

November 14, 2022

The East Lampeter Township Board of Supervisors met on Monday, November 14, 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, and Mr. Thornton. Also present in the meeting room were Mr. Ralph M. Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Stephanie Leakway, Administrative Assistant. Supervisor Mr. Ethan Demme attended the meeting via ZOOM and Supervisor Mr. Roger Rutt was not in attendance.

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:

Doug Sensenig
Cara Hurst
Joys William
Katie O'Dell
Adrian Boraci
Mackey Vickery
Scott Shearer, PFM

Also, In attendance via Zoom:

None

Public Comment for Non-Agenda items:

Mr. Doug Sensenig of Creek Hill Road: Comments regarding a neighboring property which has on-going construction for decades and now construction debris abounds. Mr. Sensenig has had previous contact with the Township staff and provided photographs to the Supervisors this evening. The property at issue is 821 Hornig Road where construction debris is continual on the property, there are mounds of soil stockpiles in the front yard, the house has been under construction for decades, and the owner doesn't seem to clean up in general. The foundation of the house was installed between 2010 and 2012. The owner occasionally cleans up but it never stays that way and the neighbors have had to just deal with it as there is no ordinance that prohibits such disregard. The owner continues to request time extension on the building permit to continue. Mr. Sensenig has been in contact with Mr. Kunkle with no true and substantive response. Requesting that the Board consider some sort of ordinance so that this can't happen in another part of the Township. The situation has led to frustrated and disappointed neighbors.

Paint the Plows Recognition

Ms. Cara Hurst, Art Teacher at Conestoga Valley High School and student artists were present at the meeting to be recognized for their work on the paint the plow project; Students that painted the one plow are members of the Arts Club and do a project every year, although this was one of the

largest to be completed. The second plow was completed by the Virtual Academy students, led by Ms. Upton at Conestoga Valley School District. Last year when the paint the plow project was discussed with Ms. Hurst, she encouraged the club and school to participate. Ms. Hitchens complimented the students and teachers on their creativity, enthusiasm, and the fantastic work they did as this was a wonderful partnership between the Township and the School District which residents of East Lampeter can fully enjoy once the plows are on the roadway. It was noted that a clear coat has been applied to the paintings to hopefully protect the art this winter and extend the life of the paintings on the plows.

Consent Agenda:

- a. Approval of the November 14, 2022 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, October 17, 2022 Regular Meeting
- c. Approval of the Minutes of the Wednesday, October 26, 2022 Special Meeting
- d. Approval to pay invoices from all funds: Total \$1,127,586.79

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$1,127,586.79. Items of note include: \$588,281.13 to Wilmington Trust for ELSA debt service payments, \$15,350.00 to Herbein & Co. for 2021 audit services, \$8,639.00 to Ronks Fire Company for vehicle insurance.

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

Presentation re Possible ELSA borrowing-Scott Shearer, PFM:

Mr. Shearer, PFM was before the Board of Supervisors after attending the ELSA meeting last month regarding potential borrowing. Market update: short term interest rates continue to increase by Feds. There is a lot of volatility but overall when looking at historical averages over last two decades it's within reason. ELSA looking at \$4 to \$6 million borrowing for projects. ELSA has no debt that could be refinance now. Would look at options of a bank loan and bond market to see what best rate for potential dual track borrowing. Mr. Blowers asked thoughts of ELSA to which Mr. Hutchison stated they are settling in on \$5 million area and really looking for Board of Supervisors to provide feedback on whether a wrap or level structure borrowing is best at this time. Other thought of ELSA was that if they spent \$5 million then rates may be better when borrowing again in the future rather than borrowing at a great amount now. Mr. Meyer shared his perspective of level and wrap options and noted that in order to keep debt service level would suggest using wrap. Mr. Thornton would go to wrap as there is no impact on annual debt service. Mr. Demme added that in 2019, the Supervisors discussion was similar when looking forward are we looking at similar take every 5-6 years than need to budget a debt service of \$2.1 million versus \$1.8 million. Mr. Shearer added that for ELSA to borrow, the Authority must be able to spend the funds within a certain number of years. Mr. Hutchison said HRG has been engaged to look at the current rate structure options to make sure rate payers pay their fair share. The supervisors continued their discussion. Mr. Blowers stated that for many years ELSA rates have been artificially low and are still very low rates compared to other systems in the county. Mr. Demme suggested that wrapping is favorable but hesitant to push numbers out further. Mr. Blowers added there are ongoing capital improvements. Mr. Demme - wrap with a look at fair rate to pay down debt in the future. Mr.

Blowers and Mr. Thornton agreed with wrap. Mr. Hutchison concluded that the Authority will need to complete borrowing by May 2023.

Old Business:

a. Request for Financial Security Release: #2015-18: Bentley Ridge North-2194 Old Philadelphia Pike: Township Engineer provided letter recommending full release of the \$1,400 in funds for Bentley Ridge North.

Mr. Meyer made a motion for full release of Bentley Ridge Land Development Plan. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

b. Request for Financial Security Reduction: #2016-05: Stoltzfus-2218 Forry Road: Township Engineer letter recommends no reduction of financial security.

Mr. Meyer made a motion to release no funds of the financial security for project #2016-05. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

c. Request for Financial Security Release: #2018-13: Calumet Enterprises-2209 Old Philadelphia Pike: Township Engineer made a recommendation to release all funds, totaling \$21,749.00.

Mr. Meyer made a motion for full release for Calumet Enterprises. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

d. Request for Financial Security Reduction: #2020-13: Hess Subdivision-289/290 Clearview Road: Township Engineer letter recommends release of \$4,345.00 in financial security to Mr. Melvin Stoltzfus.

Mr. Thornton made a motion for financial security reduction for the Hess Subdivision per Township Engineer recommendation. Mr. Meyer seconded the motion and it passed by unanimous voice vote.

e. Request for Financial Security Reduction: Miller Land Development-679 Hartman Station Road: Township Engineer recommends reduction of \$13,914.12 in financial security leaving a remaining balance of \$2,310.00.

Mr. Thornton made a motion for the Financial Security Reduction as per Township Engineer letter. Mr. Meyer seconded the motion and it passed by unanimous voice vote.

f. Time Extension for Township Review & Action: Chick fil A Land Development Plan-2467 Lincoln Highway East (second request). Township received a letter requesting 180-day time extension.

Mr. Meyer made a motion to approve time extension for township review and action for Chick Fil A based on the letter submitted by November 9, 2022 from Interplan. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

g. Time Extension for Township Review & Action: Stormwater Management Plan-624 Willow Road (second request) TeamAg is requesting 90-day time extension on behalf of Mr. Beiler.

Mr. Thornton made a motion to approve time extension for township review and action for stormwater management plan, 624 Willow Road. Mr. Meyer seconded the motion and it passed by unanimous voice vote.

New Business:

a. Time Extension for Township Review & Action: Stormwater Management Plan-1724 Lincoln Highway East: Steckbeck Engineering and Surveying on behalf of 1724 Lincoln Highway East provided the Board of Supervisors a 90-day extension through February 28, 2023.

Mr. Meyer made a motion to approve the time extension for Township review and action based on the letter from Steckbeck Engineering and Surveying dated October 20, 2022. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

b. Time Extension for Township Review & Action: Church of Nazarene Subdivision Plan-2150 New Holland Pike: Letter dated October 20, 2022 on behalf of First Church of Nazarene. Lancaster Civil offering a 90-day extension of time for the approval for the above application.

Mr. Meyer made a motion. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

c. Resolution re DEP Sewer Planning Module-441 Mount Sidney Road: Mr. Hutchison explained the property was most recently used as a Bed & Breakfast is now looking to convert into a 5-Unit apartment. While a land development plan is not required, the property owner must do sewer planning. The property is on a well.

Mr. Meyer made a motion to accept resolution for DEP sewer planning module for 441 Mount Sidney Road. Mr. Thornton seconded the motion and it passed by unanimous voice vote.

Action Items:

a. Reappointment to Planning Commission-Term Ending 11/19/26: Sarah Rider

Mr. Thornton made a motion to approve the reappointment of Ms. Sarah Rider to the Planning Commission, term ending November 19, 2026. Mr. Meyer seconded the motion and it passed by unanimous voice vote.

b. Authorization to advertise 2023 Budgets for Public Inspection: Mr. Demme stated would like to discuss (Drug Task Force) DTF funding for County task force after sending resolution/letter to county to search for sustainable funding. See value of DTF to community and ELT willing to do its part. Mr. Blowers added that all continue to support of DTF and also want to see sustainable funding mechanism. Mr. Demme would like to see East Lampeter Township fund

the DTF at \$1/capita. Mr. Meyer \$17,776 would be \$1 per capita. Mr. Meyer recalled that Chief Zerbe noted at a prior meeting that the Chief would like more communication with DTF as we know there is an issue and should have more open communication between the two agencies. Mr. Hutchison stated a portion of opioid monies will be used by the County to assist in funding the DTF. Mr. Blowers added that something needs to be done and he would be in favor of this funding. Mr. Thornton agreed he would be in favor.

Mr. Meyer made a motion to advertise budget with the addition of \$17,776 for DTF funding in 2023. Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

Manager's Report:

- a. Walnut Street/Lancaster Heritage Pathway Update: blasting to begin which may result in minor delays in traffic on Route 30.
- b. Kick off meeting for two studies for Connects2040 money now know process to seek qualified consultants.
- c. Local share account-CFA meeting tomorrow so hopes to hear on funding for study on LHP from PCHS to Township Line.

Adjournment:

On a motion by Mr. Meyer and a second by Mr. Thornton with all voting in favor, the meeting was adjourned at 9:02 pm. The next Board of Supervisors meeting will be held on Monday, December 5, 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