

## MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice and Samuel Beiler (in person) and Craig Keenan (by telephone), Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Park Foundation Chairman Michael Hartmann, Wanda Ranck, Wendell Ranck, Kurt DeVore, Charles Groff, Dwight Groff, Kevin Witmier, Amos K. Esh, Jr., Keith Landis, Joshua Knosp, James Knosp, Samuel L. Esh, Jack Coleman, Brian F. Masterson, Daniel Beiler, Nick Lopez, Dylan Coleman, Tom Matteson, Samuel S. Stoltzfus, AJ King, Doug Brubaker, Jonas Fisher, Ivan King, Dwight L. Groff, Ephraim King, Christy Fieldsa, Henry Stoltzfus, Simeon Stoltzfus, Jason Myer, Elmer Lantz, Victoria Durmaz, Kyko Durmaz, Barry H. Durmaz, Josiah Durmaz, Aaron Stoltzfus, Barry Yunkin, Jr., Ben Beiler, Joey Narewski, Steve Shearer, Dave Shearer, Clint Yonce, Travis Hoover, Sam Petersheim and other members of the public who did not sign in.

### CALL TO ORDER/FLAG CERMONY AT 7:00PM

### MINUTES

- Ray Rice **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for October 10, 2023. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for October 17, 2023. Second by Ray Rice. All Ayes. **Motion Approved.**

### TREASURERS REPORT/BILLS

- Sam Beiler **motioned** to approve the October 2023 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Ray Rice **motioned** to approve the November 2023 Disbursement List of Bills to be Paid. Second by Allen Fisher. All Ayes. **Motion Approved.**

### PUBLIC COMMENT:

- Chairman Bills opened the floor for public comment. No comments were proffered.

### PERSONS TO BE HEARD:

#### SUBDIVISION/LAND DEVELOPMENT – BRIEFING ITEMS

- Mike Thorley, Chrisland Engineering – M. Land Develop, LLC – Vintage Business Park Lots 16 & 17 Final Subdivision & Land Development Plan. No one appeared at the meeting to provide a briefing of this project. Chairman Bills called for public comments. No comments were proffered.

- Kevin Witmier, Impact Engineering – Charles L. & Janet L. Groff – 35 S. Kinzer Rd – Revised Final Subdivision Plan. Mr. Witmier provided a briefing of this project and its status, indicating a clean review was provided by the Township Engineer, but they were working on addressing a request from the Planning Commission Chairman to provide a 50’ right-of-way to accommodate a future through road to Vintage Road. Chairman Bills called for public comment. No comments were proffered.

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

- Kevin Witmier, Impact Engineering appeared to present the Charles L. & Janet L. Groff – 35 S. Kinzer Rd – Sewage Planning Module. Following briefing, Chairman Bills called for public comment. No comments were proffered. Allen Fisher **motioned** to adopt Resolution No. 2023-10 A Resolution for Plan Revision for New Land Development. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Tom Matteson, Diehm & Sons – Samuel S. & Susie E. Stoltzfus (Belmont Fabric) – 16 S. Belmont Rd – Land Development Plan. Mr. Mattson presented the proposed plans and following Modification requests for approval. Following this presentation, Chairman Bills called for public comment. No comments were proffered.
  - Review/Approve Indemnification Agreement. This Agreement was not presented for approval as it is still pending signature by the property owners.
  - Allen Fisher **motioned** to approve the request for Modification of Section 403.2.E – Parent Tract Boundary. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Section 408.3 – Traffic Impact Study. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Section 408.4 – Wetlands Study. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Sections 602.5.A.1, 602.11.A and 602.12.A – Street Reconstruction, Curbing and Sidewalk. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Section 605.H – Parking Area Lighting. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Section 609.7 – Refuse Collection Enclosure. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Allen Fisher **motioned** to approve the request for Modification of Section 506.1.B.3.a – Loading Ratios. Second by Ray Rice. All Ayes. **Motion Approved.**
  - Ray Rice **motioned** to conditionally approve the plans. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Brian F. Masterson, Regester Associates, Inc., appeared to present the Amos K. Esh, Jr. – 477 Strasburg Rd – Sewage Facilities Planning Module. After briefing, Chairman Bills called for public comment. No comments were proffered. Allen Fisher **motioned** to adopt Resolution 2023-11, Resolution for Plan Revision for New Land Development, for installation of new on-lot community septic system. Second by Sam Beiler. All Ayes. **Motion Approved**

- M. Land Develop – 27 S. Vintage Rd - Vintage Business Park Phase 2: Chairman Bills presented request for reduction of financial security from \$180,025.00 to \$84,763.00, thereafter, calling for public comment. Wanda Ranck asked what the financial security is for and why would it be reduced. Chairman Bills and Township Manager David Thompson explained the purpose of the financial security. Thereafter, Allen Fisher **motioned** to approve the request for reduction of the financial security from \$180,025.00 to \$84,763.00. Second by Ray Rice. All Ayes. **Motion Approved.**

**CORRESPONDENCE:** None.

## **TOWNSHIP REPORTS**

### **TOWNSHIP MANAGER**

- Updates/Report by Township Manager, David Thompson.

Public Comment: With regard to Mr. Thompson’s advices regarding the Township working with PennDOT to improve safety at the intersections of White Oak and Georgetown Roads and Belmont and Georgetown Roads, Wanda Ranck asked what safety measures are being considered for implementation. Mr. Thompson explained several options are being explored to include rumble strips, lighted/blinking signs, etc. He advised of the communication difficulties he is encountering with PennDOT and shared statics he received from LTAP indicating there are four times the number accidents at these intersections then what there should be.

### **ROADMASTER:**

- Updates/Report by Roadmaster, Blaine Stoltzfus. After report was presented, Chairman Bills called for public comment. No comments were proffered.

### **EMERGENCY SERVICES**

- October 2023 Emergency Services Call Report was presented by Mr. Thompson.
- East Lampeter Township’s October 17, 2023 letter reinstating Paradise Leaman Place Fire Company to serve to assist and support emergency response services in East Lampeter Township.
- Chairman Bills stated the Supervisors would be voting to distribute a portion of the LST Funds to emergency service providers. Public Comment was received as follows:
  - Steve Shearer asked how much money would be distributed. Mr. Thompson said \$110,000 would be distributed as follows: \$40,000 to Paradise Leaman Place Fire Company (“PLPFC”), \$60,000 to Pequea Valley Fire Department (“PVFD”) (\$40,000 for fire services and \$20,000 for ambulance service), and \$10,000 to Bart Township Fire Company. Mr. Shearer asked why Paradise Township is paying more to PVFD than Leacock Township when the Gordonville Station is located in Leacock. Mr. Thompson

responded that he cannot answer that, but can say that over 10% of Paradise Township's budget goes to emergency services. He feels other Townships need to step-up and he is hoping Paradise Township's actions will motivate neighboring Townships to provide richer financial support to their emergency service providers. Mr. Thompson pointed out that Leacock Township has a huge tourist corridor and many local businesses donate to Intercourse Fire Company.

- Wanda Ranck asked why funds would be provided for ambulance services when they get paid for calls from insurance companies. A.J. King of PVFD explained that there has been a 50% increase in costs to operate, but what insurance companies pay has not increased/changed. By way of example, he said if it costs \$1,000 for an ambulance run, the insurance company only pays \$400. Then, that \$400 is split with the medic if a medic is on the transport/call. Mrs. Ranck said two services responded for her mom, LEMSA and Gordonville Ambulance. Mr. King explained that LEMSA is the medic and Gordonville is the ambulance, and explained the difference in services they each provide. He said depending on the situation, a medic may be needed, but not always. Mrs. Ranck said so you don't know who you will get when you call 911. Mr. King said yes.
- Travis Hoover, Chief, Bart Township Fire Company, stated Bart Township provides \$25,000 in funding to them annually.
- Jonas Fisher asked if the \$110,000 is coming from the LST Fund or General Fund. He also asked why the (2024) budget indicated \$135,000 was for Public Safety and if that included this \$110,000 distribution. Secretary/Treasurer Karen Farra explained that the \$110,000 was being distributed from accumulated LST Funds and is not included in the Public Safety line item in the budget. Mrs. Farra explained that the total Public Safety category includes the fire company truck payments, Firemen's Relief Act funds, and other Planning and Zoning expenses such as salaries. Mr. Fisher said it is his understanding that Salisbury Township gives \$100,000 a year to White Horse and Gap Fire Companies. Mr. Thompson explained these funds are not given directly to the fire companies. It is placed in a reserve fund that he believes is to be utilized for major purchases. The fire company then has to go before the Board of Supervisors at a meeting and formally request funds. Supervisor Sam Beiler explained the funds are not available for use at any time by the fire companies. Mr. Beiler asked Mr. King of PVFD if Leacock Township contributes any funds for ambulances and apparatus. Mr. King said it does not – Leacock Township only gives \$10,000 annually to each PVFD and Intercourse fire companies and reimburses to cost for Workers Compensation insurance to the fire companies who pay the premiums directly.
- Daniel Beiler said he appreciates this contribution from the Township. He said he knows there are other areas that have started charging a tax or fee to the residents to generate revenue for emergency services.

General discussion continued wherein it was explained that the Township would continue to provide fuel at no cost to the PLPFC and PVFD, would continue to pay the monthly and annual principle truck payments for PVFD and PLPFC, would pay its share of the Workers' Compensation Insurance premiums for PVFD, and had budgeted to pay for PLPFC's Workers' Compensation premiums for 2024, all of this in addition to the distributions to be made from LST funds as noted above. Ms. Farra

explained that after the proposed distributions are made, one year of funds would remain in reserve in the LST Fund through end of 2024. She further advised not to anticipate a like amount of fund distributions to be made in the future. Chairman Bills expressed that should PLPFC merge with PVFD in the near future, a re-evaluation of funds available for distribution would be made. In response, Wanda Ranck asked Chairman Bills if he was still hoping PLPFC would go with the merger. Chairman Bills said that is the hope.

Following discussion and public comment, Chairman Bills called for a motion to approve LST Fund Distribution of \$40,000 to PLPFC, \$60,000 to PVFD (\$40,000 for fire and \$20,000 for ambulance) and \$10,000 to Bart Fire Company. Ray Rice **motioned** to approve this fund distribution. Second by Sam Beiler. Chairman Bills abstained from voting. All Ayes by remaining Supervisors. A majority of votes having been obtained (3 of 4), the **Motion was Approved**.

#### **PLANNING COMMISSION:**

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

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

- Report by Zoning Officer, Walter Hockensmith. After report was presented, Chairman Bills called for public comment. No comments were proffered.

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

- Updates by Park Foundation Chairman, Michael Hartmann. Following presentation of updates, Chairman Bills called for public comments and the following comments were proffered.
  - Steve Shearer asked how ballfield rentals are handled and if there is a set price. Mr. Hartmann said it depends on the event type. Mr. Shearer provided hypothetical situation regarding a field rental situation wherein someone else offers more money for a rental after someone else has already reserved the field, so the lesser paying renter got bumped from the reservation. Mr. Hartmann said a confirmed reservation will not get bumped; however, he is human and there have been mistakes made that resulted in a double booking. He further explained the auction system used in the summer to book week night field rentals. Dave Shearer asked how the auctioning works. Mr. Hartmann explain that auctioning is only for week night rentals and the auctions run from week-to-week. He further explained whole park rentals are for charitable events only. Upon Mr. Shearer's further questioning regarding someone being bumped from a rental, Mr. Hartmann told him he believes he knows what situation he is talking about, but if he gives him the dates of the incident and the name(s) of the people renting, he will look into it, but he would encourage the people with the issue to come to him to discuss the matter.

- Jonas Fisher said that it used to be that Amish holidays could not be booked until January of the current year. Mr. Hartmann said he starts week night bookings around the second weekend in January of each year

Chairman Bills and Mr. Hartmann explained the reason the park no longer books for-profit tournament rentals and went to charitable tournaments only. Mr. Hartmann said that the issues experience with for-profit tournaments, is part of the reason why the Park Foundation was established as a 501(c) non-profit organization. The Foundation fully supports itself and the fields. Mr. Rice clarified that the Township pays for park maintenance and utilities, while the Foundation pays for field maintenance and upkeep. Wanda Ranck commented that any money made in the park should stay in the park.

**SEWER AUTHORITY & SEO:**

- Updates by Township Manager, David Thompson.
- October 2, 2023 Minutes of Paradise Township Sewer Authority.

Public Comment: Steve Shearer asked if a resolution was ever found regarding the grease and oil found in the sewer system. Mr. Thompson said yes. It was determined what facility it came from and he learned that they had hired a new cook who was not disposing of the oil waste properly. They have since been advised they need to install an oil trap.

**OLD/NEW BUSINESS:**

- Secretary/Treasurer Karen Farra presented the proposed 2024 Budget for approval. Sam Beiler **motioned** to adopt the 2024 Budget as advertised on October 20, 2023. Second by Allen Fisher. All Ayes. **Motion Approved**
- Ray Rice **motioned** to adopt the Notice of 2024 Public Meetings as advertised on October 20, 2023. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Ray Rice **motioned** to adopt Resolution 2023-12 Setting Forth the Compensation for the Township Manager in 2024. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Adopt Resolution 2023-13 A Resolution for Application to the Commonwealth Financing Authority for a Statewide Local Share Assessment Grant for Paradise Township Park Improvements and Designating Officials to Execute All Documents and Agreements to Obtain the Grant. Mr. Thompson explained purpose of this grant opportunity and advised he included the cost for a new tractor/mower combination in the grant funds requested, but removed the proposed shed as the cost for it has been allocated in the 2024 Budget. Chairman Bills noted that Senator Martin and Representative Cutler were a big help in finding the Township this grant opportunity. After discussion, Allen Fisher **motioned** to adopt Resolution 2023-13. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Adopt Tax Resolutions for 2024\*:
  - (1) Sam Beiler **motioned** to adopt Resolution No. 2024-1, 2024 Tax Levy Resolution: No proposed increase or changes for 2024. Second by Ray Rice. All Ayes. **Motion Approved.**

(2) Allen Fisher **motioned** to adopt Resolution No. 2024-2, 2024 Real Property Tax Millage Rates: No proposed increase or changes for 2024. Second by Sam Beiler. All Ayes. **Motion Approved.**

- Ray Rice **motioned** to appoint County of Lancaster to collect municipal real estate taxes and the County of Lancaster real estate taxes effective with the 2024 real estate taxes. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Review/Approve PEMA Cofense Cyber Security Awareness Training Grant Intergovernmental Agreement and authorize Secretary/Treasurer to electronically sign the Agreement. Ms. Farra explained the purpose of this cyber security grant and the agreement. After which, Allen Fisher **motioned** to approve the Agreement and signing of it by Ms. Farra. Second by Sam Beiler. All Ayes. **Motion Approved.**
- Accept notice of resignation from Supervisor Craig Keenan. Mr. Keenan tendered written and verbal/telephone notice of resignation, expressing his thanks to the residents of Paradise Township for electing him and allowing him to serve on their behalf. He stated he is honored to have served with a great Board of Supervisors and congratulated the newly elected Supervisors. Chairman Bills expressed his appreciation and thanks to Mr. Keenan for his services. Thereafter, Ray Rice **motioned** to accept Mr. Keenan’s resignation. Second by Sam Beiler. All Ayes. **Motion Approved.**

#### **ANNOUNCEMENTS:**

- Mr. Thompson announced that in addition to the opening on the Board of Supervisors to fill the seat vacated by Mr. Keenan’s resignation, the Township and Paradise Park Foundation are also looking for two people to serve on the Park and Recreation Commission. He advised that any persons interested in filling any of these roles will need to submit a resume and letter of interest to the Township for the Supervisors and/or Park Foundation to consider by no later than December 7, 2023. He indicated that selected applicants will be appointed at the December 19, 2023 Board of Supervisors meeting. Mr. Thompson further explained that the Board of Supervisors is required to appoint someone to the vacant Supervisors position within 30 days of Mr. Keenan’s resignation (on November 29, 2023) and that the person appointed would serve until the next election (for a term of 2 years).

#### **Public Comment:**

- Wanda Ranck asked if the appointment of a new Supervisor could be done by the newly elected Supervisors. She was advised that it could not as the appointment has to occur within 30 days of the vacancy, which falls before the new Supervisors take their seat in January 2024.
- Nick Lopez commented “this is what got (the Board) where they are,” and now they are appointing a guy who ran as a republican and then a democrat and was not elected. Chairman Bills and Mr. Thompson clarified for Mr. Lopez that the Board of Supervisors are not appointing anyone at this time. Mr. Lopez apologized saying he misunderstood.

**ADJOURN\***

- At 8:12pm, Allen Fisher **motioned** to adjourn meeting. Second by Ray Rice. All Ayes. **Motion Approved.**

Respectfully Submitted:

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Karen Farra, Secretary/Treasurer