

July 11, 2022

The East Lampeter Township Board of Supervisors met on Monday, July 11, 2022, 7:30pm 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 John Blowers called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. In addition to Mr. Blowers, Supervisors present were Mr. Corey Meyer, Mr. Ethan Demme, Mr. Roger Rutt, Mr. Mike Thornton. Also, present was Mr. Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, Mr. Colin Siesholtz, Director of Planning/Zoning Officer, and Steph Leakway, 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.

Public Present in Public Meeting Room:

Ken Hornbeck-High Associates
Tony Seitz-High Associates
Claudia Shank-McNees, Wallace, & Nurick
David Miller-Rettew Associates

Also, In attendance via Zoom:

None

Public Comment for Non-Agenda items:

None

Consent Agenda:

- a. Approval of the July 11, 2022 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, June 20, 2022 Regular Meeting
- c. Approval to pay invoices from all funds: Total \$732,072.13

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$732,072.13. Items of note include, \$19,179.44 to ten eight (10-8?) Emergency Vehicle Service for police vehicle fit-out, \$12,223.97 to H.L. Wiker & Sons for the new impound lot, \$41,820.50 to Susquehanna Municipal Trust, and \$19,006.47 to Superior Paint & Collision for police vehicle repairs.

On a motion by Mr. Meyer to approve the consent agenda as presented, Mr. Demme seconded and the motion passed by unanimous voice vote.

Old Business:

a. Request to Release Financial Security: #2021-15 Country Acres Campground, 20 Leven Road: The Township Engineer review letter dated June 28, 2022 recommends a \$2,888.00 release, thus \$0 would be held by the Township.

On a motion made by Mr. Rutt to approve request to reduce financial security by \$2,888.00, leaving \$0 held by the Township, Mr. Thornton seconded the motion. The motion was passed by unanimous voice vote.

b. Request for Reduction of Financial Security: #2021-05: Popeyes Restaurant-2246 Lincoln Highway East: Township Engineer review letter dated July 7, 2022 recommends reduction of \$143,984.58 for site improvements and the East Lampeter Sewer Authority Engineer review letter dated July 8, 2022 recommends reduction of \$22,000.

On a motion by Mr. Demme to approve the reductions based on the July 7 and July 8 review letters from the Township and Authority Engineers. Mr. Meyer seconded the motion and it was passed by unanimous voice vote.

c. Request to Reduce Financial Security: #2019-22 Zook/Yoder/Esh-Phase 2: The Township Engineer review letter dated July 8, 2022 recommended a bond reduction in the amount of \$2,191,047.95 leaving a remaining bond balance of \$2,425,020.34.

On motion by Mr. Meyer, seconded by Mr. Demme, the motion to reduce financial security to \$2,425,020.34 carried by unanimous voice vote.

d. Resolution re DEP Sewer Planning Module-Greenfield North: Mr. Hutchison explained the sewer module would be for a total of 632 EDU's with 628 Units and 4 EDU's for public areas. Mr. Seitz, of High Associates, added there is a net gain of 13 units and the next step includes the site changes must go through the Central Office of the PA DEP for review and approval.

On a motion by Mr. Demme to approve Resolution for the DEP Sewer Planning Module for Greenfield North, a second by Mr. Thornton, the motion passed by unanimous voice vote.

New Business:

Request for Township application for CFA funding: Intersection Improvements at Greenfield Road and Hempstead Road: Mr. Seitz of High Associates described a previous Developers Agreement between High & East Lampeter Township requiring improvement completion by 2025. The proposal is to work with the Township on a CFA/MTF funding application for dual left turn lanes from Hempstead onto Greenfield. The advantage for the Township to be the applicant is the waiving of the 30% matching funds, which are substantial as this is a \$1.9M project. The CFA/MTF application is due by July 31, 2022 with a decision on funding slated for November 2022. High would enter into a developer's agreement with East Lampeter Township assuming all obligations of the project. Mr. Seitz believes that with the Township as the applicant, there is a good possibility of this funding being awarded. Mr. Blowers inquired if this project would fall under prevailing wage, Mr. Seitz noted that it would. Mr. Blowers questioned if there would be any financial impact to the Township, Mr. Hutchison noted there would not be. Mr. Meyer questioned the 2025 deadline Mr. Seitz noted to which Ms. Hitchens voiced that the original agreement began in with the Zook/Yoder/Esh project. The timeline was then upped with the Armstrong Buildings which required the timeframe for the improvements at the intersection.

Mr. Hutchison inquired as to the benefit to the Township. Mr. Blowers interjected, what is the benefit of the Township to put time into applying versus High doing the application. Mr. Seitz noted that the funding benefits High, Township, residents and community as the improvements will be installed. CFA encourages these kinds of projects. Mr. Blowers supports; Mr. Meyer hopes this is completed and quickly. Mr. Hutchison noted that if the Board recommends authorization of the application, there will be significant savings for High. Mr. Seitz stated that the Township and High have worked together on a number of projects and is hopeful that the Township would work with High to get these improvements in place.

On a motion by Mr. Meyer to approve cooperation “clean copy” to include changes provided in the Indemnification Agreement between East Lampeter Township and High Associates. Seconded by Mr. Rutt, the motion carried by unanimous voice vote.

On a motion by Mr. Demme to authorize the file application based on the concept and based on reviews and comments from the Township Traffic Engineer and Township Engineer. Seconded by Mr. Thornton, the motion was approved by unanimous voice vote.

a. Presentation re New Subdivision & Land Development Ordinance (SALDO): Mr. Colin Siesholtz, Director of Planning/Zoning Officer for East Lampeter Township was in attendance to hear any further comments from the Board regarding the updated SALDO. A memo was provided to the Board from Mr. Hutchison regarding park and open space fees and options to be considered by the Board. Mr. Demme asked if Township looked at last twelve projects to see what percentage of assessed value; could say 250% of assessed value. Mr. Blowers would like to tie to assessed value or a very clear set standard to present to all applicants in order for staff and Board to relieve negotiation process. Mr. Hutchison noted there are many possibilities, purchase price could be used but not always known or disclosed by applicant, assessed value is used frequently, real estate appraisal, common level ratio with assessed value. Mr. Demme asked Township staff to look at the last known park fee contributions and provide a table indicating what was provided, the assessed value, the common level ratio, and the area in acres for nonresidential and total units for residential so that comparisons can be made.

The Board of Supervisors are requesting the Township compare the assessed value of projects at time of original plan, how much was the fee-in-lieu, and the assessed value to that property and applied common ratio. Mr. Blowers and Mr. Demme are looking to identify a specific set of standards or guidelines for the Board of Supervisors to consider during proposal of future projects.

A question of timing was raised to which Mr. Siesholtz noted that it is anticipated that the final draft will be presented to the Board for distribution to planning partners at the August 15, 2022 meeting with potential enactment of the new SALDO at the Board meeting scheduled for October 17, 2022.

Action Items:

a. Ordinance re Stray Dog Fees: Mr. Hutchison stated previous issues raised in May have since been revised by the Township Solicitor and Township staff feels the ordinance is consistent on Board’s desires.

On motion by Mr. Demme and a second by Mr. Meyer, motion passed by unanimous voice vote.

b. Design services scope of work for Trail (Strasburg to Oakview)-McMahon Associates: Scope of work funding of \$227,490. Mr. Hutchison shared Lancaster County support to take steps for the project and to engage an Engineer for design and construction. Project will take a while for design, but Township can get the project started. Scope within proposal and fee to which Mr. Blowers added moving forward with plans and appreciation to Township staff. Great to see Route 30 streetscape moving forward. Mr. Hutchison clarified the Township will handle the pre-construction work, but the grant funds will pay the actual construction. Estimated at \$2.1 million and Township received \$1million. Mr. Blowers emphasized this project makes the community livable, playable, livable, and workable.

On a motion by Mr. Thornton to accept scope of work and fee for the Strasburg to Oakview Road Trail. Seconded by Mr. Demme, motion carried with all voting in favor.

c. Resolution appointing Herbein & Co. to perform 2021 Audit: Previous financial auditors are unable to meet designated timeline for East Lampeter Township. Mr. Hutchison stated it is more efficient to have the same firm, and Herbein & Co. will accomplish the audit within Township timeframe.

On a motion by Mr. Rutt to approve Herbein & Co to satisfy audit for fiscal year 2021, seconded by Mr. Meyer, all voted in favor by unanimous voice vote.

d. Letter to Request Unclaimed Property from the PA Treasurer's office: East Lampeter Township would like to see what unclaimed property is being held. Mr. Hutchison doubts tremendous value, but it is money owed to the Township. The Supervisors agreed with Mr. Hutchison's statement.

On a motion by Mr. Demme to authorize the letter to request unclaimed property to the PA Treasurer's Office with a second by Mr. Rutt and all voting in favor by unanimous voice vote.

Manager's Report:

a. Walnut Street Extension/Lancaster Heritage pathway: Preconstruction meeting held earlier today and activity will start next week. Ground breaking will be July 14, 2022. Mr. Blowers thanked High Associates and Mr. Tony Seitz for getting this project to this point. Mr. Seitz thanked the Board of Supervisors and Township staff as the project couldn't have been done brought to this point otherwise. Mr. Seitz added the multi modal aspect of this project is critical. Mr. Blowers agrees and emphasizes how this project will benefit the community with this new infrastructure.

b. Update re Connects 2040 transportation funding application: As discussed at previous meetings, the Township submitted three applications. There was a total of ten (10) applications submitted to the MPO for consideration. Township has received confirmation that all three projects submitted are eligible projects for funding. The Connects Committee will be evaluating and providing recommendations in late August as to which projects will be awarded

funding. Mr. Hutchison indicated that East Lampeter Township is the only municipality to submit three (3) application.

Adjournment:

On a motion by Mr. Demme and a second by Mr. Meyer with all voting in favor, the meeting was adjourned at 8:22 pm. The next Board of Supervisors meeting will be held on Monday, August 1, 2022 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA, 17602 and via ZOOM, check the Township website at www.eastlampetertownship.org for more information.

Respectfully submitted,

Ralph M. Hutchison
Township Manager