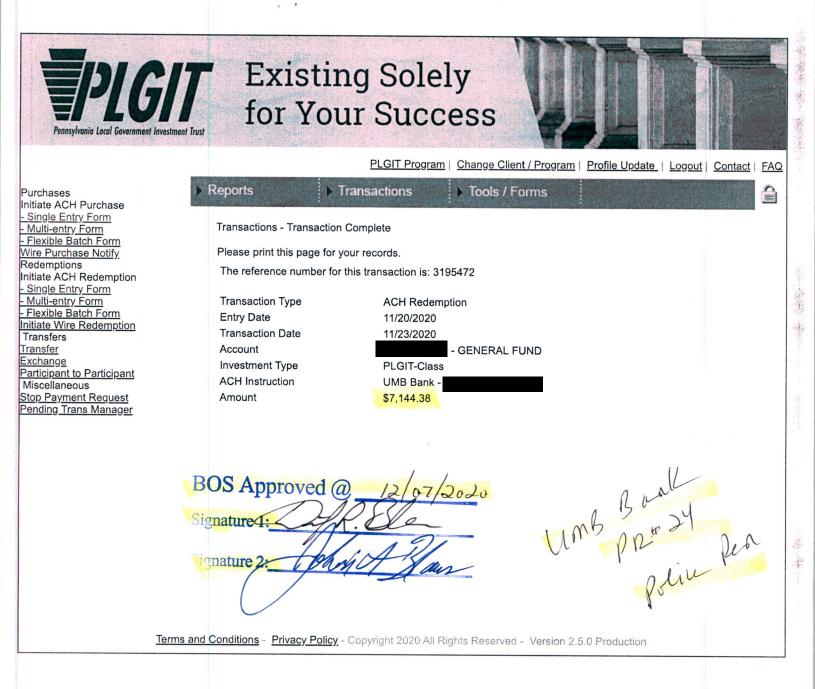
BOS Approved @ 12020 Signature 1: Signature 2:

\$4,629.06

\$4,629.06

\$268.80





1/1



Reports

# **2GIT** Existing Solely for Your Success

Transactions

PLGIT Program | Change Client / Program | Profile Update | Logout | Contact | FAQ

Tools / Forms

Purchases Initiate ACH Purchase Single Entry Form - Multi-entry Form - Flexible Batch Form Wire Purchase Notify Redemptions Initiate ACH Redemption - Single Entry Form - Multi-entry Form - Flexible Batch Form Initiate Wire Redemption Transfers Transfer Exchange Participant to Participant Miscellaneous Stop Payment Request Pending Trans Manager

**Transactions - Transaction Complete** Please print this page for your records. The reference number for this transaction is: 3202030 Transaction Type ACH Redemption Entry Date 12/1/2020 **Transaction Date** 12/2/2020 Account GENERAL FUND PLGIT-Class Investment Type **ACH** Instruction UMB Bank -Amount \$531.20 UMB BENK PER NON UNIF PER BOS Approved @ 12/07/2020 Signature 1: Signature Terms and Conditions - Privacy Policy - Copyright 2020 All Rights Reserved - Version 2.5.0 Production



BY LE NOV LO DON AMERICAN UNITED LIFE **INSURANCE COMPANY IERICA<sup>®</sup>** a **ONEAMERICA** Company One American Square PO Box 6123 Indianapolis, IN 46206-6123 Group Name: East Lampeter Township Current Group Premium Due: .651.74 Group Policy No: **Employee Adjustments:** \$0.00 Premium Due Date: 11/01/2020 Premium Due: \$1,651.74 Coverage Period: 11/01/2020 - 11/30/2020 Administrative Fee: + \$0.00 Invoice Date: 11/10/2020 Prior Balance: \$0.00 Total Amount Due: \$1,651.74 Group Premium Due: \$1,651.74 BOS Approved (a) **East Lampeter Township** Signature 1: **ATTN: Kevin Hostetter** 2250 Old Philadelphia Pike Signature 2: Lancaster, PA 17602

**NOTE:** Any other communications and requests should be sent to: American United Life Insurance Company, PO Box 6123, Indianapolis, IN 46206-6123; or email GroupContactCenter@OneAmerica.com; or call us at 1-800-553-5318. If your contract has coverage provisions based on salary, please update any salary changes in iBill or

submit a current census to the Contact Center.

See Exhibit A for IMPORTANT NOTICE AND INSTRUCTIONS

**Notes Section** 

Your November 2020 premium draft will be initiated on December 7th, 2020.

Detach and return the bottom portion of this page with your payment in the enclosed envelope to ensure timely receipt and processing by American United Life Insurance Company.

Fold and Tear Here

Remit payment and coupon to: American United Life Insurance Company Group Premium 5870 Reliable Parkway Chicago, IL 60686-0058

Group Name: Group Policy No: Premium Due Date: Coverage Period: Invoice Date: Total Amount Due:

11/01/2020 11/01/2020 - 11/30/2020 11/10/2020 \$1,651.74

East Lampeter Township

Total Amount Paid: \$\_\_\_\_



2 <u>SU</u>			INVOICE	/OICE	State 68933659 East Lampeter		MT 12/17/20 PAGE 1
ACCOUNT NUM	MBER	CREDIT LIMIT DAYS	30 BILL CLOSI		AYMENT DUE DA	ATE A	5,772.96
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