

December 4, 2023

The East Lampeter Township Board of Supervisors met on Monday, December 4, 2023, at 7:30 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was unable to play but Chairman John Blowers informed the public that the meeting was being recorded and available on the Township's YouTube page. He also stated that zoom was being utilized. Chairman John Blowers called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. In addition to Mr. John Blowers, Supervisors present were Mr. Roger Rutt, Mr. Corey Meyer, Mr. Ethan Demme and Mr. Mike Thornton. Also present in the meeting room was Mr. Ralph M. Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager and Ms. Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Tim Aratc – 430 E. Main Street, Palayra, PA 17078 – Millstream Country Inn

Ted Gallagher – 142 Witmer Road, Lancaster

Michael Itwaru – Lancaster Online

Maulic Geyosa – 89 Silver Birch Drive – Millstream Country Inn

Justin Smucker – 20 Leven Road, Gordonville, PA – Country Acres Campground

John Keylor – 485 Mt. Sydney Road

Anil P. Jivahi – 170 Eastbrook Road, Smoketown - Millstream Country Inn

Dhavai Darhamiu - 170 Eastbrook Road, Smoketown - Millstream Country Inn

Kishun Jivahi - 170 Eastbrook Road, Smoketown - Millstream Country Inn

Chairman Blowers noted that the Board of Supervisors held an Executive Session prior to the meeting to discuss the Police Contract.

Also, In attendance via Zoom:

None

Public Comment for Non-Agenda items:

None

Consent Agenda:

- a. Approval of the December 4, 2023 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, November 13, 2023 Regular Meeting
- c. Approval of Financial Security Reduction for Beechdale Farm LLC located at 458 Beechdale Road
Upon review, the Township Engineer recommends a reduction of \$10,175.00 from the balance of \$11,330.00 leaving a remaining balance of \$1,155.00.
- d. Request for Time Extension to record conditionally approved Land Development Plan #22-24 – Laranbo Farms: 458 Mt. Sydney Road
The applicant is requesting 180 days of additional time to address outstanding approval conditions. This is the applicant's second request for a time extension. The plan must be recorded by June 18, 2024.

- e. Request for Time Extension to record conditionally approved Land Development Plan #23-5 – Gish’s Furniture: 2205- 2217 Lincoln Highway East
The applicant is requesting additional time to address outstanding approval conditions. This is the applicant’s second request for a time extension. The extension will extend the due date to March 27, 2024.
- f. Approval of Financial Security Reduction for Sundance Car Wash located at 1728 Lincoln Highway East
Upon review, the Township Engineer recommends a reduction of \$166,596.82 from the balance of \$180,823.74 leaving a remaining balance of \$14,226.92.
- g. Request for Release of Financial Security for Starbucks located at 525 Greenfield Road
Upon review, the Township Engineer recommends the full release of \$407,736.45 leaving a remaining balance of \$0.
- h. Approval to pay invoices from all funds: Total: \$432,308.10

Items of note: • \$75,877.53 to McMahon Associates for Route 30 Streetscape Engineering

• \$19,072.27 to 10-8 Emergency Vehicle Upfit

• \$12,440.00 to Garden Spot Electric for repairs and upgrades at Nolt Mill

• \$11,146.00 to Ronks Fire Company to reimburse auto insurance

Motion made by Corey Meyer to approve the Consent Agenda which was seconded by Ethan Demme and unanimously approved by voice vote.

Old Business:

None

New Business:

a. Treehouse Foods Stormwater Management Plan #23-26: 2060 Old Philadelphia Pike
Chris Venarchick. of RGS Associates was in attendance to represent the Stormwater Management Plan. The comments in the David Miller Associates dated November 27, 2023 can all be addressed. The remaining items are primarily notations and small details that need to be added to the plan. A zoning issue that can be addressed is with the boulder wall. The design team would like to preserve a mature tree on the corner of the intersection. There is discussion to put up a cheek wall curb, with the maximum height of 3-feet, around the tree and behind the sidewalk and street curb. They will change the plan accordingly.

Motion made by Mike Thornton to conditionally approve the Stormwater Management Plan #23-26 located at 2060 Old Philadelphia Pike to which the applicant needs to address all remaining comments in the David Miller Associates letter dated November 27, 2023 along with the note clarifying the zoning issue to be addressed with building a cheek wall curb rather than a boulder wall which was seconded by Roger Rutt and unanimously approved by voice vote.

b. Request for Waiver of Land Development Planning – Country Acres Campground located at 20 Level Road. Justin Smucker of Country Acres Campground was in attendance on behalf of the project. A 35-year-old pavilion on the property has a cracking concrete floor and could be extended to accommodate the growing campground. The applicant is planning on adding to the existing pavilion on both ends and replacing the concrete floor. They are also reducing impervious surfaces by

removing a shuffle board court and a shed on the property to account for the additional impervious coverage of the pavilion.

Motion made by Corey Meyer to approve the request for a Waiver of Land Development Planning for Country Acres Campground located at 20 Level Road which was seconded by Ethan Demme and unanimously approved by voice vote.

c. Request for Waiver of Land Development Planning – Millstream Motel located at 170 Eastbrook Road. Tim Aratc of Leight Heigel was in attendance representing the Millstream Country Inn. The applicant would like to build a 72 square foot vestibule area under an existing canopy at the front entrance. There will be no additional footprint to the roof and no additional impervious surfaces. They received a Planning Commission recommendation of approval on November 14, 2023.

Motion made by Corey Meyer to approve the request for a Waiver of Land Development Planning for Millstream Motel located at 170 Eastbrook Road which was seconded by Ethan Demme and unanimously approved by voice vote.

Action Items:

a. Appointment of County Treasurer as Tax Collector for 2024 and 2025

David Buckwalter was elected as the Township's Tax Collector for 2024 and 2025. Mr. Buckwalter has declined the position by letter received by Township Manager, Ralph Hutchison. Mr. Hutchison recommends that the County Treasurer be appointed as Tax Collector for 2024 and 2025.

Motion made by Ethan Demme to appoint County Treasurer as Tax Collector for 2024 and 2025 which was seconded by Roger Rutt and unanimously approved by voice vote.

b. Appoint David Buckwalter to fill the vacancy on the Board of Auditors for 2024 and 2025
Corey Meyer was elected for this position but can not serve due to being a member of the Board of Supervisors. Mr. David Buckwalter received the second highest number of votes for this position and has indicated his willingness to serve the Township in such a role..

Motion made by Corey Meyer to appoint David Buckwalter to fill the vacancy on the Board of Auditors for 2024 and 2025 which was seconded by Mike Thornton and unanimously approved by voice vote.

c. LCTCB CV Region Municipal Representative Appointments for 2024

The Lancaster County Tax Collection Bureau requires each school district in the county to have a representative and an alternate. Mr. Hutchison has been the representative for the Conestoga Valley School District for a number of years and Ms. Jenna Seesoltz, Township Manager of West Earl Township has been the alternate. All three Township Managers (West Earl, Upper Leacock, and East Lampeter) are recommending the same appointments for 2024.

Motion made by Roger Rutt to appoint Mr. Ralph Hutchison as representative and Ms. Jenna Seesoltz as alternate for the LCTCB CV Region Municipal Representatives which was seconded by Mike Thornton and unanimously approved by voice vote.

Mr. Blowers asked Mr. Hutchison to explain how he was involved in having each school represented in the Lancaster County Tax Collection Bureau. Mr. Hutchison explained that Act 32 was legislation passed at the state level which restructured earned income tax collections across the state. Lancaster County was in a unique position because it already collected earned income taxes at a county level,

which was initially created in the 1950's by the school districts. Act 32 gave municipalities a voice in handling the function of earned income tax collection. Mr. Hutchison was involved with how the LCTCB was restructured to include municipal representation. Mr. Blowers thanked Mr. Hutchison.

d. Authorization to sell Township Equipment no longer in use

The Township would like to sell equipment that has been replaced or is no longer used including a boom mower, a conveyer unloader, a flail mower and stencils for roadway arrows. The equipment would be sold using the MunicBid Auction site. The combined value will exceed \$2,000 which needs the Board of Supervisor's approval per the second class township code of Pennsylvania.

Motion made by Ethan Demme to grant authorization to sell Township equipment no longer in use which was seconded by Roger Rutt and unanimously approved by voice vote.

Manager's Report:

a. Shentel / Glo Fiber Update

The Township entered into a Cable TV Franchise Agreement with Shentel a little while ago. Shentel has been designing their system and is starting construction work. The Township has issued permits to allow them to excavate within Township right of ways and other various places around the Township. Shentel will begin their work on the western side of the Township. Mr. Hutchison wanted the Board to be aware and hopes that it all goes smoothly.

b. HVAC Replacement Project

The Board had authorized the purchase of HVAC system to replace the existing system at the Administrative/Police building in 2022. Some of the equipment has arrived and the rest of the equipment is expected to arrive either this week or early next week. The actual installation is scheduled to begin on Monday, December 11, 2023 but that timing has not been confirmed. The employee parking lot will not be usable during the installation. Employees will have to park in a different area during this time.

c. 2024 U.S. Women's Open Golf Tournament Preparations

Township staff is continuing to be engaged in the efforts to prepare for the 2024 U.S. Women's Golf Open at the Lancaster Country Club. There will be issues the Board will have to address such as agreements related to reimbursements, a no-fly drone area during the event and other issues as they come up. The Tournament is scheduled to take place the week of Memorial Day, May 28th through June 2nd. Mr. Hutchison stated that instead of using a third-party consultant to do all the organizing as they did in 2015, USGA Staff will be in charge of all the organizing. Mr. Meyer recalled reimbursement issues in 2015 and asked if they were resolved. Mr. Hutchison stated that they were resolved but it did take some time. He stated that the Township is hoping to be in front of those issues this time.

Adjournment:

On a motion by Mr. Corey Meyer and a second by Mr. Ethan Demme with all voting in favor, the meeting was adjourned at 8:03 pm. The next Board of Supervisors meetings will be held on Monday, December 18, 2023 at 7:30 pm for a Regular Meeting 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