

## MINUTES

Those in Attendance: Vice-Chairman Allen Fisher, Supervisor Ray Rice, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Park Foundation Chairman Michael Hartmann, Bob Devonshire, Alvin Jay King, Wanda Ranck, Wendell Ranck, Dave Johnson, Paula Knosp, Joshua Knosp, James Knosp, Daniel Lapp, Jr., Marcella Peyre-Ferry (LNP), Kurt DeVore, Jason Myer, Rick Cummings, Ivan King, Sam King, Daniel Beiler, Ben Beiler, Samuel S. Stoltzfus, Daniel Beiler, Jonas Fisher, Simeon Stoltzfus, Dale Hershey, Christ Beiler, Dylan Coleman, Travis Hoover, Sam Petersheim, Joey Narewski, Steve Shearer, Clint Yonce, Alvin Fisher, Neal Hershey, and other members of the community who did not sign in.

### **CALL TO ORDER/FLAG CERMONY AT 7:01P.M.**

**ANNOUNCEMENT:** Vice-Chairman Allen Fisher announced that the Board of Supervisors did not have a quorum for this evenings meeting. As such, all items on the Agenda would be discussed and open for public comment, but no action or vote would be taken on any item. All action items would be moved to the next scheduled Board of Supervisors meeting for action to be taken at that time.

### **MINUTES**

- Mr. Fisher presented the Board of Supervisors Workshop Meeting Minutes for July 11, 2023 for review only.
- Mr. Fisher presented the Board of Supervisors Meeting Minutes for July 18, 2023 for review only.

### **TREASURERS REPORT/BILLS**

- Mr. Fisher presented the July 2023 Treasurer’s Report for review only.
- Mr. Fisher presented the August 2023 Disbursement List of Bills to be paid for review only.

Vice-Chairman Fisher called for public comment. No comments were proffered.

### **PERSONS TO BE HEARD:**

#### **SUBDIVISION/LAND DEVELOPMENT - ACTION ITEMS**

Vice-Chairman Fisher provided a briefing on the below project and advised the matter will be discussed at the next scheduled Board of Supervisors meeting for action to be taken at that time as may be deemed appropriate. He offered his apologies to Mr. & Mrs. King for the delay.

- Roger A. Fry, PLS, Fry Surveying, Inc. – Raymond K. & Sally B. King – 114 Harristown Rd – Preliminary/Final Plan:
  - Request for Waiver of Section 408.1 – Water Feasibility Report.

- Request for Waiver of Section 408.2 – Sewer Feasibility Report.
- Request for Waiver of Section 605.H – Lighting Plan.
- Request for Modification of SWMO Section 504.4.a.4 – Conveyance Facility Design Criteria (stormwater conveyance pipe diameter size).
- Request for Modification of SWMO Section 507.9 – Subsurface Storage Facility Design Criteria (geotextile installation).
- Request for conditional approval of plans.

### **PUBLIC COMMENT:**

- Wanda Ranck: Mrs. Ranck asked how the Township thought the annual Community Day Picnic went. Mr. Thompson, Mr. Hartmann and Supervisor Rice said it was good – there was a great turnout, and, unfortunately, the chicken ran out. Mr. Thompson said 600-650 meals were plated, but could have used 150 or more. Mr. Rice said the attendance this year was on par with early events – over the years he has noticed the weather conditions drive attendance – the hotter it is, the less people there tends to be.

### **CORRESPONDENCE:**

- Mr. Fisher presented the Paradise PA Cub Pack & Troop 28 August 26, 2023 75<sup>th</sup> Anniversary Event flyer and encouraged everyone to attend.
- Intercourse Library thank you (for donation) letter.

### **TOWNSHIP REPORTS**

#### **TOWNSHIP MANAGER**

- Updates/Report by Township Manager, David Thompson.

#### **Public Comment:**

- Wanda Ranck: In response to Mr. Thompson’s report comments, Mrs. Ranck asked what the Township is working one with the (fire company) merger. Mr. Thompson explained the Township is not involved with the specifics of the merger itself. At this time, it is just working on and discussing budgeting, expenses, insurance, first due and the like.

#### **ROADMASTER:**

- Updates/Report by Roadmaster, Blaine Stoltzfus.
- Award of the 2023 Oil & Chip and Road Equipment Rental Bids was deferred until the next scheduled Board of Supervisors meeting.

#### **EMERGENCY SERVICES**

- Mr. Thompson presented the July 2023 Emergency Services Call Report and provided a copy of it to Mrs. Ranck at her request.

- Bob Devonshire provided update regarding status of merger commenting in part as follows:
  - The Steering Committee discussed at length 47's requests regarding first due and having a third party review the merger and provide input.
  - Mr. Devonshire and someone from Leacock Township are working on setting up a meeting with 47's Chief, Neal Hershey, and the soon to be appointed new Chief for Gordonville Fire Company, Tony Kauffman.
  - The Steering Committee is working on ironing out what their members roles will be once the merger goes live.
  - The next Steering Committee meeting will be held on November 13, 2023 at Kinzer Fire Company.

Public Comment:

- Wanda Ranck: Mrs. Ranck said she heard a rumor that Kinzer Fire Company is looking to build a new station where The Factory Ministries is currently located. She also asked what the first due lines will be once 40 goes live on September 11, 2023. Mrs. Ranck said it is her opinion the Township needs to reimburse to 47 the full amount of all expenses they have paid directly.
- With regard to Kinzer building a new fire station, Mr. Devonshire responded that he has not heard anything about them building a new station at The Factory Ministries location. Mr. Fisher said the same. Mr. Rice and Mr. Thompson said that will not happen as that property and the surrounding properties are owned by MK Builders and they have other plans in place for the properties.
- With regard to first due territory once merger is complete, Mr. Devonshire said it will be the same as it is today. Mr. Thompson explained the map would change to show the area that is currently assigned to Gordonville and Kinzer as all one first due territory assigned to Station 40. With each fire company continuing to operate out of their current respective stations, the organization will determine internally which station will respond to what area(s). Mr. Thompson said 47 does not have an assigned first due territory at this time; however, they are on first due for dispatching. He said all are working together in a cooperative process to develop individual territories within the one first due territory. He expressed the willingness shared by all to make accommodations for 47 to encourage their participating in the merger. Mr. Thompson said that funding (by the Township) is the biggest issue to resolve at this point.
- Clint Yonce: Mr. Yonce asked who the new Chief of 43 is going to be. Mr. Devonshire said Tony Kauffman. General discussion was had amongst many regarding the why, when and how for the transfer of leadership. Mr. Devonshire declined to respond stating this is something the fire company will have to address as it is not a Steering Committee issue/matter.

- Alvin (“AJ”) Fisher, President Kinzer Fire Company, present information regarding organizational structure/leadership and general practices/procedures being established for Pequea Valley Fire Department (40) once the merger goes into effect, as well as, other information regarding first due territory/service area, fundraising events, public relations events, training, equipment inventory, call statistics and other interesting facts.

Public Comment:

- Wanda Ranck. Mrs. Ranck asked if they will encourage use of safety vests by the Amish at the safety event. Mr. Fisher said the Amish community has its own safety group that does this, but they will be sure to discuss it at the event. Mrs. Ranck asked if Paradise (47) will receive fair treatment on calls. Mr. Fisher said yes.
  - Mr. Thompson asked members of Paradise (47) if they are back on all calls yet as previously offered and proposed. Ben Beiler responded they have not had any operational discussion yet.

Mr. Fisher provided names of all those appointed to the various leadership roles.

Mrs. Ranck asked if there are any plans for a new building for Gordonville Fire & EMS (43). Mr. Fisher said there are no plans as of yet for them, nor for Kinzer.

- Steve Shearer. Mr. Shearer asked if Jonathon Fisher (Chief Gordonville Fire & EMS) is involved at all anymore. Mr. Fisher said no, he has resigned and will no longer be Chief, nor hold any other leadership role within the fire department. He explained that technically, he is still a Member At-Large and Chief at Gordonville until formal voting and appointments occur.

Mr. Shearer then asked what the (financial) plan is. Will there be paid firefighters? Daniel Beiler replied that the budget has not been finalized yet. Mr. Shearer asked how this can be done without a plan in place. Mr. Thompson responded that he is not wrong and that the Township too would like to see the numbers. Mr. Shearer said he doesn’t know what to expect except that there will be a merger.

Wanda Ranck said all fire companies need to provide a budget.

Ben Beiler responded that for the new Pequea Valley Fire Department (40) the trending cost to replace current apparatus will be approximately \$17,000 a month.

Sam Petersheim asked Mr. Beiler what the numbers for Paradise (47) are. Mr. Beiler said he does not have those numbers, to which Mr. Petersheim replied asking him why he has the numbers for 40 but not his own for 47. Mr. Beiler said there is an agreement that was reached with the Township for it to pay for their engine so they could raise money to pay for a new building. Then funding was stripped and that threw things off. Fundraising went haywire and they had the insurance expenses to

pay which were \$23,000 for this year. He agreed that 47 did get supported very well from local businesses. Mr. Petersheim asked him if he thought things were going to come back (fundraising). Mr. Beiler said he can't say for sure, they just take things day-by-day.

Mr. Petersheim commented that the agreement papers should be brought out and put on the table. He then asked Mr. Thompson if the Township had received a copy of the paperwork yet (agreement to pay engine payments). Mr. Thompson replied there is a difference of legal opinion regarding the validity of the letter from Sally Riehl regarding the engine payments, as there is nothing in the Board of Supervisor's meeting minutes where the Supervisors approved use of the LST funds to make the engine payments. The minutes only show approval to establish an LST tax, not how it was to be spent.

#### **PLANNING COMMISSION:**

- Updates by Vice-Chairman, Allen Fisher.
- Breeo Ventures LLC – VBP Lots 11-13 & 19-20: Rettew August 4, 2023 Review No. 5 and Chrisland Engineering's August 9, 2023 response letter (for review only – plans conditionally approved 2/21/23).

#### **ZONING HEARING BOARD:**

- Report by Zoning Officer, Walter Hockensmith.
- Vice-Chairman Fisher provided briefing on the below matter and advised it will be discussed at the next scheduled Board of Supervisors meeting and action taken at that time as may be deemed appropriate.

Samuel E. Esh – 714 Georgetown Rd: Ratify April 20, 2023 Notice of Violation and Cease & Desist Order as follows:

- Violation of Article VII, Section 701.2 (1515): Operation of a business from the property without ZHB approval of a Special Exception for a Rural Occupation.
- Violation of Article XIX, Section 1902.1: No permits obtained for construction of structures.

#### **PARK & RECREATION COMMISSION:**

- Updates by Park Foundation Chairman, Michael Hartmann. Mr. Hartmann provided details regarding the August 4<sup>th</sup> Community Day event and how well it was attended. He also provided updates regarding the softball fundraiser tournaments and first responder tournament for which the Park Foundation donated snack bar food items/service. He reminded folks that the Park Foundation hosts fundraiser/non-profit events. Mr. Rice thanked Breeo for donating a fire pit for the first responder tournament raffle.
- Mr. Thompson presented Triangle Communications quote for wireless security camera system at park and noted concerns with current security camera set-up, its lack of low light

sensitivity and good detail. Mr. Hartmann said this proposal will definitely require a cost-benefit analysis. Further discussion on this matter was deferred until the next scheduled Board of Supervisors meeting.

Public Comment:

- Wanda Ranck: Mrs. Ranck asked if there are any grant opportunities to assist with the cost of security cameras. Mr. Thompson responded there are none at this time, but the Township is always looking out for new grant opportunities.

Mr. Hartmann said these systems are a good deterrent. For comparison purposes, Mr. Thompson pointed out that, in the past, the Township was paying over \$8,000 a year for private security patrols that would drive through the park twice each evening.

Dylan Coleman said he would look into the security system they use at the farm and share that information with Mr. Thompson.

- Discussion regarding purchase of combination tractor/mower was deferred until the next scheduled Board of Supervisors meeting.

**SEWER AUTHORITY & SEO:**

- Updates by Township Manger, David Thompson.
- July 10, 2023 Minutes of Paradise Township Sewer Authority.
- SEO Report for the period of May 2023 through August 15, 2023 was provided.

Public Comment

- Daniel Beiler: Mr. Beiler asked if there is anyway Singer Avenue can be kept open enough for horse and buggies. Mr. Thompson said he will need to look into this and get back to him. He said he believes an area has been kept open for now, but he is worried that once the crane is in place, they will not be able to keep it open as the crane will be staged on the road and it would be unsafe for there to be any through traffic. Steve Shearer commented that they could come across at Leacock if they need a different safe route.
- An unnamed gentleman asked if they could move the signs when they are not working so horse and buggies can get through. Mr. Hockensmith replied that the problem with this is if a car sees horse and buggies going through, they are going to think they can go through too.
- Jonas Fisher: Mr. Fisher expressed his concern with flooding in relation to the hole he saw dug at the site. Paula Knosp mirrored this concern, especially with hurricane season being here. Mr. Thompson made note of this concern to discuss with the Sewer Authority.

**OLD/NEW BUSINESS:**

- Review and approval of the proposed Engineering Services Request for Proposal was deferred until the next scheduled Board of Supervisors meeting.

**PUBLIC COMMENT:**

- Clint Yonce asked what the Zoning District is for the roofing company across Hershey Avenue from the Paradise firehouse. Mr. Hockensmith said it is Village Mixed Use. Mr. Yonce complained about the construction stuff that is sitting all over the place outside. Mr. Hockensmith said he saw that and will send a letter to the business owner.
- Daniel Beiler said there is a new tree that was planted near Sunset Mobility that blocks your view and needs to be trimmed or moved. Mr. Hockensmith said he will go take a look at it.

**ADJOURN**

- At 7:58p.m., Vice-Chairman Allen Fisher adjourned the meeting.

Respectfully Submitted By:

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Karen E. Farra, Secretary/Treasurer