

MINUTES

Those in Attendance: Chairman, Adam Bills; Vice-Chairman, Allen Fisher; Supervisors: Raymond Rice and Samuel Beiler; David Thompson, Township Manager; Karen Farra, Secretary/Treasurer; Walter Hockensmith, Zoning Officer; Blaine Stoltzfus, Roadmaster; Bryan Stoltzfus, Chairman Paradise Township Sewer Authority; Roger Fry, Fry Surveying; Todd Geltmacher, Red Barn Consulting; Ron Hershey, Hershey Surveying; David Lapp, Jason Shaner, Impact Engineering; Clint Younce, Steve Shearer, Daniel Beiler, Chris Slaymaker, Wendel Ranck, Amos A. Stoltzfus, Jake Brubaker, Elmer E. Fisher, Christ Fisher, John Fisher, Benuel Fisher, Ron Blank, Jonathan Stoltzfus, Paula Knosp, Joshua Knosp, Jim Knosp, Dave Anderson, Alvin Stoltzfus, Nick Lopez, Barry Yunkin, Jr., Neal Hershey, Sam Petersheim, Jason D. Smith, Elmer (last name illegible), Ivan King, Marcella Peyre-Ferry (LNP), Christy Fieldsa, Sam Stoltzfus, Ivan Ebersol, Isaac Fisher, Amos Fisher, Eli Fisher, Ivan Fisher, Scott Weichler, Deputy Chief Strasburg Fire Company; Rick Wentz, and several other members of the community that did not sign in.

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

MINUTES

- Samuel Beiler **motioned** to approve the Board of Supervisors Meeting Minutes for August 16, 2022. Second by Allen Fisher. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the August 2022 Treasurer's Report. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the September 2022 Disbursement List of Bills to be paid. Second by Ray Rice. All Ayes. **Motion Approved.**
- Treasurer, Karen Farra, advised 2nd Tranche of ARPA funds have been received.

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Roger A. Fry, PLS, Fry Surveying – Abner S. & Mary S. Esh – 88 Peach Lane – Harness Shop: Mr. Fry presented final revised plans and request for modification from Section 609.1A – Commercial and Industrial Landscaping. After review and discussion, Allen Fisher **motioned** for approval of modification request. Second by Ray Rice. All Ayes. **Motion Approved.** Allen Fisher **motioned** for conditional approval of plans. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Todd Geltmacher, Red Barn Consulting – Matthew L. Beiler – 1601 Mine Road – Lot Add-on Plan: Mr. Geltmacher presented final revised plans and request for modification from Section 403.1.A – Plan Scale for approval. After review and discussion, Ray Rice **motioned** for approval of

modification request. Second by Samuel Beiler. All Ayes. **Motion Approved.** Allen Fisher **motioned** for approval of plans. Second by Samuel Beiler. All Ayes. **Motion Approved.**

- Ron Hershey, Hershey Surveying, Inc. – Scott D. & Jodi L. Stoltzfus – 5 N. Belmont Rd – Lot Add-on Plan: Mr. Hershey presented plans and request for modification from Sections 403.3 & 406.C – Existing Features for approval. Discussion was had regarding existing retaining walls in the Township right-of-way and legal ramifications to Township if plan approved. After review and discussion, it was resolved this matter would be deferred to the October 18, 2022 Board of Supervisors meeting to provide the Supervisors additional time to discuss the matter with the Township Solicitor and Township Engineer.
- Benuel K. Fisher – 113 Esbenshade Road – Land Development Plans: Mr. David Lapp presented plans and requests for the following waivers/modifications:
 - Section 403.3.B.3 – Location of Existing Wells & Septic within 200’ of Property
 - Section 408.1.C.1 – Well Feasibility Report
 - Section 602.5.E & 602.7.A – Additional Right-of-Way
 - Section 605 H – Vehicular Parking Facilities Lighting PlanMr. Thompson advised no plan approval would be forthcoming at this time. Mr. Lapp provided briefing and advised the previously requested waiver of Sections 403.3A.2 and 403.3.A.3 – Surveyed Topography will be withdrawn. This matter was deferred until revised plans and waiver requests have been submitted and reviewed and commented upon by the Township Engineer.
- Jason P. Shaner, PE, Impact Engineering – Ronald E. Blank – 271 S. Belmont Rd: Mr. Shaner appeared and presented stormwater management plans for approval. The Supervisors considered Mr. Shaner’s comments and the Township Engineer’s Review #5 letter. Thereafter, Ray Rice **motioned** for approval of the plans. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Jason P. Shaner, PE, Impact Engineering – Charles L. & Janet L. Groff – 35 S. Kinzer Rd – Sewer Planning Module: Mr. Shaner appeared to present sewer planning module for approval. Approvals were granted as follows:
 - Allen Fisher **motioned** to approval the sewer planning module. Second by Ray Rice. **Motion Approved.**
 - Allen Fisher **motioned** to adopt Resolution No. 2022-11, Resolution for Plan Revision for New Land Development. Second by Ray Rice. All Ayes. **Motion Approved.**

CORRESPONDENCE:

- Lancaster Farmland Trust Invitation to *Together for the Land* celebration on September 27, 2022.
- PSATS 2023 Conference – 100th Annual Gathering announcement.
- Notice of Act 205 2022 Distress Determination Score.
- Pennsylvania Resources Council’s (PRC) *Gene Capaldi Lens on Litter Photo Contest* flyer.
- Intercourse Library’s August 16, 2022 thank for contribution letter.
- September 7, 2022 LCATS Chairman of Resolution Committee memorandum regarding resolution submission instructions.
- Invitation to LCATS Annual Convention on November 7, 2022.
- John S. Stoltzfus – 47 Cherry Hill Road: Rettew September 12, 2022 Review No. 3 Letter (no action to be taken – plan previously conditionally approved at August 16, 2022 Supervisors Meeting).

- LCSWMA August 16, 2022 letter regarding 2023 Tipping Fee increases to be voted on at November 2022 meeting.
- East Lampeter Township September 1, 2022 letter regarding Subdivision and Land Development Ordinance Amendment.
- APWA Fall/Winter 2022 Newsletter.
- PSATS News Bulletin September 2022

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Township Manager, David Thompson, presented monthly report.
- Mr. Thompson presented sample Financial Policies Handbook and advised the Supervisors of the need to establish financial policies and controls where there currently are none. He requested authorization to work on developing a policy handbook for potential approval and implementation in 2023. The Supervisors authorized him to take this action.
- Mr. Thompson presented Murray Assured Partners health insurance proposal and requested approval to continue using their services to establish new group health insurance coverage. After discussion, Samuel Beiler **motioned** to approve this request. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Discussed efforts withdraw from Intergovernmental Insurance Cooperative (“IIC”).
- Mr. Thompson presented draft of Ordinance No. 2006-1, An Ordinance Authorizing Paradise Township, Lancaster County, Pennsylvania, to Join with Other Political Subdivisions to Enter into an Intergovernmental Agreement for the Purpose of Joining the Intergovernmental Insurance Cooperative and to Participate as a Member of the Cooperative and requested approval to advertise the Ordinance. Allen Fisher **motioned** to advertise the proposed Ordinance to withdrawal from the IIC. Second by Samuel Beiler. All Ayes. **Motion Approved.**

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.
- Mr. Thompson presented to the Supervisors the Roadbotics Road Report Analysis 2022.

EMERGENCY SERVICES

- Updates by Township Manager, David Thompson.
- August 2022 Emergency Services Call Report.
- Linville Hill Christian School September 8, 2022 letter regarding utilizing Gap Fire Company for traffic control during their annual 5K race.
- Mr. Thompson advised he met with both Kinzer Fire Company and Paradise Leaman Place Fire Company to discuss how they intend to utilize the annual Fireman’s Relief Act Funds, and requested they provide a list to the Township. Provided is the email from Kinzer Fire Company regarding how they intend to utilize annual fire relief funds and of their other funding needs.

- LEMSA 2021 Annual Report.
- Mr. Thompson presented an updated draft of a Knox Box ordinance for consideration by the Supervisors and public comment. Discussion was had and comments received from members of Kinzer, Gap and Gordonville Fire Companies. Mr. Shearer asked if the boxes would be required based on occupancy or building and was advised it would be based on definition in the Zoning Ordinance. Mr. Amos Fisher asked if the boxes would be voluntary or required and stated he felt it was better if they were voluntary. He was advised they would be mandatory. The Supervisors discussed what types of businesses/buildings should be required. Mr. Rice suggested churches and post offices be included. It was also suggested that educational, healthcare and government facilities be included. Mr. Beiler stated he thinks the boxes are a good idea, but would not want to create a burden on business owners to install them. The Supervisors recommended the proposed ordinance be revised to require the boxes and deferred taking any action until the October 18, 2022 meeting.
- 2022 VFRA Notification provided to the Supervisors.

PLANNING COMMISSION:

- Updates by Supervisor, Allen Fisher.

ZONING HEARING BOARD:

- Report submitted by Zoning Officer, Walter Hockensmith.
- 39 N. Kinzer Rd – Laura McGowen: Discussed course of action to be taken to pursue remedy for July 22, 2021 NOV and recommendations provided by Township Solicitor. Mr. Hockensmith briefed the Supervisors on the extent of the violation items on the property, efforts to notify Ms. McGowen of the violations, enforcement actions taken, and actions taken by Ms. McGowen to avoid enforcement proceedings. Mr. Hockensmith presented recommendation of the Township Solicitor and requested permission to pursue the legal remedies recommended. The Supervisors authorized proceeding with the legal actions recommended by the Solicitor.

PARK & RECREATION COMMISSION:

- Updates by Supervisor, Ray Rice.
- DCNR September 6, 2022 letter denying grant application.
- Ms. Farra, presented the August 16, 2022 proposal from Good's Disposal Service and 3-year contract renewal proposal from Eagle Disposal for park refuse services, and requested the Supervisors approve one of these proposals. Discussion was had on the matter. Ray Rice **motioned** to use Good's Disposal Service. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Mr. Rice advised the Park and Recreation Commission received a public request to install dog waste bag stands in the park and that the Commission had approved this request.

- Wayne Greg and Eagle Scout Ryan presented proposal for an Eagle Scout Project at the park. He advised the proposal had already been presented to and approved by the Park & Recreation Commission. The project would consist of installing 4 x 4 posts with markers that are linked to a map that would be posted to the Township website. Mr. Thompson advised they would need to coordinate with the Public Works Department regarding the location of the markers. Allen Fisher **motioned** to add this request to the Agenda. Second by Ray Rice. All Ayes. **Motion Approved.** Sam Beiler **motioned** to approve Eagle Scout Project. Second by Ray Rice. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Bryan Stoltzfus, Chairman, Paradise Township Sewer Authority, presented the August 1, 2022 Minutes of Paradise Township Sewer Authority.
- Mr. Stoltzfus presented report of Sewer Authority activities and other matters/issues.

OLD/NEW BUSINESS:

- Allen Fisher **motioned** to adopt Resolution No. 2022-10, Resolution Ratifying and Confirming Actions Taken by the Board of Supervisors to Adopt a Restated Non-Police Pension Plan. Second by Ray Rice. All Ayes. **Motion Approved.**
- Samuel Beiler **motioned** to adopt Resolution No. 2022-12, A Resolution of the Board of Supervisors of Paradise Township, Lancaster County, to Implement Act 57 of 2022 Property Tax Penalty Waiver Provisions. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Ms. Farra presented the Pension Plan *Minimum Municipal Obligation for 2023* to the Supervisors for review and comment; and requested approval for her to sign it as the appointed Chief Administrative Officer of the pension plan. Ray Rice **motioned** to approve Ms. Farra signing the *Minimum Municipal Obligation for 2023*. Second by Allen Fisher. All Ayes. **Motion Approved.**
- Ms. Farra presented the PSATS Unemployment Compensation Group Trust 2022 Ballot for Election of Trustees for consideration and requested approval for her to complete and sign the ballot. Allen Fisher **motioned** to approve completion and signing of the Ballot by Ms. Farra. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Ms. Farra presented the PSATS Municipal Pension Trust 2022 Ballot for Election of Trustees for consideration and requested approval for her to complete and sign the ballot. Allen Fisher **motioned** to approve completion and signing of the Ballot by Ms. Farra. Second by Ray Rice. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Mr. Wendel Ranck read prepared statement to the Supervisors regarding consolidation of the fire companies. He stated that the Township needs to gather all of the facts, he feels fire protection to the community is greatly reduced, and if it is proven that consolidation is best, do it but put Paradise Leaman Place in charge. Mr. Bills thanked Mr. Ranck for his comments and offered condolences for the loss of property as a result of fire.

- Jonathan Stoltzfus asked if the Supervisors approved the plans for 271 S. Belmont Road. Mr. Bills explained they were approved, but still require signatures. Mr. Stoltzfus asked who is required to sign the plans. Mr. Bills read the requirements as stated in the Township Engineer's September 9, 2022 review letter and explained who needs to sign the plans.
- Steve Shearer. Mr. Shearer voiced concerns and complaints regarding emergency service responses to several incidents in the Township to include an accident on Route 30 where a tractor trailer hit the front of some houses, a call on Hollander Road where a Gordonville ambulance blocked Paradise Leaman-Place's fire truck, a response by Gordonville Fire & EMS to a reported gas leak, and the call for the Ranck barn fire for which Paradise Leaman-Place was put on stand-by.
- Ray Rice, Supervisor voiced complaint about the way hose was laid at the Ranck barn fire and a request for Witmer Fire Company's assistance instead of Paradise Leaman Place Fire Company.
- Unnamed Resident asked about scene operations during the Ranck barn fire. He asked is this about who wants to be seen first – who wants to be there first, or about helping each other. He said everyone needs to shape up and work together.
- Mr. Shearer (did not hear first name). Mr. Shearer voiced his objections to the way the consolidation was handled and that he feels the situation is all about politics. He said it looks like the "tentacles of Washington" are here. The Supervisors need to listen to the people. Mr. Shearer called Board members "yes men" and expressed he thinks Supervisors all lack leadership. He stated he thinks all three fire chiefs should get together at a public meeting to get every out there and then the consolidation should be put to a referendum. He stated the Supervisors have yet to prove to him this (the consolidation) is in the best interests of the residents. Mr. Bills encouraged Mr. Shearer to speak with Jason Smith, the Chairman for the consolidation Steering Committee and asked if he spoken with members of any of the other fire companies, or just Paradise-Leaman Place.
- Daniel Beiler: Mr. Beiler said it was an insult for the Paradise-Leaman Place to be placed on stand-by for the Ranck barn Fire. Mr. Fisher responded that he understands and that the Steering Committee is working on this.
- Allen Fisher, Vice-Chairman, Board of Supervisors. In response to the multiple comments regarding emergency response operations, Mr. Fisher stated he has served with multiple fire companies. He advised it is the desire of the Board of Supervisors to see all three fire companies involved. Mr. Fisher said if there are known operational concerns, then the Fire Chief(s) need to be told so the concerns can be addressed. He said he is confident that all of the fire fighters participating in the consolidation want to work together.
- Adam Bills, Chairman, Board of Supervisors. In response to the multiple comments regarding emergency responses, Mr. Bills stated concerns and comments regarding operational matters are not proper for discussion at a public meeting. He encourage all to speak with the Chiefs of the fire companies regarding operational issues, or Jason Smith, the Chairman of the consolidation Steering Committee.
- Scott Weichler, Deputy Chief, Strasburg Fire Company: Deputy Chief Weichler first apologized for emotional decisions made by Strasburg early on and regret that the Supervisors had to respond to that. He then began talking about operational decisions made in response to the Ranck barn fire and relaying the County call record details.
- Jason Smith, Gordonville Fire & EMS and Chairman of the consolidation Steering Committee. In response to Steve Shearer's comments regarding a Gordonville ambulance blocking access to a Paradise-Leaman Place, Mr. Smith told him to contact him with details of the incident and he will

look into it. Mr. Shearer refused responding that he should know which ambulance it was. In response to Deputy Chief Weichler's comments regarding the County call record, Mr. Smith said he, Mr. Weichler, knows the written record is not correct and advised Gordonville is in the process of reviewing the recording. He agreed with Mr. Weichler that Strasburg was first on scene.

ADJOURN

- At 8:55pm, Allen Fisher **motioned** to adjourn. Second by Samuel Beiler. **Motion Approved.**