

December 6, 2021

The East Lampeter Township Board of Supervisors met on Monday, December 6, 2021 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 Chairman. Meyer, supervisors present were: John Blowers, Dave Buckwalter, Ethan Demme & Glenn Eberly. Also, present was Ralph Hutchison, Township Manager, Tara Hitchens, Assistant Township Manager, Stephanie Leakway, Administrative Assistant and Lashawnda Martin, Administrative Assistant.

The meeting was held using Zoom, an internet web conferencing tool. A recorded statement was played regarding the use of Zoom for this public meeting including instructions for the public to use in order to participate in the meeting.

Also, In attendance:

Lynn Commero, representing LNP via Zoom
Michael Thornton
Mark Stanley
David Miller, representing Rettew
Tony Seitz, representing High
John Shertzer
David Keens, representing Lafayette Fire Co.
Rep. Greiner
Katrina Aviles and family
Dave Buckwalter's family
Glenn Eberly's family

Public Comment (non-agenda items)

None

Consent Agenda

- a. Approval of the December 6, 2021 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Tuesday, October 26, 2021 Special Meeting
- c. Approval of the Minutes of the Monday, November 15, 2021 Regular Meeting
- d. Approval to pay invoices from all funds: Total - \$486,490.46

Chairman Meyer presented the bills to be paid from various funds for the total amount of \$486,490.46 He mentioned the large payment amount of \$63,750.00 for 4th quarter contributions to fire companies (\$15,397.50 each), \$9,250 for 4th quarter contributions to libraries (\$4,255.00 to Lancaster, \$3,145.00 to Manheim Twp.; \$1,850.00 to Pequea).

There was no public comment.

Mr. Blowers made a motion to approve the consent agenda as presented. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

Recognition of Life Saving Action – Katrina Aviles

Chairman Meyer stated that throughout the year the Board gets to recognize members of the community that go above and beyond the call of duty and presented Ms. Aviles a plaque on behalf Mr. Flory's family and the Board of Supervisors for her heroic actions in saving Mr. Barry Flory's Life during a fire at his dwelling. Chairman Meyer stated that the Board is sad to hear of Mr. Flory's passing recently from cancer on November 23rd.

Mrs. Aviles was presented a Citation from The PA House of Representative by Rep. Keith Greiner and was also presented a token of appreciation from Lafayette Fire Company for her extreme show of valor by Chief Dave Keens.

Supervisor Recognition

Chairman Meyer shared a memory he had of Mr. Buckwalter before presenting him a plaque on behalf of he Board of Supervisors showing their appreciation of Mr. Buckwalter for his service of more than 23 years to East Lampeter Township. Mr. Buckwalter was also presented with a PSATS Certificate.

Mr. Buckwalter stated that it has been an honor to serve East Lampeter Township and to work with fellow Supervisors and a fantastic staff. Mr. Buckwalter introduced his family present at the meeting.

Chairman Meyer also shared a memory that he had of Mr. Eberly before presenting him a plaque on behalf of the Board of Supervisors showing their appreciation of Mr. Eberly's 34 years of service to East Lampeter Township. Mr. Eberly was also presented with a PSATS Certificate.

Mr. Eberly stated that it has been great working with East Lampeter Township staff and Police Department he's going to miss it. Mr. Eberly introduced his family present at the meeting.

Old Business

- a. Time Extension to record conditionally approved plan #21-7: Ben Franklin Blvd

Chairman Meyer stated that the applicant is requesting extension to May 31, 2022 to record the plan.

Mr. Eberly made a motion to approve the Time Extension to record the conditionally approved plan #21-7: Ben Franklin Blvd. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

- b. Time Extension to record conditionally approved plan #21-17: Greenfield North

Chairman Meyer stated that the applicant is requesting extension to May 31, 2022 to record the land development plan.

Mr. Eberly made a motion to approve the Time Extension to record the conditionally approved plan #21-17: Greenfield North. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

- c. Greenfield North Land Development Plan #21-17 – Condition of Approval

Mr. Tony Sietz representing High Associates, Mark Stanley of McNees Wallace Nurick representing High, and David Miller of Rettew, High's consultant on the project were all present to represent the plan. Mr. Sietz noted that one item that remained open under the conditional approval of Greenfield North was the

park/rec/open space requirements. Mr. Sietz noted that High provided the Township with a few documents of information regarding nearby sales figures of property, costs associated with the recreational components that will be provided on the Greenfield North property, and calculations of park/rec/open space within the entire Greenfield area. For Greenfield North, the park/rec/open space calculations and requirements are slightly apart for primary recreation space. Mr. Stanley indicated that High has relied on the park/rec/open space that they have provided throughout the years in Greenfield on numerous projects. Mr. Stanley also noted that it is at the Board's discretion as to how park/rec/open space provisions are dealt with for a land development. Mr. Stanley provided that with a development of multi-family units, there comes a point where the amount of park/rec/open space needed may outweigh the actual lot area of the parcel if the site is to be developed vertically. Mr. Miller presented the calculations for each type of park/rec/open space within Greenfield and proposed on the Greenfield North property. Mr. Blowers noted that the use of sidewalks vs trails and stormwater facilities are issues. Further, Mr. Blowers felt that the fair market value was low. Mr. Meyer and Mr. Demme agreed that the fair market value seemed low, especially with the current market. Mr. Meyer noted that High's involvement with the Lancaster Heritage Pathway should be taken into account. Mr. Sietz offered that \$250,000 has been spent on the design and engineering thus far. All Board members agreed that the required greenway space has been met with the land development plan and that the issue remained 7.8 acres of primary recreation space. Mr. Sietz provided that the courtyards were not included in the calculations on the land development plan. Mr. Demme stated that Township staff and High are far apart in calculations and would like them to be closer together before making a decision. Mr. Stanley requested a brief recess to discuss the issue privately with his client. (5 minute recess held). Mr. Stanley returned to indicated that High would be agreeable to a fee in lieu of park/rec/open space in the amount of \$400,000. A credit of \$250,000 will be provided for the funds expended towards the Lancaster Heritage Pathway design and engineering. Thus, \$150,000 will be paid in \$30,000 increments at the time building permits are issued for each of the five (5) multi-family apartment buildings, but \$0 will be collected for park/rec/open space when the townhouse permits are issued. Mr. Hutchison noted that when the last payment is issued, there will be three (3) years in which to expend the total funds.

On a motion by Mr. Blowers and a second by Mr. Demme, with all members of the Board voting in favor by voice vote, the agreement on park/rec/open space fee in lieu was approved.

Mr. Blowers noted that East Lampeter Township truly appreciates the efforts that High Associates puts forth in the Township and believes that this project, along with the Walnut Street Extension and Lancaster Heritage Pathway will be fantastic projects.

Mr. Meyer thanked Mr. Stanley for his service to his clients in East Lampeter Township and noted that because of him many great projects have occurred to both the benefit of his clients and to the Township. Mr. Meyer congratulated Mr. Stanley on his upcoming retirement as this will be his final municipal meeting.

New Business

- a. Time Extension for Township action: Plan 21-28 – Sundance Car Wash – 1728 LHE

Mr. Hutchison stated applicant needs more time to address review comments provided by Township staff and Township Engineer.

Mr. Eberly made a motion to approve the 90-day Time Extension for Township action: Plan 21-28 – Sundance Car Wash – 1728 LHE. Mr. Demme seconded the motion and it was passed by unanimous voice.

Action Items

a. Resolution re Comprehensive Plans Amendments – Bridgeport & Recreation Plans

Mr. Hutchison stated that these two plans and important planning documents which were completed in the last two years for the Township's park and recreation plan which is a regional plan; Conestoga Valley plan and the Bridgeport Crossroads plan which the Township did regionally with its planning partners that also share space in the Bridgeport area. Township staff would like to amend the comprehensive plans to add these planning documents so that they are apart of those comprehensive plans and utilize them as planning documents going forward and work to implement those plans. In order to do this the Board would need to consider adoption of the resolution which serves the purpose of incorporating these two plans into the two regional comprehensive plans.

Mr. Eberly made a motion to approve Resolution re Comprehensive Plans Amendments – Bridgeport & Recreation Plans. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

Resolution 2021-18

Manager's Report:

a. American Rescue Plan Act Funding

Mr. Hutchison stated that Township staff has reviewed all guidance that's available at this point in time regarding how the funds may be utilized and how to calculate the lost revenue amounts and the Township staff understands that with 2019 as the base year, loss revenue may be counted for 2020. After review with the auditors, it is believed that the stormwater fees, collected by the Sewer Authority, would be removed from the calculation based on the agreement between the Township and the East Lampeter Sewer Authority. Going on this basis all of the funds that the Township has and will receive can be considered as lost revenue. Therefore, the Board will likely be able to transfer those funds into the general fund and take action to utilize them for police services provided the pandemic. It will generate a fund balance that the Board will have the option to figure out they want to utilize those funds.

b. Response to Zoning Discussion

Mr. Hutchison stated that he provided a response in writing, however it was late in the day today. Recognizing this, not everyone on the board may have had the opportunity to review the response and be ready to discuss at this meeting.

Mr. Hutchison thanked Mr. Buckwalter and Mr. Eberly for their services and stated that he was fortunate to work with them.

Adjournment

A motion was made by Mr. Eberly and seconded by Mr. Buckwalter to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, December 20, 2021 beginning at 7:30 pm.

Respectfully submitted,
Ralph Hutchison
Township Manager

EAST LAMPETER TOWNSHIP
Board of Supervisor's Meeting _ APPROVALS
2250 Old Philadelphia Pike, Lancaster PA 17602
(717) 393-1567, FAX (717)-393-4609

December 6, 2021

BPs#69143-69190- \$81,578.08
Checks#69191-69206 _ \$86,446.07

AFSCME/GFPlgitToWellsFargoac [REDACTED] /PRs20-21 _ \$303.74

BMO/MasterCard# [REDACTED] AutoWDGFPlgit _ \$9,444.57

CNBac [REDACTED] /ELTDRAWForReimbToGF _ \$150,937.57

GreatAmerica/Inv#30539159/ACHdFromMT# [REDACTED] _ \$431.72

H.S.AEEContrib/AutoWDMT# [REDACTED]

PR#23 _ \$3,779.00

PR#24 _ \$3,779.00

H.S.A. AdminFee Inv#A21102730713

November_2021 _ \$174.20

ICMA-EE Contrib ACHd to ICMA from Plgit# [REDACTED]

PR#23 _ \$4,774.69

PR#24 _ \$4,861.03

IICMed/Den/ClaimsDeposits/ACHdGFPlgit# [REDACTED] ToJShore# [REDACTED]

Dec'21 _ \$96,274.05

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:

Non Unif: PR#23 _ \$1,229.72 / Police: PR#23 _ \$6,996.62

Non Unif: PR#24 _ \$1,236.27 / Police: PR#24 _ \$7,203.58

NVA/vision/Oct'21,Inv5072811,ACHGFPlgitToJPMorgan [REDACTED] _ \$343.75

PPL/GFStLight,ac#90401-[REDACTED]/AsOf10/29/21AutoWDFFromMT# [REDACTED] _ \$2,213.44

PPL/StLightFnd,ac#90201-[REDACTED]/AsOf10/29/21AutoWDFFromMT# [REDACTED] _ \$6,688.90

PreauthACHWD/MT# [REDACTED] UGI accounts:

a/c 24432 _ due _ \$

a/c 24077 _ due _ \$

a/c 24291 _ due1 _ \$

a/c 73860 _ due _ \$

a/c 92632 _ due _ \$

WEX/fuel purch/Inv#75551475/ACHdMT# [REDACTED] _ \$8,638.87

WEX/fuel purch/Inv#76432733/ACHdMT# [REDACTED] _ \$9,155.59

Grand Total: \$486,490.46

SIGNATURE 1: _____

SIGNATURE 2: _____

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81,578.08	+
86,446.07	+
303.74	+
9,444.57	+
150,937.57	+
431.72	+
3,779.00	+
3,779.00	+
174.20	+
4,774.69	+
4,861.03	+
96,274.05	+
1,229.72	+
6,996.62	+
1,236.27	+
7,203.58	+
343.75	+
2,213.44	+
6,688.90	+
8,638.87	+
9,155.59	+
486,490.46	*

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69143 to 69190
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69143	12/06/21	AIRGA005 AIRGAS USA, LLC	93.32		649
69144	12/06/21	AJPOW005 A & J POWER EQUIPMENT	521.04		649
69145	12/06/21	ALLEN005 ALLEN S. BLANK	125.00		649
69146	12/06/21	ALLEN020 ALLEN DENLINGER BUILDING	680.00		649
69147	12/06/21	AMAZO005 AMAZON.COM	645.82		649
69148	12/06/21	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	178.00		649
69149	12/06/21	BIRD010 BIRD IN HAND FARM SUPPLY LLC	57.42		649
69150	12/06/21	BLAKI010 BLAKINGER THOMAS PC	5,028.10		649
69151	12/06/21	BMOYE005 B. MOYER RADIO	5,617.51		649
69152	12/06/21	CALIB010 CALIBER PUBLIC SAFETY	4,134.38		649
69153	12/06/21	CAPIT005 CAPITAL ELECTRIC	262.91		649
69154	12/06/21	CDWGO005 CDW GOVERNMENT INC	972.86		649
69155	12/06/21	CENTR010 CENTRAL PA CHIEFS POLICE ASSOC	50.00		649
69156	12/06/21	DAVID005 DAVID MILLER ASSOCIATES INC	0.00	12/06/21 VOID	0
69157	12/06/21	DAVID005 DAVID MILLER ASSOCIATES INC	0.00	12/06/21 VOID	0
69158	12/06/21	DAVID005 DAVID MILLER ASSOCIATES INC	25,395.12		649
69159	12/06/21	EMKUT005 E. M. KUTZ INC	1,680.18		649
69160	12/06/21	FASTE010 FASTENING PRODUCTS LANC. INC	127.23		649
69161	12/06/21	FISHE005 FISHER AUTO PARTS	355.90		649
69162	12/06/21	FREIG005 FREIGHTLINER OF LANCASTER	9.58		649
69163	12/06/21	FREYL005 FREY LUTZ CORP INC	948.10		649
69164	12/06/21	GERZN005 GERZ NURSERIES LANDSCAPE	190.00		649
69165	12/06/21	GROVE005 GROVE MILLER ENGINEER INC	310.00		649
69166	12/06/21	HERBE005 HERBERT ROWLAND & GRUBIC INC	4,329.00		649
69167	12/06/21	HFTIR005 H & F TIRE SERVICE	489.60		649
69168	12/06/21	HUMAN005 HUMANE PENNSYLVANIA	400.00		649
69169	12/06/21	INSIG005 INSIGHT	252.60		649
69170	12/06/21	JFCTE005 JFC TEMPS INC	3,676.11		649
69171	12/06/21	KEYBU005 KEY BUSINESS SOLUTIONS	289.79		649
69172	12/06/21	KIMBA005 KIMBALL MIDWEST	299.36		649
69173	12/06/21	KONEC005 KONECRANES INC	5,039.38		649
69174	12/06/21	LANCA040 LANCASTER TROPHY HOUSE	227.42		649
69175	12/06/21	LANCN005 LNP MEDIA GROUP	2,171.68		649
69176	12/06/21	LEFFL005 LEFFLER ENERGY	928.79		649
69177	12/06/21	LOWES005 LOWES	209.80		649
69178	12/06/21	MCPAH005 MCPAHON ASSOCIATES INC	10,895.00		649
69179	12/06/21	METZL005 METZLER MOWER SALES & SERVICE	25.29		649
69180	12/06/21	MICRO010 MicroSpring Commerce Corp	1,560.00		649
69181	12/06/21	MILLE005 MILLER&SONS SALT/WATERCOND INC	236.95		649
69182	12/06/21	MYGOV005 MYGOV LLC	1,230.00		649
69183	12/06/21	ROBSO005 ROBSON FORENSIC, INC.	415.00		649
69184	12/06/21	RSHOL005 R. S. HOLLINGER & SONS INC	64.59		649
69185	12/06/21	SAMSS005 SAM S SMUCKER & SONS INC.	18.00		649
69186	12/06/21	SERVI005 SERVICE SUPPLY CORPORATION	172.78		649
69187	12/06/21	SMUCK015 SMUCKER & SONS, INC.	18.00		649
69188	12/06/21	SUMMI005 SUMMIT TECH. CONSULTING GROUP	518.83		649
69189	12/06/21	TELCO005 TELCO INC	644.60		649
69190	12/06/21	ZIMME010 ZIMMERMAN'S HDWR & VARIETY INC	83.04		649

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69190 ZIMMERMAN'S HDWR & VARIETY INC Continued					
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	46	2	81,578.08	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	46	2	81,578.08	0.00

BOS Approved @ 12/6/2021

Signature 1:

Signature 2: