

September 5, 2019
Township Meeting Room

WEST COCALICO TOWNSHIP

The meeting was called to order at 7:00 p.m. with the following in attendance:

Supervisors: James Stoner, Leon Eby and Jeff Sauder.

Others present: Carolyn Hildebrand, Manager; Joielyn Current, Administrative Assistant; Josele Cleary, Morgan, Hallgren, Crosswell & Kane; Lt Tom Shumaker, Ephrata Police; Ben Heisey, Red Barn Consulting; Representatives for Vanguard Development Group; Kathy Mazzuchelli, Reinholds; Justin Stoltzfus, LNP; Jennifer Murray, Reinholds; Susan Fleming, Denver; Steven Laudenslager, Denver and Sean and Jeniffer Fritz, Reinholds.

Public Comment – Kathy Mazzuchelli spoke for Mr. & Mrs. DeCarlo on behalf of their stormwater issues. She presented the Board of Supervisors with pictures of the issues that the DeCarlos have encountered lately. Supervisors will review and put on next meeting's agenda.

Auguste Nolt – Lancaster County Conservation School student thanked the Board of Supervisors for their generous sponsorship to help him attend the program. He talked about all the activities he was able to do while he was there. He is interested in pursuing a career in conservation. He is excited that he was chosen to go back again next year.

Jennifer Fritz questioned the Board of Supervisors about the Noise Ordinance. She asked about normal day-to-day operations such as gardening with a rototiller, construction being done on a home and starting up a diesel truck in the evening for 3rd shift employment. She wanted to make sure she understood the guidelines as they are very specific.

Jennifer Murray commented on the Schoeneck/Indiantown Road issues and thought maybe rumble strips would be beneficial in that area. She also thanked the Board of Supervisors for all the time and work they put into the Noise Ordinance.

Jeff Sauder motioned to approve the minutes from the meeting held on August 20, 2019. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve the attached list of checks dated totaling \$38,958.36. Jeff Sauder seconded the motion. The motion passed unanimously.

Lieutenant Tom Shumaker, Ephrata Police Department presented the Police report as follows:

1. There were a total of 146 dispatched incidents in the township for the month of August.

Carolyn Hildebrand presented the Manager's report as follows:

1. I attended the following meetings:

- a. Park Board – August 28, 2019 – 7:00 p.m.
2. I attended the ELANCO Source Water Protection meeting to discuss the upcoming Agricultural Forum on August 21st.
3. Tom Showalter and I met with Patrick Wright from LTAP to discuss the Schoeneck Road and N Line Road intersections with Indiantown Road on Monday, August 26.
4. I met with Matt Long and Christian Heckman from Ephrata National Bank to review our accounts with them on Monday, August 26.
5. Jeff Sauder, Tom Showalter and I met with Dan Scully from Lancaster Emergency Management to discuss the radio network and the radios available on Tuesday, August 27th.
6. I attended the EMS Roundtable meeting on Tuesday, August 27th.
7. I attended the Lancaster County Manager’s meeting on August 28th.
8. Tom Showalter and I have been working on the budget.

Leon Eby motioned to advertise to adopt the Intergovernmental Cooperation Act. Jeff Sauder seconded the motion. The motion unanimously.

Bridges – A tentative start date of September 23, 2019 is scheduled for Horseshoe Trail Road Bridge.

Jeff Sauder motioned to approve Amendment #3 of the Sunoco Road Use and Excess Maintenance Agreement. Leon Eby seconded the motion. The motion passed unanimously.

Line Road and Indiantown Road Intersection Improvements – Tom Showalter and Carolyn Hildebrand met with LTAP for recommendations. A formal document from LTAP will be forthcoming in the next few weeks.

Leon Eby motioned to approve that the appropriate officers of the Township be authorized to execute the Agreement Providing for Grant of Pedestrian Easement, Agreement Providing for Grant of Road Maintenance Easement, and Storm Water Management Agreement and Declaration of Easement, between Units, LLC and the Township in the form presented at this meeting upon satisfaction of the following conditions:

1. Receipt from the Township Engineer of confirmation that all conditions which the Board of Supervisors imposed on the Final Subdivision & Land Development Plan for Stevens Court, now known as the Final Subdivision & Land Development Plan for Stone Gate, have been satisfactorily addressed.
2. Approval of the form of the financial security for such plan by the Township Solicitor.
3. All documents have been executed on behalf of Units, LLC and, where applicable, Stone Gate HOA, Inc.
4. Units, LLC has reimbursed the Township for all invoiced engineering and legal fees relating to such plan.

Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve that the appropriate officers of the Township be authorized to execute the Improvement Guarantee Agreement between Units, LLC and Township in the form presented at this meeting upon satisfaction of the following conditions:

1. Receipt from the Township Engineer of confirmation that all conditions which the Board of Supervisors imposed on the Final Subdivision & Land Development Plan for Stevens Court, now known as the Final Subdivision & Land Development Plan for Stone Gate, have been satisfactorily addressed.
2. Approval of the form of the financial security for such plan by the Township Solicitor.
3. The Township Engineer has approved the amount of financial security and such amount has been inserted into the Improvement Guarantee Agreement.
4. The Improvement Guarantee Agreement has been executed on behalf of Units, LLC.
5. Units, LLC has reimbursed the Township for all invoiced engineering and legal fees relating to such plan.

Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve that the appropriate officers of the Township be authorized to execute the Final Subdivision & Land Development Plan for Stone Gate prepared by Pioneer Management, LLC, Drawing No. 06-0160-01-A, dated July 8, 2014, last revised August 19, 2019, subject to the following conditions:

1. Receipt from the Township Engineer of confirmation that all conditions which the Board of Supervisors imposed on the Final Subdivision & Land Development Plan for Stevens Court, now known as the Final Subdivision & Land Development Plan for Stone Gate, have been satisfactorily addressed.
2. Approval of the form of the financial security for such plan by the Township Solicitor.
3. Execution of all required documents by Units, LLC.
4. Units, LLC has reimbursed the Township for all invoiced engineering and legal fees relating to such plan.

Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve that the Township Manager hold the Final Subdivision & Land Development Plan for Stone Gate after its execution and be authorized to release such plan to a representative of Units, LLC, only after being provided with proof that:

1. Units, LLC has acquired title to the property which is the subject of such plan and has recorded the appropriate Deed.
2. Units, LLC has recorded the Agreement Providing for Grant of Pedestrian Easement, Agreement Providing for Grant of Road Maintenance Easement, Storm Water Management Agreement and Declaration of Easement, and Deeds of Dedication for additional rights-of-way for Indiantown Road, Short Road, and South Line Road, after inserting the recording reference of the Deeds into Units, LLC for the property into such documents.
3. Units, LLC has paid the fee in lieu of dedication of park and recreation land in the amount of \$35,770 to the Township.
4. Units, LLC has provided an irrevocable letter of credit in the amount approved by the Township Engineer and in the form approved by the Township Solicitor as financial security to secure completion of improvements.

Leon Eby seconded the motion. The motion passed unanimously.

Stormwater waiver request by Mike Witmer – Ben Heisey, Red Barn Consulting presented the plan to the Board of Supervisors. A discussion was held. The Supervisors suggested that the homeowner wait until the new SALDO Ordinance is passed or go under the current Ordinance.

Jeff Sauder motioned to appoint Mark Klumpp to finish out the term on the Park Board until 12/31/2019. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve the purchase of signs for the basketball courts not to exceed \$550.00. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to adjourn the meeting at 8:47 p.m. Leon Eby seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary