

MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice, Craig Keenan and Samuel Beiler; Township Solicitor Frank Mincarelli, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, Sewer Authority Board Members: David Bowman and Jonathan Stoltzfus; Sewer Authority Secretary/Treasurer Michele Anderson, Sewer Authority Engineer Clayton Bubeck, Lancaster County Commissioners Joshua Parsons and John Trescott, Lancaster County Commissioners' Public Communication Director Michael Fitzpatrick, Bob Devonshire, Adryan Yothers, Darren Neff, Nick Lopez, Christy Fieldsa, Jim May, Wanda Ranck, Wendell Ranck, Pat Donnelly, Elmer Lantz, Sam Fisher, Dylan Coleman, Samuel Esh, Adam Nagle, Dennis L. Oberholtzer, Jim Knosp, Jonas D. Fisher, Ephraim King, Kathe King, George Stoltzfus, Lydia Stoltzfus, Clint Younce, Mervin King, Sam Petersheim, Steve Shearer and Keith Landis.

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

MINUTES

- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for February 21, 2023. Second by Craig Keenan. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the Corrected January 2023 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the February 2023 Treasurer's Report. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the March 2023 Disbursement List of Bills to be paid. Second by Craig Keenan. All Ayes. **Motion Approved.**
- After discussion was had, ,672Ray Rice **motioned** to approve paying the March 8, 2023 Lancaster County Drug Task Force request for contribution in the amount of \$5,672. Second by Samuel Beiler. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD:

- Merv King – 3406 & 3408 Lincoln Hwy E – Lot Add-on Plan: Mr. Merv King present proposed Site Plan for development of 14 unit apartment building. Discussion was had regarding presentation of plans in 2018 to the Township Planning Commission and Board of Supervisors, the status of the approval of the plans, waiver for installation of sidewalks, and fees in lieu. The following decisions were made and actions taken:

- It was determine that the Planning Commission approved the proposed plans and waiver of sidewalk installation in July 2018 with the stipulation that 10% of the cost to install sidewalks would be paid as a fee in lieu in the event sidewalks would be required in the future. After discussion, it was decided a waiver of sidewalks would be appropriate and that the only fee in lieu due would be the fee in lieu of dedication of park land in the amount of \$1,000 at such time as a lot add-on plan joining of the two existing lots is finalized and recorded.
- It was further determined that in July 2018 the Board of Supervisors did not issue a formal approval on the record of the proposed Site Plan. It was resolved that the project would be approved conditionally pending the recording of a lot add-on plan as noted above.
- Chairman Bills called for public comment on the matter. None being received, Craig Keenan **motioned** to *conditionally* approve the Site Plan and the waiver for installation of sidewalks. Second by Ray Rice. All Ayes. **Motion Approved.**

PUBLIC COMMENT:

Chairman Bills provided guidelines for public comment and, thereafter, called for public comment. No comments were proffered.

CORRESPONDENCE:

- PSATS March 7, 2023 notice regarding 2023 Proposed By-Law Amendment for a dues increase effective for 2024.
- PA Office of Open Records 2022 Annual Report.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Mr. Thompson presented his Township Manager’s Report and updates. Chairman Bills called for public comment. No comments were proffered.

ROADMASTER:

- Mr. Blaine Stoltzfus presented his Roadmaster Report. Chairman Bills called for public comment. No comments were proffered.

EMERGENCY SERVICES

- Mr. Thompson presented the February 2023 Emergency Services Call Report. Wanda Ranck requested a copy of the report and it was provided to her.
- 4th Quarter EMS Class 1 Response Time Report.
- Mr. Bob Devonshire presented report on the status of the emergency services merger. As part of this report, he indicated that due to some confusion regarding Paradise Leaman Place Fire Company’s role on the Steering Committee, he wanted to clarify that the representatives for Paradise Leaman Place that are on the Steering Committee can speak at the meetings and

provide feedback, but they do not have voting rights. He also advised that the Committee is in the process of forming a Nominating Committee for the appointment of officers. This Committee will be made up of a members from each Kinzer and Gordonville with Kinzer electing the Gordonville members, and Gordonville electing the Kinzer members. Mr. Devonshire advised the Steering Committee is also in the process of forming a Fundraising Committee that will consist of five people. He advised the Steering Committee is still in search of a second resident to join if anyone is interested. Mr. Devonshire said that in effort to keep the public apprised of the status of the merger and other Pequea Valley Fire Department news, the Steering Committee is working on developing a website. Unfortunately, the website was turned on in error before it was ready to be launched. This may have caused some mis-information to be seen. He indicated the website has been turned back off and is continuing to be developed and finalized. Once this is done, there will be a section for Frequently Asked Question regarding the merger. Mr. Devonshire closed with advising the next Steering Committee meeting will be held on April 12, 2023.

Chairman Bills called for public comment and the following comments were received.

Wanda Ranck: Mrs. Ranck asked Mr. Devonshire why Paradise Leaman Place has no voting rights. He explained because they have not yet voted to join the merger. Mrs. Ranck reiterated her concerns and dissatisfaction with the merger and treatment of Paradise Leaman Place Fire Company. In response to Mrs. Ranck's comments, Chairman Bills stated the Supervisors feel the Township is being very well-served and assured Mrs. Ranck that they hear what she is saying.

Steve Shearer: Mr. Shearer reiterated his concerns regarding the merger and adequacy of emergency services to the Township citing various incidents Paradise Leaman Place Fire Company was not called to. In response to his comments, Chairman Bills stated the it is the belief of the Supervisors that the Township is very well-served, noted that Paradise Leaman Place has been responding to multiple incidents within the Township and has been actively participating on calls. With regard to the Steering Committee, Mr. Shearer commented he thinks Paradise Leaman Place should be able to vote.

Kathe King: Ms. King provided comment regarding the merger. She stated that though Paradise may be well-served, can we raise the bar and serve the community better. Ms. King urged the Supervisors to put Paradise Leaman Place back on first due so people will feel better about "you guys" (the Supervisors) and feel safer. She called to quit the fighting and to try and work something out.

Dennis Oberholtzer: Mr. Oberholtzer expressed his concerns with response times and his moral objection to potential harm that could be done if the services closest are not permitted to respond to provide emergency care/services, potentially resulting in the death of a person.

Sam Petersheim: Mr. Petersheim addressed Mr. Devonshire regarding Paradise Leaman Place's voting rights on the Steering Committee. He asked Mr. Devonshire to confirm that Paradise cannot vote now because they have not joined the merger, but as soon as they

decide to join the merger, they can vote. Mr. Devonshire said, in theory, yes. He said there is a process in place they would need to go through to join the merger, and once that is complete, then yes, Paradise would have voting rights. With regard to first due territory, Mr. Devonshire said that once the merger is complete, the newly formed Pequea Valley Fire Department would have first due for the entire Township, but until then, each Kinzer and Gordonville have separate assigned first due territories.

Mr. Petersheim responded stating “so the door is wide open” (for Paradise Leaman Place) to join and he doesn’t understand why they wouldn’t. If they want to help the community, then join the merger.

Jonas Fisher: Mr. Fisher responded to Mr. Petersheim’s comments saying that there are several reasons why Paradise Leaman Place does not want to join the merger, but one of the biggest reasons is that they have not seen a budget plan that includes 5, 10 or 15 year projections. Paradise Leaman Place does not want to throw their funds into the merger without seeing a written budget plan. Mr. Petersheim responded that those are good points, but maybe he should have been here 3 years ago.

Unidentified Gentlemen: A gentlemen who did not identify himself asked the Supervisors if they have ever seen a good solid fire company get wiped out because they wouldn’t join a merger. When he pushed for a response, Mr. Mincarelli replied that this is a comment period only. He said every merger that has taken place in the State has met with the same friction and conflict, and cited examples of such mergers. He said what is happening here with this merger, is what has happened with every other merger because, understandably, the fire companies are reluctant to give up their sovereignty. Mr. Mincarelli said he cannot answer the question as asked other than as noted.

Clint Younce: Mr. Younce called for the Supervisors to respond to Ms. King’s comments/questions. Mr. Thompson responded that this is a comment period only for the public. The Supervisors will not respond as the comments being made are not on the meeting Agenda for any action. In response to other comments regarding joining the merger, Mr. Younce said that Paradise Leaman Place tried to join the merger a couple of months ago and were turned down. Vice-Chairman Fisher asked him if Paradise ever voted to join the merger. Mr. Younce only responded that Gordonville told them no. Chairman Bills responded that there were reasons they were told no some months ago. Vice-Chairman Fisher said that Paradise had provided a list of demands that would have to be met in order for them to join the merger. The fire companies have been working through the issues brought up by those demands; however, it is Paradise Leaman Place’s leadership who stated they would not join the merger until the leadership voted to join the merger. That vote has not happened.

PLANNING COMMISSION:

- Updates by Vice-Chairman, Allen Fisher. Chairman Bills called for public comment. No comments were proffered.

ZONING HEARING BOARD:

- Report presented by Zoning Officer, Walter Hockensmith.
- Allen Fisher **motioned** to ratify March 13, 2023 Notice of Violation to Wilmer Esch, 3246 Lincoln Highway East, for Noxious Smoke & Odors in violation of January 27, 2015 Zoning Hearing Board Decision. Second by Ray Rice. All Ayes. **Motion Approved.** Chairman Bills noted that the property owner has been in to meet with Mr. Hockensmith to discuss this notice and resolve the matter.

Chairman Bills called for public comment. No comments were proffered.

PARK & RECREATION COMMISSION:

- No updates by Park Foundation Chairman, Michael Hartmann, were presented as Mr. Hartmann was absent from meeting due to a work commitment.
- Mr. Thompson presented request for approval of financial commitment letter to be included with the DCNR grant application for various park improvements. Chairman Bills disclosed the amount of the financial commitment is \$250,000, and explained that the largest portion of the project cost is for solar panels and a storage shed. He said the cost for the solar panels includes two electric vehicle charging stations and that, ultimately, the solar panels would pay for themselves. He further advised that if the solar panels cannot be included in the grant, the cost for the financial commitment would go down.

Chairman Bills called for public comment. With no comments being received, Craig Keenan **motioned** to approve the financial commitment letter. Second by Ray Rice. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Updates by Sewer Authority Chairman, Bryan Stoltzfus.
- February 6, 2023 Minutes of Paradise Township Sewer Authority.

Chairman Bills called for public comment. No comments were proffered.

OLD/NEW BUSINESS:

- Chairman Bills introduced Lancaster County Commissioners Joshua Parsons and John Trescott and explained they were in attendance to present the County ARPA Funds Grant Award to the Paradise Township Sewer Authority. Commissioners Parsons and Trescott provided comment regarding the purpose of the grant and the decision to award \$1,000,000 to the Paradise Township Sewer Authority.

ADJOURN:

- At 7:56 p.m., Ray Rice **motioned** to adjourn meeting. Second by Craig Keenan. All Ayes. **Motion Approved.**