

MINUTES

Those In Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice, Craig Keenan and Samuel Beiler; Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Township Solicitor Frank Mincarelli, Corporal Jim Spencer (PSP), Marcella Peyre-Ferry (LNP), Sam Petersheim, Noah Fisher, Clint Younce, Steve Shearer, Wanda Ranck, Wendel Ranck, Lydia Baird, Joshua Knosp, James Knosp, Barry Yunkin, Jr., Ben Beiler, Bob Devonshire, Dave Anderson, Christy Fieldsa, Henry S. Fisher, David King and Alvin Fisher.

CALL TO ORDER/FLAG CEREMONY AT 7:01PM

PUBLIC HEARING:

- Hearing was held to adopt Ordinance No. 2022-05, An Ordinance Pursuant to the Second Class Township Code, As Amended, Establishing Regulations for Key Lock Boxes Within the Township. Notice having been duly advertised in a newspaper of general circulation on November 1, 2022. Chairman Bills presented the Ordinance to the Board of Supervisors and the public for comment and explained the requirement for existing multifamily residences to install key lock boxes had been removed. No comments being received, Craig Keenan **motioned** to adopt Ordinance No. 2022-04. Second by Ray Rice. All Ayes. **Motion Approved.**

ADJOURN PUBLIC HEARING AT 7:03PM

MINUTES

- Allen Fisher **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for October 11, 2022. Second by Samuel Beiler. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the Board of Supervisors Meeting Minutes for October 18, 2022. Second by Samuel Beiler. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Ray Rice **motioned** to approve the October 2022 Treasurer's Report. Second by Craig Keenan. All Ayes. **Motion Approved.**
- Allen Fisher **motioned** to approve the November 2022 Disbursement List of Bills to be paid. Second by Craig Keenan. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Wanda Ranck: Mrs. Ranck asked about disbursement of Fireman's Relief Act Funds and expressed her objections to a portion of the funds being provided to Gordonville Fire & EMS. Chairman Bills

explained the funds were equally disbursed to the three fire companies providing the majority of service to the Township – Paradise/Leaman Place Fire Company, Kinzer Fire Company and Gordonville Fire & EMS.

- Steve Shearer: Mr. Shearer asked about the status of installation of the no truck traffic signs at Hershey Avenue and Meadow Lane, and for clarification on where the signs would be installed. Roadmaster Blaine Stoltzfus advised the signage will be installed before year-end and that the intention is to install the sign on the north side of the road opposite the stop sign, but they will determine the final location when onsite as some adjustments may be needed to allow for proper site distances at the intersection.
- Clint Younce: Mr. Younce asked what the signs will say and stated that the tractor trailer traffic has seemed to slow down. Mr. Stoltzfus and Chairman Bills said it has not been determined what the signs will say exactly, but they will only restrict tractor trailer traffic and specify access permitted for delivery trucks.

CORRESPONDENCE:

- Benuel K. Fisher – 113 Esbenshade Rd – Land Development Plan: Rettew October 28, 2022 Review No. 3 Letter (informational only – no action to be taken).
- John S. Stoltzfus – 47 Cherry Hill Rd – Subdivision & Land Development Plan: Rettew November 9, 2022 Review No. 4 Letter (informational only – project conditionally approved on 8/16/22).
- Partners for Place January 2023 meeting invitation with request for preferred meeting date.
- 2022 3rd Quarter Drug Task Force Report.
- Lancaster County Conservation District Fall Newsletter.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson.
- Mr. Thompson presented Volvo Excavator Quote.
- Mr. Thompson presented proposed Capital Improvements Schedule and Cost Outlay. Chairman Bills stated it is appropriate that after the end of the 2022 Fiscal Year, Mr. Thompson should start mapping out a capital improvement plan/budget.
- Public Comment: Mr. Devonshire reinforced the importance of having a capital improvement plan in place and advised having one will improve the Township's bond rating.
- Mr. Thompson asked Barry Yunkin, Jr., President Paradise Leaman Place Fire Company when the Township can expect to receive a check reimbursing the Workers' Compensation insurance premium refund send to the fire company by the insurance company. Mr. Yunkin said the reimbursement check would be issued this week.
- Mr. Thompson announced the Township has received numerous complaints about burning. He requested the public ensure they are burning in accordance with the burning ordinance and summarized the ordinance requirements.
- Mr. Thompson urged farmers to contact the Township when looking to undertake projects that raise concerns related to long-term land and water preservation prior to

spending money and time working with engineering firms. He noted that he and the Zoning Officer have been called out to several projects where the engineering firm attempts to coerce the Township to by-pass procedures in order to make projects more affordable and ignore preservation concerns. He emphasized the importance of farmers contacting the Township to ascertain its land development and stormwater management requirements.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.

EMERGENCY SERVICES

- Corporal Spencer of the Pennsylvania State Police Lancaster Barracks (“PSP”) presented call report to the Supervisors and the public, and asked if anyone had concerns for him. Public comments was received as follows:
 - Secretary/Treasurer Karen Farra, Christy Fieldsa and Clint Younce expressed concerns over people using the center turn lane on Route 30 to pass lines of traffic at significant rates of speed. Corporal Spencer indicated that issue has been observed by the PSP and that several citations have been issued in effort to curb this activity. The PSP have observed they have seen an increase of these instances since Urban Outfitters opened and it appears most of the center lane passing originates from their location.
 - Zoning Officer Walter Hockensmith and Mr. Thompson expressed concern about overweight vehicles crossing covered bridge on Belmont Road and appreciation for efforts that have been made thus far to curb that traffic, but would like to see if there can be some increased monitoring of this activity.
 - Vice-Chairman Fisher express appreciation for the PSPs presence at the Township Park.
 - Ben Beiler thanked Corporal Spencer for the PSPs service.
- Updates by Township Manager, David Thompson.
- Mr. Thompson read memorandum from the fire company merger Steering Committee providing updates on the status of the merger.
- Chairman Bills commented that there is a rumor circulating about the construction of a new fire station and advised the public that this is not happening at this time, and has not been a part of the merger discussions at this time.
- Mr. Thompson presented the October 2022 Emergency Services Call Report and provided a copy of it to Mrs. Wanda Ranck upon her request.
- November 7, 2022 Email from Lawrence Summers regarding fire company merger.

PLANNING COMMISSION:

- Updates by Supervisor, Allen Fisher.

ZONING HEARING BOARD:

- Report submitted by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Supervisor, Ray Rice.
- Mr. Thompson present Trago Mechanical Quote for pond pump replacement (\$2,035) for approval. Roadmaster Blaine Stoltzfus explained annual maintenance requirements. Ray Rice **motioned** to approve pump replacement pursuant to the terms of the quote provided. Second by Craig Keenan. All Ayes. **Motion Approved.**

SEWER AUTHORITY & SEO:

- Updates presented by Township Manager, David Thompson. Mr. Thompson presented to the public for comment the suggestion by potential contractors to shut down Singer Avenue from La Park Avenue to Leacock Road for up to several months to stage a crane on the road. Public comment was received as follows:
 - Ben Beiler: Mr. Beiler explained having the road closed would be burdensome to horse and buggy traffic and suggested maybe it be closed while working, but open on evenings and weekends. It was discussed that maybe a lane wide enough to allow horse and buggy traffic through could be established.
 - Steve Shearer: Mr. Shearer asked how hard it is to get a traffic light on Route 30. Mr. Rice said one will be installed at Singer Avenue. Mr. Bills and Mr. Thompson explained the process to have PennDOT install a traffic light (traffic study, etc.). Mr. Shearer said it might be better to have a light at Leacock Road. Mr. Thompson indicated it would be ideal; however, not possible due to the hills on either side creating site distance issues.

It was resolved the Township would address the concerns stated and discuss potential resolutions with the Township Engineer and contractors. The Township Solicitor said he will look into getting a temporary easement which would allow for staging of the crane on the vacant lot adjacent to the sewer plant.
- October 3, 2022 Minutes of Paradise Township Sewer Authority.
- SEO Report for the period August 16, 2022 to October 10, 2022.

OLD/NEW BUSINESS:

- Chairman Bills presented the adoption of the 2023 Budget as advertised on October 24, 2022 to the public for comment. Christy Fieldsa thanked the Supervisors for doing all they do for the Township without raising taxes. No further comment being received, Chairman Bills called for a motion to adopt the 2023 Budget. Samuel Beiler **motioned** to adopt the 2023 Budget. Second by Craig Keenan. All Ayes. **Motion Approved.**
- Craig Keenan **motioned** to adopt the Notice of 2023 Public Meetings as advertised on October 21, 2022. Second by Allen Fisher. All Ayes. **Motion Approved.**

- Adopt Tax Resolutions for 2023*:
 - (1) Craig Keenan **motioned** to adopt Resolution 2023-1 Tax Levy Resolution with no proposed increases or changes for 2023. Second by Samuel Beiler. All Ayes. **Motion Approved.**
 - (2) Ray Rice **motioned** to adopt Resolution 2023-2 2023 Real Property Tax Millage Rates with no proposed increase or changes for 2023. Second by Allen Fisher. All Ayes. **Motion Approved.**

- Allen Fisher **motioned** to appoint the County of Lancaster to collect municipal real estate taxes and the County of Lancaster real estate taxes effective with the 2023 real estate taxes. Second by Samuel Beiler. All Ayes. **Motion Approved**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Lydia Baird introduced herself to the Supervisors.
- Steve Shearer. Said he heard that Paradise Leaman Place Fire Company is back on the call boxes. Vice-Chairman Fisher said yes, the Fire Chiefs decided this, so he does not know which boxes they were put back on. Mr. Shearer said he thinks they should be put back on all of them and asked if the merger is still going through. Vice-Chairman Fisher said it is still going to happen, but is still being worked on. Mr. Shearer asked if Paradise Leaman Place would get its first due territory back once the merger is complete. The Township Solicitor explained first due territory will go to the newly formed fire company. Mr. Thompson explained that Paradise Leaman Place can join the merger and, as part of the newly formed fire company, they will be part of the first due territory, or they can chose to remain on their own. Vice-Chairman Fisher said the Steering Committee is working with Paradise Leaman Place towards having them join the merger. In the meantime, the Steering Committee has been tasked with developing the new fire company which, currently, will be made up of Kinzer and Gordonville, but it is the hope that Paradise Leaman Place will become a part of the new fire company eventually. Mr. Shearer asked what expertise the Steering Committee has with doing the merger – what knowledge do they have. The Township Solicitor said the Steering Committee has hired an attorney who is familiar with the merger process and is directing and assisting them with the merger. Vice-Chairman Fisher further explained the Steering Committee is also working with other consultants who have gone through the merger process. Ray Rice if Leacock Township has someone on the Steering Committee. Vice-Chairman Fisher said no. Mr. Thompson advised he will contact Leacock Township to see if they want to have someone sit on the Steering Committee.
- Clint Younce. Mr. Younce asked if the Township will pay Paradise Leaman Place’s insurance. Chairman Bills responded that this is not up for discussion at this time. Mr. Younce asked if the public can attend the Steering Committee meetings. Vice-Chairman Fisher said no, but they can have a copy of the meeting minutes. Mr. Younce asked if the public can attend fire company meetings. Vice-Chairman Fisher said he does not know, he would have to ask the fire companies.
- Alvin Fisher. Mr. Fisher asked if the Steering Committed is consulting with a fire company that merged both fire and ambulance. Vice-Chairman Fisher said no.
- Noah Fisher. Mr. Fisher stated he feels the Township is support Leacock more than Paradise. Need to reset and start over. He wishes the Supervisors would support the community’s wishes more – that is what they are voted in for.

- Wanda Ranck. Mrs. Ranck asked when the fire company merger Steering Committee going to have a town meeting for the public and if the Township is paying for Paradise Leaman Place's insurance. Vice-Chairman Fisher said a town meeting has not been scheduled yet. Chairman Bills responded that the Township is not paying their insurance. Mrs. Ranck read portion of a newspaper article relating to forced consolidations, stated the animosity is not getting any better, and otherwise expressed her opposition to the merger.
 - Chairman Bills stated what has put Paradise Leaman place behind was their refusal to be a part of the merger at the outset; however, there have been positive discussions and movement towards the goal to have them be part of the merger and the new fire company.

Chairman Bills announced the Board of Supervisors would be meeting in executive session following this meeting to discuss personnel and legal matters.

ADJOURN

- At 7:59p.m., Craig Keenan **motioned** to adjourn the meeting. Second by Allen Fisher. All Ayes.
Motion Approved.

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer