

May 9, 2022

The East Lampeter Township Board of Supervisors met on Monday, May 9, 2022 at 7:30 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Vice Chairman Corey Meyer. In addition to Mr. Meyer, Supervisors present were Mr. Ethan Demme, and Mr. Roger Rutt. Also, present was Ms. Tara Hitchens, Assistant Township Manager and Ms. Stephanie Leakway, Administrative Assistant. Chairman John Blowers and Township Manager Ralph Hutchison were not present for the meeting.

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

Claudia Shank, McNees Wallace Nurick
Tony Seitz, High Associates
David Miller, Rettew, High Associates
Brenden Curry, LNP

Also, In attendance via Zoom

Harvey Meyer

Pledge of Allegiance

Public Comment (non-agenda items)

There were no public comments.

Consent Agenda

- a. Approval of the May 9, 2022 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, April 18, 2022 Regular Meeting
- c. Approval to pay invoices from all funds for a Total \$624,858.48

Mr. Meyer presented the bills to be paid from various funds for the total amount of \$624,858.48 with \$41,820.50 to Susquehanna Municipal Trust for quarterly workman's comp premium, \$36,367.74 to H. L. Wiker for impound lot construction, \$25,500.00 to Vigilant Solutions for CBM Kits, and \$20,325 to New Holland Auto for a police vehicle.

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

Old Business

- a. Request for Release of Financial Security-AVID Hotel, 2151 Lincoln Highway East: Township Engineer recommends full release of funds. East Lampeter Township Public Works Department has inspected sanitary sewer improvements and therefore recommends full release of the funds for \$43,808.00 and \$65,825.27 for other site improvements to a total of \$109,633.27.

On a motion by Mr. Rutt and second by Mr. Demme with unanimous voice vote by all Board members present a total of \$109,633.27 in financial security will be released for the AVID Hotel.

b. Greenfield North-Greenfield Road, Time Extension to record conditionally approved plan #2021-17-Greenfield North Phase 3: Ms. Claudia Shank, of McNees Wallace Nurick, Mr. Tony Seitz, of High Associates, and Mr. David Miller of Rettew were present to represent the plan: Ms. Shank noted that the Board of Supervisors previously conditionally approved that land development plan for the site. Given the changes that were needed due to the current economic conditions the request before the Board is to approve a time extension to record the final plan through January 31, 2023. Mr. Seitz noted that after taking a bit of time completing design to a point to of pricing, at 70% of architectural and civil design, the increased cost of construction resulted in a few changes to the plan. High Associates are committed to the project and will continue to work hand in hand with Township Board of Supervisors, Township staff to complete the project. There was found that underground parking and three different foundations for the three smallest buildings initially on the plans were not cost effective or efficient in design. The escalation of costs, (all four buildings in phase one) escalation in steel, concrete, and other building materials have resulted in changes to the plan. The boulevard bisecting the courtyards was also not a feature that would allow for a community asset. By removing the boulevard, this created a more usable outdoor space and centralized pool area. Original plan included small "L" shaped buildings and two larger building which were to have underground parking but price spikes for those materials was significant. A great deal of thought with the General Contractor and Architect went into improving the financial and functional residential development that's proposed. Design continuing with community center becoming center of eastern most building. The revised design increases by 13 units providing a net gain (from 615 to 628 units). Mr. David Miller added that from an engineering perspective, similar design with minor changes to stormwater going from five level spreaders to three level spreaders. The sewer planning module is going through the process, and will be before the Board of Supervisors to request a resolution in July. Currently in discussion with the fire departments as they request mountable curbing at the Boulevard entrance. Mr. Meyer inquired about the parking east of the new building, and how many more spaces? Building is more efficient but adding parking primarily making up the difference with more parking on surface and along townhomes. Meyer, only have a few spaces because of 13 additional units. Mr. Demme asked how much more parking on site and commented he would look for transit and multi-modal options to allow for less parking. Mr. Demme continued to emphasize his desire to see less parking. Ms. Hitchens added the Zoning Ordinance affords that opportunity. Mr. Rutt clarified that all underground parking has been eliminated, which was noted is the case. Sewer planning module for 632 units which includes one for maintenance building, community house, leasing office, and pool.

On a motion by Mr. Thornton to approve the time extension to January 31, 2023 and a second by Mr. Demme with all voting in favor by unanimous voice vote, the motion was passed. Mr. Meyer looks forward to seeing final product.

c. Time Extension for Township Review and Action #2021-33 Henry King, 419 Mount Sidney Road-second time extension, consultant is working through review comments; 90-day time extension.

On a motion by Mr. Demme and a second by Mr. Roger, the Board of Supervisors accepted the 90-day time extension by unanimous voice vote.

New Business

a. Cocalico Creek-2335 Lincoln Highway East, Time Extension for Review and Action: Ms. Hitchens explained the plan for a lot add-on from the hotel property with a land development for expansion of the existing retail building. The applicant is requesting a 90-day time extension.

On a motion by Mr. Demme to accept the 90-day time extension and a second by Mr. Thornton, the motion was passed by unanimous voice vote.

b. Chick fil A-2467 Lincoln Highway East, Time Extension for Review and Action: Ms. Hitchens stated the time extension request is for the land development plan to put large canopies on either side of building to distribute and take food orders. Applicant is requesting a 180-day time extension.

On a motion by Mr. Demme and a second by Mr. Rutt, the motion to accepted the 180-day time extension was passed by unanimous voice vote.

Action Items

a. Agreement re Walnut Street Extension project and Ben Franklin Boulevard: Ms. Claudia Shank discussed the need for these agreements to move forward with the Right-of-Way subdivision for Ben Franklin Blvd. Ms. Shank stated the applicant is looking for an approval based on the conditions provided via email dated May 9, 2022 by Scott Hain of David Miller/Associates as well as a 30-day time extension to record the agreements and plan.

On a motion by Mr. Thornton and a second by Mr. Rutt, the motion was passed by unanimous voice vote on all the agreements subject to the conditions noted in the May 9, 2022 email from Scott Hain of David Miller Associates, Township Engineer.

b. Ordinance re Stray Dogs Fees: Ms. Hitchens explained to board that there are a number of stray dogs sent to the Humane League with the same owner; the Humane League charges East Lampeter Township \$200 per dog. The ordinance as written charges a \$200 fee for first and second instances, the fee increases to \$300.00 after the second instance. There would also be a fee of \$100 established to offset officer time spent when the Police Department can scan a chip within the dog and return the dog to its owner directly. As written, the ordinance would be retro-active for one year prior. The Board of Supervisors discussed change to the ordinance. Mr. Meyer asked if retroactive fees are applied could a resident get a bill for past times, Ms. Hitchens noted that is a possibility however she had only seen the data for a few months in 2022 and was not aware of receiving data for 2021 to date. Mr. Demme indicated that he was not in favor of the retro-active language in the ordinance. A discussion was had with items to be reviewed and clarifying language as well as taking a look at appeal language. Ms. Hitchens stated that as of February of 2022, the Chief of Police received information on the dog ownership from the Humane Society. Ms. Hitchens added there are certainly repeat offenders. After further discussion, all supervisors agreed there shall be no retroactive billing and that the solicitor should review additional considerations for appeals and definitions. The supervisors will look for this as a future agenda

item.

c. Appointment to Park Board, Term ending May 5, 2027-Mr. Bruce Hess to replace Mr. Joel Bare. Mr. Rutt stated Mr. Hess is retired and a long-time resident of East Lampeter Township. Mr. Meyer stated he trusts Mr. Rutt's recommendation as Mr. Demme indicated that a resume was not received from Mr. Hess. Mr. Demme asked that Township staff revisit the previous processes of volunteer's members and ask for submission of a resume prior to future appointments to any board, commission, or committee.

On a motion by Mr. Thornton and a second by Mr. Demme, motion to appoint Mr. Bruce Hess to the Park Board was passed by unanimous voice vote.

d. Revised billing/collection services agreement-SLSA: Board of Supervisors originally approved the agreement in February. There was a modification to the terms regarding when or if the agreement is sought to be terminated and how information is communicated back to SLSA. The Township Solicitor and staff agreed with the modification with no objection.

On a motion by Mr. Rutt with a second by Mr. Demme, the motion to approve the SLSA billing agreement for an additional 3-year time frame was passed by unanimous voice vote.

e. Lien Collection Execution re: Martin: 169 Buckwalter Road: Ms. Hitchens explained there have been no payments made since October 2008 with over \$8,000 in outstanding funds for both sewer and streetlight. Liens have already been placed on the property, and this would move through sheriff sale process which would take about 4-6 months. Looking for Board of Supervisors to act to approve this form of lien collection for this property. Mr. Rutt asked if the property owner is living there to which Ms. Hitchens replied there has been no communication back to Township. Mr. Demme clarified communication efforts from the Township to which Ms. Hitchens explained the Finance Director has attempted to call, has mailed both first class and certified mail for liens, and the Solicitor has sent notices. Mr. Demme inquired if Township staff has actually knocked on the door. Mr. Hitchens noted that no Township staff has knocked on the door. Mr. Demme indicated if the property taxes had been paid. Ms. Hitchens noted that she was not aware if they had been paid to date. Mr. Meyer shared research he had done showed that the owner has paid property taxes, but usually late payments.

On a motion by Mr. Rutt to move lien collection execution against owner Martin of 169 Buckwalter Road with Township showing good faith effort in attempts to collect, second by Mr. Thornton. The motion was passed on a unanimous voice vote.

Manager's Report

a. MS4 Update/EPA statement: April 18, 2022 EPA issued a press release, stating that Pennsylvania had 90 days to improve the watershed implementation plan to reduce pollution to Chesapeake. Lancaster County has not been contacted, East Lampeter Township has not been contacted, but both are waiting to see what our roles might be. Township staff has not been informed by PA DEP regarding the next permit, 2023-2028 as to what types of reductions may be required in that time frame. Township staff continues to work with ELSA for reduction plans to meet current goals with a number of private/public partnerships forming. Mr. Demme interjected

that water week is coming up, and there are a couple of Conestoga Clean Up for June 11. Mr. Demme added that sign up website needs to address the issue of being unable to sign up. Ms. Hitchens noted that she will look into the issue however the sign up may be filled or a wrong date may be at issue? Mr. Rutt added a side note that this Saturday, May 13, 2022 is trout fishing derby over on the Esh farm as part of the Mill Creek Watershed Association efforts.

b. Walnut Street Extension/Lancaster Heritage Pathway: The project is out to bid with bids due May 19, 2022 by 5pm. Tentatively, the winning bid will be awarded May 26, 2022. Project will be constructed over 18 months and is a fairly straight forward build as there is little impediment to existing traffic patterns with exception of setting the bridge over Millcross Road. The Township looks forward to the project moving forward. Township staff applied to the Local Share Account – Statewide funding source to study the Lancaster Heritage Pathway extension from the proposed trail head to the Upper Leacock/East Lampeter Township boundary line just to the east of Geist Road with the potential for another trailhead in that location. Currently waiting to hear if the Township has been awarded the funds to move the study forward.

Adjournment

A motion was made by Mr. Demme and seconded by Mr. Rutt to adjourn the meeting at 8:25 pm. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, June 6, 2022 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

May 9, 2022

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BPs#69712-69786 _ \$193,639.61
 Checks#69787-69800 _ \$131,285.76

193,639.61 +

Highway Aid Fund
 Ck#696 _ \$70.00

131,285.76 +

70.00 +

AFSCME/EEDeduction/PRs5-6/Mar'22 _ \$214.46

214.46 +

BMO/MasterCard#4055/AutoWDGFPIgit

14,018.43 +

Jan'22 _ \$14,018.43

9,504.90 +

Feb'22 _ \$9,504.90

8,740.39 +

Mar'22 _ \$8,740.39

431.72 +

Great AmerFinancial/Inv# [REDACTED] /Preauth WDMT# [REDACTED]

179.40 +

HSAAdminFees/Inv# [REDACTED] /Apr'22 _ \$179.40

4,013.00 +

4,033.00 +

HSAEEContrib/AutoWDMT [REDACTED]

700.00 +

PR#8 _ \$4013.00

110,297.93 +

PR#9 _ \$4,033.00

6,256.70 +

HSA/ER Contrib2022_Nicholas Zollner_Effect 04/17/22 _ \$700.00

5,960.61 +

IICMed,Den,ClaimsDeposits/May'22/ACHdGFPIgit [REDACTED] ToJShore# [REDACTED] _ \$110,297.93

1,294.20 +

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

7,558.83 +

PR#08 _ \$6,256.70

1,284.61 +

PR#09 _ \$5,960.61

7,806.77 +

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:

Non Unif: PR07 _ \$1,294.20 / Police: PR07 _ \$7,558.83

1,231.44 +

Non Unif: PR08 _ \$1,284.61 / Police: PR08 _ \$7,806.77

7,326.43 +

Non Unif: PR09 _ \$1,231.44 / Police: PR09 _ \$7,326.43

1,924.18 +

OneAmerica/Life/LTD

1,996.11 +

March'22 _ \$1,924.18

2,357.95 +

April '22 _ \$1,996.11

7,032.82 +

PPL/GFSTLight,ac#90401-45005AsPf03/30/22AutoWDFFromMT# [REDACTED] _ \$2,357.95

10,858.10 +

PPL/STLightFnd,ac#90201-45009/AsOf03/30/22AutoWDFFromMT# [REDACTED] _ \$7,032.82

780.00 +

WEX/fuel purchases/Apr '22/ACHd MT [REDACTED] _ \$10,858.10

780.00 +

30,537.50 +

WilmingtonTrust/ELT19Sink/Tr#138595/MT# [REDACTED] _ \$780.00

29,403.00 +

Wilmington Trust/ELT19A Sink/Trt#138260/MT# [REDACTED] _ \$780.00

23,340.63 +

WilmingtonTrust/ELT19/Trt#138595/IntChrgd-MT# [REDACTED] _ \$30,537.50

624,858.48 *

WilmingtonTrust/EL16A/Trt#118968/IntChrgd-MT# [REDACTED] _ \$29,403.00

WilmingtonTrust/ELT19A/Trt#138260/IntChrgd-MT# [REDACTED] _ \$23,340.63

Grand Total: \$624,858.48

SIGNATURE 1: _____

SIGNATURE 2: _____

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69712 to 69786
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
69712	05/09/22	108EM005 10-8 EMERGENCY VEHICLE SERVICE	6,274.65		692
69713	05/09/22	ADVAN005 ADVANCE AUTO PARTS	19.99		692
69714	05/09/22	AIRGA005 AIRGAS USA, LLC	800.83		692
69715	05/09/22	AJPOW005 A & J POWER EQUIPMENT	515.41		692
69716	05/09/22	ALLEG005 ALLEGRA PRINT & IMAGING INC	164.80		692
69717	05/09/22	ALLEN005 ALLEN S. BLANK	130.00		692
69718	05/09/22	AMAZO005 AMAZON.COM	15.57		692
69719	05/09/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	05/09/22 VOID	0
69720	05/09/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	05/09/22 VOID	0
69721	05/09/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	05/09/22 VOID	0
69722	05/09/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	6,396.00		692
69723	05/09/22	ATLAN005 ATLANTIC TACTICAL INC	802.98		692
69724	05/09/22	BECKE005 BECKER ENGINEERING LLC	1,038.44		692
69725	05/09/22	BIRDI010 BIRD IN HAND FARM SUPPLY LLC	122.74		692
69726	05/09/22	BUTLE005 BUTLER MECHANICAL SERVICE LLC	2,215.50		692
69727	05/09/22	CAPIT005 CAPITAL ELECTRIC	896.31		692
69728	05/09/22	CFFFI005 CFF FIT	8,339.79		692
69729	05/09/22	COINS005 COINS FOR ANYTHING INC	575.00		692
69730	05/09/22	COLLI015 COLLINSFLAGS.COM	154.40		692
69731	05/09/22	COMCA015 COMCAST	1,226.90		692
69732	05/09/22	DAVID005 DAVID MILLER ASSOCIATES INC	0.00	05/09/22 VOID	0
69733	05/09/22	DAVID005 DAVID MILLER ASSOCIATES INC	28,481.29		692
69734	05/09/22	DELLM005 DELL MARKETING LP	659.98		692
69735	05/09/22	DSMAC005 DS MACHINE LLC	201.30		692
69736	05/09/22	DYNAT005 DYNATECH CONTROLS INC	240.00		692
69737	05/09/22	EHDEN005 EHD (ENGLE-HAMBRIGHT & DAVIES)	808.00		692
69738	05/09/22	EVOQU005 EVOQUA WATER TECHNOLOGIES LLC	5,361.07		692
69739	05/09/22	EXELE005 EXELE	636.56		692
69740	05/09/22	FISHE005 FISHER AUTO PARTS	24.84		692
69741	05/09/22	FREYL005 FREY LUTZ CORP INC	558.55		692
69742	05/09/22	GROVE005 GROVE MILLER ENGINEER INC	2,340.00		692
69743	05/09/22	GTDIS005 GT DISCOUNT AUTO PARTS	191.80		692
69744	05/09/22	HAJOC005 HAJOCA CORPORATION	63.80		692
69745	05/09/22	HARBO010 HARBOR ENGINEERING, INC	966.16		692
69746	05/09/22	HIGHW005 HIGHWAY MATERIALS INC	174.00		692
69747	05/09/22	HLMIK005 H. L. MIKER & SONS INC	36,367.74		692
69748	05/09/22	HUMAN005 HUMANE PENNSYLVANIA	1,200.00		692
69749	05/09/22	IACP005 IACP	875.00		692
69750	05/09/22	INSIG005 INSIGHT	6,215.70		692
69751	05/09/22	KLUXE005 KLUXEN, NEWCOMER & DREISBACH	600.00		692
69752	05/09/22	LANCA025 LANCASTER GENERAL HEALTH	520.00		692
69753	05/09/22	LANCN005 LNP MEDIA GROUP	158.84		692
69754	05/09/22	LEFFL005 LEFFLER ENERGY	2,812.31		692
69755	05/09/22	LEOLA005 ULT MUNICIPAL AUTHORITY	1,397.14		692
69756	05/09/22	LOWES005 LOWES	8.35		692
69757	05/09/22	MICHA015 MICHAEL L ABEL	450.00		692
69758	05/09/22	MILLE005 MILLER&SONS SALT/WATERCOND INC	321.64		692
69759	05/09/22	MISTE005 CAR WASH PARTNERS	15.00		692
69760	05/09/22	MORGA015 MorganHallgrenCrosswell&KanePC	4,122.94		692
69761	05/09/22	MOTOR005 MOTOR TECHNOLOGY, INC.	990.00		692
69762	05/09/22	MTROY005 MT. ROYAL	2,645.00		692

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69763	05/09/22	NEWHO010 NEW HOLLAND AUTO GROUP	20,325.00		692
69764	05/09/22	OFFIC005 OFFICE BASICS INC	344.45		692
69765	05/09/22	PADEP010 PA DEP/Bur. Environ Cleanup	50.00		692
69766	05/09/22	PROTE005 PROTECH MECH CONTRACTORS INC	664.00		692
69767	05/09/22	QUORY005 QUORYM	780.00		692
69768	05/09/22	RAINB005 RAINBOW ECOSCIENCE	2,465.28		692
69769	05/09/22	ROHRE005 ROHRER'S INC	1,564.16		692
69770	05/09/22	RONMA005 RON MARTIN SIGNS INC	565.00		692
69771	05/09/22	RRDON005 RR DONNELLEY	143.93		692
69772	05/09/22	RSHOL005 R. S. HOLLINGER & SONS INC	235.94		692
69773	05/09/22	SAFEL005 SAFELITE FULFILLMENT INC	307.98		692
69774	05/09/22	SHEET010 SHEETZ	225.00		692
69775	05/09/22	SHERW005 SHERWIN-WILLIAMS CO	332.60		692
69776	05/09/22	STEFF005 STEFFY'S GARAGE INC	3,006.68		692
69777	05/09/22	STEPH020 STEPHENSON EQUIPMENT INC	901.00		692
69778	05/09/22	TELCO005 TELCO INC	1,425.00		692
69779	05/09/22	TRUCK005 TRUCKPRO HOLDING CORPORATION	230.74		692
69780	05/09/22	UPPER005 UPPER LEACOCK TOWNSHIP	3,039.96		692
69781	05/09/22	VIGIL005 Vigilant Solutions	25,500.00		692
69782	05/09/22	WEAVE015 WEAVER ASSOCIATES, INC	453.18		692
69783	05/09/22	WINDS005 WINDSTREAM	730.44		692
69784	05/09/22	YCG00005 YCG	612.00		692
69785	05/09/22	YORGE005 YORGEYS FINE CLEANING INC	563.50		692
69786	05/09/22	ZIMME010 ZIMMERMAN'S HDWR & VARIETY INC	77.45		692

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	71	4	193,639.61	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	71	4	193,639.61	0.00

BOS Approved @ 5/9/2022

Signature 1: [Signature]

Signature 2: [Signature]