

December 16, 2019

The East Lampeter Township Board of Supervisors met on Monday, December 16, 2019 at 7:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Corey Meyer. In addition to Mr. Meyer, supervisors present were: Mr. John Blowers, Mr. Dave Buckwalter, Mr. Ethan Demme and Mr. Glenn Eberly. Also, present was Mr. Ralph Hutchison Township Manager.

The following persons signed in as being present in the audience:

Lynn Commero, representing LNP  
Cynthia Farley, representing Lancaster Public Library  
Brian Cooley, representing Mellinger Mennonite  
Bob May, representing Lancaster EMS  
Lissa Holland, representing Lancaster Public Library  
Steve Gribble, representing Ronks Fire Co.

Public Comment (non agenda items)

None

Consent Agenda

- a. Approval of the Minutes of the Thursday, November 7, 2019 Special Meeting
- b. Approval of the Minutes of the Monday, December 2, 2019 Regular Meeting
- c. Approval to pay invoices from all funds: Total \$309,974.33
- d. Request for Time Extension to Record Conditionally approved Plan #15-22: 5 Strasburg Pike / Turkey Hill Car Wash
- e. Request for Time Extension to Record Conditionally approved Plan #16-25: 2009 Meadow Ridge Drive (Crills)
- f. Release of Financial Security – The Villas: 2117 Old Philadelphia Pike
- g. Release of Financial Security – Paradise Concrete: 2771 Lincoln Hwy East

Chairman Meyers presented the bills to be paid from various funds for the total amount of \$309,974.33. He mentioned the large payment amount of \$24,673.28 to Dell Marketing for various computer replacements/upgrades in the Police Department, \$10,855.00 to State Workers Insurance fund (SWIF) for Volunteer Fire Workers Compensation Coverage and \$7,930 to RKL LLP for accounting assistance in preparation for audit.

Chairman Meyer also mention the Request for Time extension to record conditionally approved Plan #15-22: 5 Strasburg Pike / Turkey Hill Car Wash requesting an additional 90 days, Request for Time Extension to Record Conditionally approved Plan #16-25: 2009 Meadow Ridge Drive (Crills) requesting an additional 6 months, Release of Financial

Security – The Villas: 2117 Old Philadelphia Pike Township engineer is recommending full release, Release of Financial Security – Paradise Concrete: 2771 Lincoln Highway East Township engineer is recommending full release and approval of letter and support of the PADEP growing greener grant application.

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

LEMSA Presentation – Bob May, Exec. Dir.

Mr. Bob May was in attendance to give a presentation to the Board detailing LEMSA operations in the Township. Mr. Bob May also thanked the Board for the Township's contributions to LEMSA.

Lancaster Public Library – Lissa Holland & Cynthia Farley

Ms. Lissa Holland & Ms. Cynthia Farley were in attendance to present information on the Lancaster Public Library system. They requested that the Township review the state library law with respect to the distribution of Township funding among local libraries.

Old Business

None

New Business

- a. Mellinger Mennonite Church Waiver of Land Development / Stormwater Management Plan #19-02: 1916 Lincoln Hwy East

Mr. Brian Cooley of D.C. Gohn Associates representing applicant Mellinger Mennonite Church. Mr. Cooley was in attendance to discuss the stormwater management plan for the church. The church is proposing an expansion to the existing access drive which will serve the new cemetery area. Mr. Cooley also stated that the applicant is requesting a land development plan waiver.

Mr. Blowers made a motion to approve the stormwater management plan #19-02 for Mellinger Mennonite Church 1916 Lincoln Hwy East as per the David Miller December 3, 2019 letter including two waivers and modifications recommended on the letter and the comments made on the stormwater management plan. Mr. Demme seconded the motion and it was passed by unanimous voice vote. Mr. Buckwalter abstained.

- b. Time extension for Township Review and Action – Amish Farm & House Land Development Plan #19-18: 2395 Covered Bridge Drive

Chairman Meyer mentioned that the applicant is offering the Township a time extension through April 4, 2020 in order to give themselves time to address the review comments provided by the Township Engineer. He mentioned that the Township staff has no objection.

Mr. Eberly made a motion to approve the Time extension for Township Review and Action – Amish Farm & House Land Development Plan #19-18: 2395 Covered Bridge Drive. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

Action Items:

a. Ordinance re Non Uniform Employees Maximum Pension Plan Contribution Rate

Mr. Hutchison stated that during the most recent Auditor General's audit of the Township Pension Plans the auditor pointed out what appears to be a conflict between our plan document and the Township's current collective bargaining agreement with the Township's non-uniformed employees. Mr. Hutchison stated that this ordinance will correct the difference between the two. The collective bargaining agreement states that the maximum contribution rate by employees is 5% so the ordinance adopted will match that.

Mr. Blowers made a motion to approve the amendment to the Non Uniform Pension Plan Ordinance as proposed to set the maximum contribution rate of 5%. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

b. 2020 Budget for all funds

Mr. Hutchison stated that changes to the draft budget are recommended for adoption along with adoption of the 2020 budget for all Township funds. Summary of the changes are to the pay rate for the Director of Planning, Public Works Director and increase in the allocation for the emergency management.

Mr. Buckwalter made a motion to approve the 2020 Budget for all Funds. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

c. 2020 Non Contract Employees Pay Policy

Mr. Hutchison mentioned that the previously adopted Township pay policy document for non-contract employees has been updated for 2020 in accordance with the policy and the 2020 Budget. He is recommending approval of the Pay Policy document.

Mr. Eberly made a motion to approve the 2020 Non Contract Employees Pay Policy. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

d. Resolution to establish 2020 Real Estate Tax Rate

Chairman Meyer stated that the mills will stay the same at 1.90. The owner of a property with an assessed value of \$200,000 will have a real estate tax base amount bill of \$380 for Township real estate tax.

Mr. Blowers made a motion to approve the Resolution to establish 2020 Real Estate Tax Rate at

1.90 mills. Mr. Buckwalter seconded the motion and it was passed by unanimous voice vote.

e. Accept resignation of elected Tax Collector

Chairman Meyer stated that Mr. John Shertzler was elected to a 2 year term in this past year's election and that he has submitted a letter of resignation from this position.

Mr. Demme made a motion to accept the resignation of elected Tax Collector. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

f. Appoint County Treasurer to collect 2020 Real Estate Tax

Chairman Meyer stated that the Board can now appoint the County Treasurer to collect the Township's Real Estate Tax for 2020.

Mr. Buckwalter made a motion to approve the appointment of County Treasurer to collect 2020 Real Estate Tax. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

Chairman Meyer stated that they wanted to discuss the two candidates for the Zoning Hearing Board alternates position, Alex Reedy and Sarah Yocum Rider.

Mr. Demme stated that he has been trying to recruit Mr. Reedy who is a Real Estate Agent and he mentioned that he thinks Mr. Reedy will be great for the Zoning Hearing Board. Mr. Demme stated that Ms. Yocum Rider is an attorney for Barley Snyder and that she focuses on Real Estate and that she will also be great as alternate for the Zoning Hearing Board.

After some discussion among the Board members it was decided that Township staff should reach out to the two candidates and have them submit a resume with their letter of interest so it can be part of the next meeting agenda to approve them to serve as alternates on the Zoning Hearing Board.

Manager's Report:

a. Lincoln Highway East Streetscape Plan Implementation Report

Mr. Hutchison state that there are projects in various stages of progress toward the implementation of the streetscape plan. The Rockvale Trail project, we have the phase 3 which is east of Dutch wonderland at the new Tanger intersection project which we have received multi modal funding from PADOT and the Commonwealth Financing Authority. Both are still in design. The Western Gateway project is in preliminary engineering through the county TIP there is no direct township funding but it is on its way in design. There is a project that the Township has become aware of at the intersection of Lincoln Highway East and Rte 896. It is a safety project. Mr. Hutchison also mentioned that the Township was awarded a little more than \$1 million in Smart Growth Transportation dollars for the project to construct a multi modal trail from Strasburg Pike through Flory Park to S. Oakview Road and along S. Oakview Rd. to

Lincoln Hwy. There is continued private development activity: Wyndham property, Dutch Wonderland, Apple Realty, McMinn's site, Avid Hotel, PADOT Maintenance Building, Volleyball Corner and Tru Hotel. The Tax Increment Financing Program is in place, Township is planning to work with the Industrial & Commercial development Authority to allocate these funds for corridor projects. TIF Funds have been collected for the past two years. Mr. Hutchison stated that the Township will initiate the process to establish a Business Improvement District in the first quarter of 2020.

### Adjournment

A motion was made by Mr. Blowers and seconded by Mr. Buckwalter to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, January 6, 2020 beginning at 7:30 pm.

Respectfully submitted,  
Ralph Hutchison  
Township Manager