

March 4, 2024

The East Lampeter Township Board of Supervisors met on Monday, March 4, 2024 at 7:00pm 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 Corey Meyer called the meeting to order at 7:00pm followed by the Pledge of Allegiance. In addition to Mr. Corey Meyer, Supervisors present were Mr. Roger Rutt, Mr. Ethan Demme, Mr. Mike Thornton and Mr. Ted Gallagher. Also present in the meeting room was Mr. Ralph M. Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager and Ms. Stephanie Leakway, Administrative Assistant.

Public Present in Public Meeting Room:

Paul Stoltzfus – 3105 Lincoln Highway East, Paradise – Gap Brothers Holding / Paradise Energy
David Keens – 63 Lafayette Way – Lafayette Fire Company
Michael Itwaru – Lancaster Online

Also, In attendance via Zoom:

None

Public Comment for Non-Agenda items:

None

Consent Agenda:

- a. Approval of the March 4, 2024 Board of Supervisors Meeting Agenda
Items 6 & 7 have been moved to the March 18, 2024 Agenda
- b. Approval of the Minutes of the Monday, February 12, 2024 Regular Meeting
- c. Financial Security Release: Lancaster Mennonite School Stormwater Management Plan located at 2176 Lincoln Highway East. Upon review, the Township's Engineer recommends the full release of the financial security being held for this plan. The Township requests that the full release is conditional to the applicant paying all outstanding escrow fees.
- d. Financial Security Reduction Request: Mr. Car Wash Land Development Plan located at 2175 Lincoln Highway East. Upon review, the Township's Engineer recommends the reduction of the financial security being held for this plan in the amount of \$811,937.95 leaving a remaining balance of \$23,505.00 for the remaining required improvements.
- e. Financial Security Reduction Request: King Stormwater Management Plan located at 419 Mount Sidney Road. Upon review, the Township's Engineer recommends the reduction of the financial security being held for the plan in the amount of \$2,049.03 leaving a remaining balance of \$4,653.00 for the remaining required improvements.
- f. Financial Security Reduction Request: Lancaster Mennonite School Land Development Plan located at 2176 Lincoln Highway East. Upon review, the Township's Engineer recommends the reduction of the financial security for the plan in the amount of \$74,248.40 leaving a remaining balance of \$70,830.32 for the remaining required improvements.
- g. Time Extension for recording the conditionally approved Land Development Plan for Paradise Energy Solutions SALDO #22-14 located at 2985 Lincoln Highway East. The applicant is requesting until September 15, 2024 to satisfy all approval conditions and record the plan. There is a Board of Supervisor's meeting on September 16, 2024 and staff suggests adding another day so action by the Board could be taken on or before the September 16, 2024 meeting.
- h. Time Extension for recording the conditionally approved Gish Furniture Land Development Plan SALDO #23-5 located at 2217 Lincoln Highway East. The applicant is requesting until

June 25, 2024 to satisfy all approval conditions and record this plan. This is the applicant's second request for a time extension. Action by the Board would have to be taken on or before the June 17, 2024 meeting.

- i. Approval to pay invoices from all funds: Total: \$411,410.01

Items of note:

- \$18,711.15 to Eastern Salt for Rock Salt
- \$17,776.00 to Lancaster County District Attorney for 2024 Drug Task Force Contribution
- \$15,332.23 to Hand-In-Hand Fire Company for 2023 Fuel and Insurance Reimbursements

Motion made by Ted Gallagher to approve the Consent Agenda which was seconded by Roger Rutt and unanimously approved by voice vote.

Lafayette Fire Company 2023 Annual Report – Chief Dave Keens

Chief Dave Keens reported that there were roughly 1100 calls from East Lampeter Township in 2023 for all four fire companies. Lafayette Fire Company responded to 40%, Witmer 30%, Bird-In-Hand 15% and Ronks 15%. Lafayette is a metro company and the 7th busiest volunteer fire company in Lancaster County. Lafayette's ladder truck is the 5th busiest in the County. The squad car is dispatched to nearly every incident as the public service vehicle for the community and handles all non-life-threatening incidents. Lafayette's Mission and Value Statements focus on the safety, protection and welfare of the people served through the preservation of life, property and the environment. The executive summary showed there were 584 incidents that Lafayette responded to in East Lampeter Township in 2023 which is a 16% decrease from 2022. There was a notable 40% decrease in automatic fire alarms, thank you to the township staff for their efforts. The combined property losses for East Lampeter Township and Lancaster Township in 2023 was \$218,000.00 and the combined property saved was \$19.6 million. Lafayette Fire Company provided mutual aid outside of the Township 59 times in 2023. The total training hours in 2023 was 3,215 hours with 1,448 hours in company level training and 1,767 hours in certificate training. Lafayette has \$700,000.00 remaining to pay off their building debt. The chicken BBQ dinner, state cook-off and fund drive mailer are the annual fundraisers. The busiest days of the week for calls are Mondays and Fridays and the busiest time of day is 5pm to 6pm. There are approximately 9 responders present per call. Lafayette Fire Company is always on the look-out to recruit new volunteers and always looking to improve. Chairman Meyer thanked Lafayette Fire Company for all they do.

2023 Officer of the Year – Sgt. Nikolaus – Presentation by Lions Club

Moved to the March 18, 2024 Agenda

East Lampeter Township Police Department 2023 Annual Report – Chief Zerbe

Moved to the March 18, 2024 Agenda

Old Business:

None

New Business:

- a. Sketch Plan for redevelopment of the former Rodeway Inn Property located at 2331 Lincoln Highway East. *Moved to the Board of Supervisor's March 18, 2024 meeting at the request of the applicant via an e-mail received during the meeting.*

Motion made by Ethan Demme to table the Sketch Plan for Redevelopment of Rodeway Inn Property located at 2331 Lincoln Highway East which was seconded by Ted Gallagher and unanimously approved by voice vote.

b. Supervisor Discussion Items

1. Public Comment Meeting Rules

Township Staff provided the Board with a draft resolution regarding public comment rules as discussed at the last meeting. Mr. Meyer had no additional comments and felt the draft was clear and well documented. Mr. Demme agreed and thanked staff for their work. He added that there were some minor edits but the draft was consistent throughout. Mr. Hutchison stated that the draft has not been given to the Township Solicitor because he wanted to receive feedback from the Board members first. If there are no changes, this will be provided to the Solicitor for review so the Board can act at a future meeting. Mr. Demme wanted to add a rule for non-residents / non-tax-payers to be able to make public comments on behalf of a company, organization, or resident in the Township.

2. Township Website

Mr. Hutchison requested that as the Board members look through the website that feedback be provided to Township staff as to recommended changes and/or improvements to the Township website. Mr. Demme provided the other members and staff with high level objectives and errors that need to be fixed. He also provided a link to Penn Township, which is smaller than East Lampeter Township but had their website developed by the same web developer, and a link to East Hempfield Township which is similar in size as an example. For Mr. Demme the main objective is to make it easier for residents to contact the Township and to add additional functionality over time to the website. He provided long-term and short-term items for consideration. Mr. Demme provided other changes that should be considered over time, such as old links. Ms. Hitchens stated that the ecode is going to provide a final draft in the near future. The Board members thanked Mr. Demme for his time going through the web-site.

Mr. Meyer stated that there are concerns allowing Facebook comments on the Township's Facebook page. Mr. Hutchison stated that the Township Solicitor strongly recommends against allowing comments on the Facebook page. Residents can contact the Township via e-mail or by phone. Mr. Demme stated that the East Lampeter Township Police Department and Emergency Management Facebook pages allow comments. Mr. Hutchison stated that the Emergency Management Facebook page was never authorized and he will look into the Police Department page. Mr. Demme stated that other Township's do allow comments and engage with Facebook and NextDoor.com and are able to put out information that gets to their residents quickly instead of waiting for residents to come to them through specific channels. Mr. Meyer suggested asking for feedback from trade organizations such as (PSATS) about social media comments. Mr. Demme stated that interacting with residents on-line brings a higher value interaction with staff directly and will reduce staff time. There would also be a history available of what has been done through the post feature which preserves a record of what has been posted in the past. Mr. Thornton suggested having a video showing the public on how to use the web-site. Mr. Demme added that Google Analytics is also recommended to track which pages are the most popular.

Action Items:

a. Planning Commission Annual Report - 2023

The Municipalities Planning Code requires that the Township Planning Commission prepares an annual report on their activities and present it to the Board of Supervisors. The Board members have read the report.

Motion made by Ethan Demme to accept the 2023 Planning Commission Annual Report which was seconded by Mike Thornton and unanimously approved by voice vote.

b. Resolution re Escalator Clause for Price Adjustment of Bituminous Materials Bidding

Mr. Hutchison reported that the Township includes an escalator clause when it puts out bids for paving work. It allows contractors to not have to guess about rising costs in their bidding. PennDOT requires that such a resolution is approved annually.

Motion made by Ethan Demme to approve the Resolution re Escalator Clause for Price Adjustment of Bituminous Materials Bidding which was seconded by Ted Gallagher and unanimously approved by voice vote.

c. Resolution re PennDOT Reimbursement Agreement for Connects 2040 LHP Study Walnut Street

Mr. Hutchison stated that the Township received two awards of Connect 2040 funding that are both related to the Lancaster Heritage Pathway. One is for looking at the continuation of the Pathway along Walnut Street and the other is to go down Pitney Road. These two agreements have to be established with PennDOT and both need Resolutions. PennDOT is requiring that both extensions be combined into one study with one vendor.

Motion made by Mike Thornton to approve the Resolution re PennDOT Reimbursement Agreement for Connects 2040 LHP Study – Walnut Street which was seconded by Ethan Demme and unanimously approved by voice vote.

d. Resolution re PennDOT Reimbursement Agreement for Connects 2040 LHP Study – Pitney Road

Motion made by Ethan Demme to approve the Resolution re PennDOT Reimbursement Agreement for Connects 2040 LHP Study – Pitney Road which was seconded by Ted Gallagher and unanimously approved by voice vote.

e. Agreement for a pollution reduction project with Lancaster County Conservation District

Ms. Hitchens reported that the Lancaster County Conservation District and Suzi Sutton would like to do a project with East Lampeter Township beginning at the south side of the bridge at Flory Park from the Strasburg Pike entrance down to the connection to Mill Creek. If the East Lampeter Township Sewer Authority were to assist with design and permitting, all the funds obtained through an Excelon grant could be used for construction through Lancaster County Conservation District. Ms. Hitchens stated that this is a great project with great neighbors. The Authority sewer line would also benefit in that area because of scouring that currently happening in the area.

Motion made by Mike Thornton to accept the agreement regarding the pollution reduction project with Lancaster County Conservation District which was seconded by Ethan Demme and unanimously approved by voice vote.

Manager's Report:

a. MS4 / Pollution Reduction Plan Update

Mr. Hutchison reported that another meeting was held between I2 Capital and PA DEP regarding the pollution reduction plan, which is mainly delayed due to the agricultural projects of I2 capital. I2 Capital receive the credit for these projects and the Sewer Authority purchases the credit from them. Ms. Hitchens reported that PA DEP, I2 Capital and Township Staff met about two months ago and staff was told they were working towards a adoption of the pollution reduction plan but DEP also stated that I2 Capital needed to recalculate the nutrient management plans. DEP is additionally requesting entire copies of the plans which a land owner does not need to provide by law and there are non-disclosure agreements that prevent it. Furthermore, the individuals working with I2 Capital (Team AG) have not written all of the plans for the farmers involved. They are now going back to each of the writers and landowners for permission to release the plans to DEP. 100,000 pounds of sediment reduction has been calculated with these projects but it seems that the departments at the state level are not working in sync with each other. Mr. Meyer suggested reaching out to our State Senators and/or State Representatives. Mr. Hutchison stated that will be the next step. He also stated that the DEP central office approved a similar plan in Chester County.

b. Housing Study Presentation by Consultant at the March 18, 2024 Meeting of the Board of Supervisors

The consultant for the housing study will be virtually present at the Board meeting scheduled for March 18, 2024. The final draft has been posted on the home page of the Township website and on the Township Facebook site.

c. City Water Lead Pipe Inventory

The City of Lancaster is doing a lead pipe inventory on their entire water system. They are asking all of their customers to self-report. They are offering assistance to anyone that needs it in order to gather the information. They will eventually start a program that replaces the pipes that need to be. Mr. Meyer asked if the inventory will include houses that were built after 2001. Mr. Hutchison answered that the inventory includes every house regardless of if the pipes are plastic or copper.

Chairman Meyers announced an executive session directly after the meeting regarding a matter related litigation.

Adjournment:

On a motion by Mr. Mike Thornton and a second by Mr. Roger Rutt with all voting in favor, the meeting was adjourned at 8:01 pm. The next Board of Supervisors meetings will be held on Monday, March 18, 2024 at 7:00pm 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