

## MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairmen Allen Fisher, Supervisors: Craig Keenan and Samuel Beiler; Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, Township Solicitor Frank Mincarelli, Township Engineer Melissa Kelly, Michael Hartmann, Bob Devonshire, Wanda Ranck, Wendell Ranck, Joshua Knosp, James Knosp, Marcella Peyre-Ferry (LNP), Amos S. Fisher, Daniel Blank, Nick Lopez, Mike Thorley, Ed Ferderbar, Jonas Fisher, Alvin Fisher, Lavern Riehl, Christ Fisher, Travis Hoover, Mark King, Elmer Fisher, Elmer (last name unreadable), Clint Younce, Steve Shearer, Aldon Stoltzfus, Barry Yunkin, Sam Petersheim, Noah Fisher, and other members of the public who did not sign in.

### CALL TO ORDER/FLAG CERMONY AT 7:00 P.M.

### MINUTES

- Craig Keenan **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for December 13, 2022. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to approve the Board of Supervisors Meeting Minutes for December 20, 2022. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the Reorganization and Board of Supervisors Meeting Minutes for January 3, 2023. Second by Samuel Beiler. All Ayes. **Motion Approved.**

### TREASURERS REPORT/BILLS

- Craig Keenan **motioned** to approve the December 2022 Treasurer's Report. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the January 2023 Treasurer's Report. Second by Craig Keenan. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the February 2023 Disbursement List of Bills to be paid. Second by Craig Keenan. All Ayes. **Motion Approved.**
- January 2023 Disbursement List of Bills for review only.
- Ms. Farra presented updated Assessment Totals by District provided by the Lancaster County Assessor's Office and advised of increased total assessment resulting in potential for increased real estate tax revenues.

**PERSONS TO BE HEARD/PUBLIC COMMENT:**

- Mike Thorley, PE, Chrisland Engineering: Mr. Thorley presented modification requests and Subdivision and Land Development Plans for the Breeo Ventures, LLC – Vintage Business Park Phase 3, Lots 11-13 & 19-20 project requesting conditional approval of all. Township Engineer Melissa Kelly recommended conditional approval of the modification requests and the plans. After discussion was had, the Board of Supervisors took the following actions on these requests:
  - Requests for Modification of Subdivision and Land Development Ordinance Section 501 – Financial Security and Section 602.14.C.2 – Cul-De-Sac Maximum Length, and Stormwater Management Ordinance Section 506 – Volume Control. Allen Fisher **motioned** for conditional approval of all three modification requests. Second by Craig Keenan. All Ayes. **Motion Approved.**
  - Request for conditional approval of Subdivision and Land Development Plans. Craig Keenan **motioned** for conditional approval of the plans. Second by Samuel Beiler. All Ayes. **Motion Approved.**
  
- Mike Thorley, PE, Chrisland Engineering: Mr. Thorley presented two modification requests and the Subdivision and Land Development Plans for the Vintage Acquisitions, LLC/B&D Builders & Mid-Atlantic Steel Fabrication – Vintage Business Park Lots 4, 5 & 14 – project requesting conditional approval of all. The Township Engineer Melissa Kelly recommended conditional approval of the plans, denial of one modification request as presented, and conditional approval of the second modification request. After discussion was had, the Board of Supervisors took the following actions on these requests:
  - Request for Modification of Sections 602.6 and 603.1.A – Construction Standards for Collector Streets and Access Drive Construction. Mr. Thorley advised this request as it relates to the existing pump station access drive is being withdrawn with all other portions of the request as they relate to access drives off of Ola Way remaining. Ms. Kelly recommended conditional approval of the revised modification request as presented by Mr. Thorley. Allen Fisher **motioned to deny** the modification request as presented on the plans as it still provided for the modifications to the pump station access drive. Second by Craig Keenan. All Ayes. **Motion Approved.**
  - Request for Modification of Section 602.10.F.3 – Minimum Radius of Cartway Edge at Intersections. Bob Devonshire asked if models for emergency service access were run with respect to this modification request. Mr. Thorley said no because this access is off of Ola Way and there are two other approved emergency accesses along Vintage Road. Craig Keenan **motioned** to approve this modification request. Second by Samuel Beiler. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** for conditional approval of the Subdivision and Land Development Plans. Second by Samuel Beiler. All Ayes. **Motion Approved.**

## **CORRESPONDENCE:**

- East Lampeter Township’s December 29, 2022 letter regarding Township Official Map Amendments.
- John S. Stoltzfus – 47 Cherry Hill Road: Rettew January 13, 2023 Review No. 6 letter (briefing item only – plan conditionally approved on August 16, 2022).
- Lancaster County Planning Department Regional Meetings Schedule – Growth Area Boundaries Round 1.
- 2022 Pennsylvania Municipalities Pension Trust Act 44 Disclosure Form.

## **TOWNSHIP REPORTS**

### **TOWNSHIP MANAGER**

- Updates/Reports by Township Manager, David Thompson.

### **EMERGENCY SERVICES**

- Mr. Thompson presented the January 2023 Emergency Services Call Report.
- February 1, 2023 Memorandum from Mr. Thompson, Township Manager, to the Paradise Township, Leacock Township and Salisbury Township Board of Supervisors regarding concerned citizen investigating fire company merger.
- Travis Hoover, Fire Chief, Bart Township Fire Company presented funding request. Carol Ranck questioned Township providing funding to Bart Township when they have defunded Paradise Leaman Place Fire Company. Chairman Bills explained the Supervisors were not taking any action on this request this evening. He further advised that Bart Township Fire Company provides first due coverage to Paradise Township residents and as such, the Supervisors should consider any requests for financial support. Chief Hoover relayed the percentage of area covered by Bart Township Fire Company and stated that in the past, they have not relied on, nor requested, any financial support from Paradise Township. He reviewed with the Supervisors the list of other Townships who contribute financial support to Bart Township Fire Company. It was resolved the Board of Supervisors would take the request for financial support under consideration.
- Bob Devonshire introduced himself to the Supervisors and the public in his new role as a community member appointed to the merger Steering Committee and its spokesperson. Mr. Devonshire presented an update on the status of the merger, including advising that two members of the Paradise Leaman Place Fire Company were now appointed to the Committee. He also said the Committee is still searching for one other member of the community to sit on the Committee, and to contact him if anyone is interested. Mr. Devonshire said they are hopeful the merger will be completed and can be formalized on September 11, 2023. Mr. Devonshire addressed the following comments from the public:
  - Wanda Ranck: Mrs. Ranck asked if Paradise Leaman place had a voice on the Committee, if a study can still happen, would Mr. Devonshire be able to put everything on hold, would the Supervisors consider providing financial support to Paradise Leaman Place, and expressed her continued concerns and complaints

regarding the merger and treatment of Paradise Leaman Place throughout the process, especially with regard to putting them back on first due.

- Steve Shearer: Mr. Shearer asked what the Steering Committee does, how to become a member of the Committee and if there would be paid fire fighters.

Mr. Devonshire responded. He advised whether or not a study is to be conducted would come from the municipality. He provided his background in emergency services and experience going through mergers, and is happy with what he is seeing from the merger process thus far. Mr. Devonshire and Barry Yunkin, President Paradise Leaman Place, confirmed that Paradise Leaman Place does not have any voting rights on the Committee at this time, but they are able to participate and comment on the process. Mr. Devonshire explained that they do not have voting rights, as they have not yet voted as a fire company to be a part of the merger. He said he cannot put the process on hold as it is a group effort by all who are participating and no one has sole decision making abilities – all decisions are made as a group. Mr. Devonshire emphasized that he is on the Committee to work for the benefit of all of the fire companies and the Paradise Township Community. He explained that fire companies all across the state are merging, and that it is the way to go -- it is the path to longevity and sustainability. In response to whether or not any fire fighters are paid, he, Chairman Bills and Vice-Chairman Fisher all responded no, the only paid personnel are some EMTs that though cross-trained, are a separate division. They emphasized the purpose of the merger is to ensure continued volunteer services long into the future. With regard to Paradise Leaman Place's call status, Mr. Devonshire said that although they are not on first due, they are on the call boxes and listed several calls they have been on.

Chairman Bills responded. With regard to who is on calls, Mr. Bills clarified that the Township does not make decisions regarding who is on calls. He said as communication has improved, who goes on calls has changed – Paradise Leaman Place is back on the call boxes and have been going on calls. In response to Mrs. Ranck's inquiring regarding the Township providing financial support to Paradise Leaman Place, Mr. Bills said this has been a part of the ongoing discussions. In response to Mr. Shearer's question regarding what the Committee does, Mr. Bills referred Mr. Shearer back to Mr. Devonshire's briefing wherein he stated the status of the merger. Mr. Shearer asked why the process is being rushed. Mr. Bills explained it is not. It will likely take two years to complete the merger which is consistent with other mergers. He said the Committee is using an attorney to guide them through the process who has handled multiple mergers for other fire companies. Mr. Devonshire shared that they have been consulting with Garden Spot Fire Company because of their experience going through a like merger.

Noah Fisher. With regard to the upcoming elections wherein three Supervisors positions will be up for election, Mr. Fisher said he heard from someone in the community that Ray Rice said Adam told him what the law is for the appointed Supervisor positions to be on the ballot for election, and that Adam told Mr. Rice to "shut-up" about it until after 3 weeks had passed. Mr. Bills said has he never said such a thing to Mr. Rice. He pointed out that a member of the community called the office asking about the open Supervisor positions and how to get on

the ballot for them, and was told by Ms. Farra exactly which positions were open, the terms of the positions and procedures for getting on the ballot to emphasize the Township is not trying to hide anything. Mr. Thompson pointed out to Mr. Fisher that he was the one who spoke to Mr. Rice and informed him of the Supervisor positions that would be up for election and why, not Mr. Bills. Mr. Shearer asked about the appointment of Mr. Fisher and Mr. Beiler to the Board of Supervisors and how that process works. Mr. Bills explained that they were appointed to fill vacant seats until the next election came up, so those seats would be up for election, along with Mr. Rice's, during the May elections.

Alvin Fisher. Mr. Fisher asked Mr. Devonshire who the other community member is on the merger Steering Committee. Mr. Devonshire explained there were two spots to fill, he was appointed to one of them and the other is still vacant. He reiterated that he could be contacted by anyone interested in becoming the second community member on the Committee.

#### **PLANNING COMMISSION:**

- Updates by Vice-Chairman, Allen Fisher.
- Daniel Lapp – 154 Iva Road: Scott Hill Solutions January 3, 2023 letter providing Act 14 Municipal Notification of Planned Land Development for Chapter 102 Permits.

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

- Report presented by Zoning Officer, Walter Hockensmith.

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

- No updates as Mr. Rice was not in attendance. Mr. Thompson relayed to the Supervisors that the Commission has requested another Supervisor be appointed as a liaison since Mr. Rice tendered, and the Commission accepted, is resignation. It was resolved this matter would be placed on the March Supervisors meeting agenda for discussion at that time.

#### **ROADMASTER:**

- Updates/Report by Roadmaster, Blaine Stoltzfus.
- Chairman Bills asked Mr. Stoltzfus the status of the signs for Hershey Avenue. He advised they have been ordered.

#### **SEWER AUTHORITY & SEO:**

- Updates by Sewer Authority Chairman, Bryan Stoltzfus.
- December 5, 2022 Minutes of Paradise Township Sewer Authority.
- January 9, 2023 Minutes of the Paradise Township Sewer Authority.
- 2022 OLDS Summary

## OLD/NEW BUSINESS:

- Allen Fisher **motioned** to adopt Resolution No. 2023-5, Resolution for Plan Revision for New Land Development (re Donald & Donna Neff 51 Iva Road Sewer Module). Second by Samuel Beiler. All Ayes. **Motion Approved**
- Samuel Beiler **motioned** to approve the proposed Clothing Allowance Policy. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Craig Keenan **motioned** to approve quote for purchase of Township Office and Maintenance Building Knox Boxes. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Mr. Thompson present The Factory Ministries quote for 3,500 Township Newsletters with them mailing 3,000. He said it would be the goal to produce a newsletter at least twice a year. Mrs. Ranck asked if the newsletter would be mailed to every resident. Mr. Thompson said it would be sent to every mailing address in the Township. Craig Keenan **motioned** to approve the newsletter quote. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the Girl Scout's request to utilize lower gravel parking lot for cookie sale on Saturday, February 25, 2023, from 10am to 2pm. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve request for donation to the 2023 Annual Youth Fishing Day event by providing portable toilets in the amount of \$855, and request to post event on Township sign along Route 30. Second by Craig Keenan. All Ayes. **Motion Approved**
- Mr. Thompson presented Wiggins Shredding Event Quote to the Supervisors and asked the public if they would have any interest in such an event. After discussion, it was determined to table this proposal. Mrs. Ranck asked if the Township would consider placing a medicine disposal drop box at the Township Office. It was resolved Mr. Thompson would research if this could be done.

## PERSONS TO BE HEARD/PUBLIC COMMENT:

- Carol Ranck: Mrs. Ranck said she decided to do a little experiment and explained that she had sent an email to Mr. Thompson. She asked if he forwarded it to the Supervisors. Mr. Thompson said he did. She then said she got a response back saying not to go the media and the such as all it does is divide the community, but she feels what she is doing brings the community together. She asked Mr. Bills if he went to the press. Mr. Bills said he did not, the press approached the Township. Mr. Thompson explained the purpose of his response was to offer her a private conversation to discuss her concerns, but she refused. He stated his respect for Mr. Shearer for doing just this even though they do not see eye-to-eye on everything. Mrs. Ranck said someone told her they heard David say to shut-up and sit down when she was speaking at another meeting. Mr. Bills told her to know that we hear her and are listening. There just hasn't been a lot to explain as it has been the accountant and attorney telling the Committee what needs to be done. He explained it is just a long process. He assured her the Supervisors are not withholding information, just waiting to have information to share.

Mrs. Ranck then asked the Supervisors if they had seen the Petitions. Mr. Bills asked if everyone who signed the Petitions were Paradise Township residents; and Mrs. Ranck said yes. He told her that the Petitions had never been presented to the Supervisors and he would love to see them.

Mrs. Ranck asked why the Supervisors passed a resolution taking Paradise Leaman Place off of first due. Mr. Bills explained that the Township is working with all of the fire companies to provide sustainable services long into the future. He said that though Paradise Leaman Place had been taken off of first due by resolution, at that time, they were still left on the call boxes to provide mutual aid. It wasn't until later that they were removed from the boxes due to operational issues. Now, all of the fire companies have been working together to address issues and concerns that were arising on scenes, and Paradise Leaman Place is back on the call boxes. He said the fire companies have been delegated with determining call box statuses and though he knows Paradise Leaman Place is back on the boxes, he does not know what calls they are on. Mr. Devonshire provide examples of all of the types of calls they have been on over the last few weeks. Mr. Ranck said he feels there is less protection to the community. Mr. Shearer said he feels the majority of the time, there will be longer response times. Mr. Bills said the Township is safe, has full coverage, and that a blanket statement that the majority of calls have a longer response time cannot be substantiated – it depends on the type of all call and where it is. He reiterated that the Township is working with the fire companies through this merger in order to provide for long term sustainability because the current situation is not sustainable. He said once Station 40 is up and running, it is anticipated calls will go to whichever station is closest to the incident.

In closing, Mrs. Ranck thanked Mr. Devonshire for informing the public on the status of the merger. She felt in the dark before.

Steve Shearer: Mr. Shearer asked if there is a written plan for the merger. Mr. Bills and Mr. Devonshire said there is a plan that will be sent to the State.

Vice-Chairman Fisher: In response to various comments about being informed by the Supervisors and voting rights on the merger Steering Committee, Mr. Fisher explained that even though he sits on the Steering Committee as a Supervisor liaison, he has no voting rights. He further explained that should Paradise Leaman Place vote to be a part of the merger, then they would gain voting rights on the Committee.

**ANNOUNCEMENTS:** Mr. Bills announced the Board of Supervisors would be meeting in Executive Session.

### **ADJOURN**

- At 8:39 p.m., Allen Fisher **motioned** to adjourn meeting. Second by Samuel Beiler. All Ayes. **Motion Approved.**