

Workshop MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Dennis Groff, Supervisors: Ray Rice, Craig Keenan and Marlin Groff, Secretary/Treasurer Karen Farra, Joshua T. Weaber, P.E. of Chrisland Engineering, Township Engineer Melissa Kelly of Rettew, Myron Stoltzfus, Amos Stoltzfus, Nelson Groff, Attorney Riley Noetzel, and Sue Groff.

MINUTES

- To be reviewed at Board Meeting on Tuesday, September 21, 2021

TREASURERES REPORT/BILLS

- To be reviewed at Board Meeting on Tuesday, September 2021.
- Secretary/Treasurer Karen Farra presented to the Board the Intergovernmental Insurance Cooperative (IIC) July 28, 2021 Board Meeting Summary and Claim Fund Performance Report as of June 30, 2021.

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Joshua T. Weaber, P.E. of Chrisland Engineering appeared to present a briefing and proposed plans regarding Vintage Business Park - Phase 3 (hereinafter "Business Park"). Also present to discuss this matter were Myron Stoltzfus of M. Land Development seller of the property, Amos Stoltzfus of BREEO, purchaser and developer of property, Nelson Groff, contractor/builder for Amos Stoltzfus, and Riley Noetzel, Attorney for BREEO. Mr. Weaber present proposed plans for development of lot for BREEO with substantial changes from the approved Preliminary Subdivision & Land Development Plans (hereinafter "Preliminary Plans"). The approved Preliminary Plans proposed the one lot purchased by BREEO would be five (5) individual lots. The lot was not subdivided before sale and was purchased as one lot to be developed as one lot by BREEO. Discussion was had regarding alterations to the turnabout/cul-de-sac area, the elimination or alteration of the access road that would connect this section of the Business Park to Kinzer Road, stormwater management facilities, and township land development requirements and waivers. Attorney Noetzel expressed legal position that the Preliminary Plans, despite illustrating the intent of the developer (M Land Development) and the Township, are non-binding as they are preliminary in nature verses final plans and are not recorded. Supervisor Craig Keenan as a member of the Township Planning Committee advised the Planning Committee recommended the access road connection between the Business Park and Kinzer Road be maintained. It was resolved the Township Engineer, Melissa Kelly of Rettew, will provide the proposed plans to and consult with the Township Solicitor regarding this matter. In response to Mr. Nelson Groff's advices that time is of the essence, the Board advised it anticipates a response will be provided from the Township to Mr. Weaber, which he will relay to all interested parties, within weeks, not months.

CORRESPONDENCE:

- Thank you card from the Lancaster County Chamber.
- 2020 Census Results for Paradise Township
- September 4, 2021 Memo from LCATS regarding registration for Annual Convention on November 1, 2021. Board members are to advise Secretary Karen Farra if they wish to attend so she can register them for the event.
- September 4, 2021 Memo from LCATS Chairman of Resolution Committee regarding procedures for presentation of resolutions to the Committee for review at the Annual Convention on November 1, 2021.
- PSATS Unemployment Compensation Group Trust 2021 Ballot for Election of Trustees. Dennis Groff will sign ballot as the Township's voting member of PSATS.
- PSATS Municipal Pension Trust 2021 Ballot for Election of Trustees. Dennis Groff will sign ballot as the Township's voting member of PSATS.
- August 31, 2021 Memo from Frank Mincarelli, Township Solicitor, regarding Act 65 of 2021 regarding meeting agendas.
- September 6, 2021 Letter of Resignation/Retirement from Linda Fisher.
- September 7, 2021 email from Linville Hill Christian School regarding 5k on September 25, 2021. Dennis Groff **motioned** to approve event and proposed route. Second by Ray Rice. All ayes. **Motion Approved.**

TOWNSHIP REPORTS

PLANNING COMMISSION:

- Craig Keenan gave update regarding September 7, 2021 Planning Commission meeting.
- Brief discussion had regarding pending plan submission for 74 Iva Road.
- As noted above under Persons to be Heard/Public Comments, Supervisor Keenan relayed Planning Commissions position regarding access road connecting Vintage Business Park - Phase 3 to Kinzer Road.

ZONING:

- 474 W. Strasburg Road - Joseph K. Lapp - Notice of Violation - Permit Required. Marlin Groff **motioned** to approve issuance of Notice of Violation. Second by Dennis Groff. All ayes. **Motion Approved.**

PARK & RECREATION COMMISSION:

- Ray Rice advised the September meeting was not held this month.

ROADMASTER:

SEWER AUTHORITY & SEO:

- Dennis Groff advised Brian Kauffman of Rettew will be retiring at end of September 2021.

OLD/NEW BUSINESS:

- Board ratified their prior approval of Quarryville Borough Police Department's request to utilize Paradise Township's Fire Police Unit for September 15, 2021 Solanco Fair Parade.
- UCC Board of Appeals Appointment of Alternate Board Member due to current Alternate member being unable to serve due to health issues. Dennis Groff **motioned** to appoint Dominic Lopez as the new UCC Board of Appeals Alternate Member. Second by Ray Rice. All ayes. **Motion Approved.**
- Dennis Groff tendered letter of retirement as Roadmaster, Vice Chairman of the Board of Supervisors, Emergency Management Coordinator, MS-4 Coordinator and Paradise Township Sewer Authority Member as of December 31, 2021. As this matter was not on the Agenda for discussion in accordance with Act 65 of 2021, Marlin Groff **motioned** to add this matter to the Agenda. Second by Ray Rice. All ayes. **Motion Approved.**
- Marlin Groff **motioned** to accept Dennis Groff's notice of retirement. Second by Ray Rice. Dennis Groff abstained from voting. All ayes from remaining Supervisors. **Motion Approved**
- Marlin Groff **motioned** to add to agenda permission for Secretary to advertise position vacancy for Township Manager. Second by Ray Rice. All ayes. **Motion Approved.**
- Dennis Groff **motioned** to permit Secretary to coordinate posting of advertisement for position vacancy of Township Manager. Second by Craig Keenan. All ayes. **Motion Approved.**
- Marlin Groff **motioned** to add to agenda discussion regarding status of Paradise/Leaman Place Fire Company permit for construction of the new firehouse. Second by Ray Rice. All ayes. **Motion Approved.**
- Discussion was had regarding permit for construction of the new firehouse by Paradise/Leaman Place Fire Company and whether or not the existing permit is in good standing or, if in accordance with the requirements of the Uniform Construction Code, it is expired. It was determined this is a question that would need to be presented to the Township Solicitor and discussed at a subsequent Board of Supervisors' Meeting. Dennis Groff **motioned** for approval of the Board for Chairman Adam Bills to contact the Township Solicitor regarding the standing of the construction permit. Second by Craig Keenan. All ayes. **Motion Approved.**
- Marlin Groff **motioned** to add to the agenda for Chairman Bills to provide to the Board of Supervisors clarification on the process, findings and recommendations of the Emergency Services Task Force and for discussion to be had regarding same. Second by Ray Rice. All ayes. **Motion Approved.**
- At the request of the Board for further clarification, discussion was had regarding the Emergency Services Consolidation Task Force process, findings, results and recommendations. Chairman Adam Bills who lead the Task Force provided a briefing as follows:
 - The Task Force was formed at the request of the Board of Supervisors as a result of learning both Paradise/Leaman Place Fire Company and Gordonville Fire Company were pursuing construction of new facilities within close proximity of each other. The purpose of the Task Force was to work with the local emergency service providers, including Paradise/Leaman Place Fire Company, Gordonville Fire Company, and Kinzer Fire Company, to determine the feasibility of consolidating all services. Members of the Task Force included Supervisor Bills as Chairman of the Task Force, emergency service providers from the various fire companies, and an independent third party from Manheim Township Fire and Rescue who had gone through a consolidation of emergency services

for purposes of providing the Task Force members with insight on how the process went for them. Throughout the process, all members discussed matters such as equipment, leadership, finances, etc. During the course of the meetings, a survey was conducted to gather all final opinions, thoughts and comments of all members of the three fire companies. Final private one-on-one meetings were held to get honest opinions on the matter that members may have felt uncomfortable expressing in front of neighboring fire company leaders. The results and comments generated by the survey and these private meetings showed clear animosity from Paradise/Leaman Place Fire Company towards Gordonville Fire Company.

- Adam Bills advised that it was clear from the beginning of the process that Paradise/Leaman Place Fire Company was not interested in a consolidation of services. The issues Paradise/Leaman Place Fire Company members expressed with the consolidation were consistently changing from meeting-to-meeting despite those issues seemingly having been addressed at prior meetings. Paradise/Leaman Place Fire Company's rancor towards the idea of a consolidation of emergency services was made even more evident in their survey responses.
- At the conclusion of the Task Force meetings and upon receipt of the survey results, the Task Force issued its letter of findings and recommendations to the Board of Supervisors wherein the Task Force members unanimously voted against recommending a consolidation of the three organizations as a direct result of the animosity expressed throughout the process. Chairman Bills explained the reason the Task Force did not seek to endorse consolidation was it did not want to further harm the relationships among the members of the three organizations. However, during the course of this process, two of the three organizations did express a desire to pursue the consolidation. On the other hand, Paradise/Leaman Place Fire Company consistently and repeatedly expressed their desire to just be left alone, and there was zero support within their organization for a consolidation.

In response to the briefing provided above, the Board expressed their disappointment with the outcome of the meetings and the Task Force not recommending a consolidation of emergency services based solely on the animosity expressed by certain members of the fire companies and Task Force. The Supervisors expressed that consideration of what is best for the community at large is what should have been the priority of the Task Force and its recommendations, as that is what will be the Board's priority as the Township further considers the consolidation of emergency services as part of the previously approved Letter of Intent submitted to the Pennsylvania Department of Community and Economic Development. It was resolved this matter would be more fully discussed and addressed at future meetings of the Board of Supervisors.

PERSONS TO BE HEARD/PUBLIC COMMENT: None

ADJOURN

- Ray Rice excused himself from the Workshop Meeting at 11:51 a.m. due to another professional commitment.
- At 12:14 p.m., Dennis Groff **motioned** to adjourn meeting. Second by Craig Keenan. All ayes. **Motion Approved.**