

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING OF JULY 11, 2022**

Supervisor Barry Hershey called the Regular Meeting of the West Lampeter Township Board of Supervisors to order at 7:00 p.m. with the Pledge to the Flag. Those in attendance were Supervisors Randy Moyer, J. Richard Breneman (arrived at 7:52 pm.) and Randall Andrews. Supervisor Geoffrey Beers participated by telephone. Township Manager Dee Dee McGuire, Chief of Police Brian Wiczkowski, Public Works Supervisor James Kreider, Community Development Director and Assistant Township Manager Amanda Hickman, and Recording Secretary Nancy Mellinger were also present.

CIVILIAN AWARD RECOGNITION

Chief Wiczkowski presented a Civilian Citation Award to Jayven Keys for his assistance in solving a significant crime committed against his neighbor. On his way to school, he observed and reported the whereabouts of the suspect. His quick thinking, quick actions, keen observations and willingness to get involved helped police apprehend the suspect and bring closure to the victim.

ARPA FUNDS REQUEST-Suburban Lancaster Sewer Authority

Representatives Jim Witman, Randy Moyer and Tom Donahue were present to request \$70,420.00 in ARPA funding from the Township. Mr. Witman, SLSA Chairman, said the funding would be used for a sanitary sewer infrastructure project involving the Lyndon forcemain constructed in 2002. Pequea and Lancaster Townships are also serviced by the forcemain. The three municipalities are being asked to contribute on a pro rata basis. Additional funding sources will include the Authority's capital funds and possibly Pennvest funds and Lancaster County ARPA funds. The County application deadline for funds is August 31, 2022. No funding commitments have been received from Pequea or Lancaster Townships as of this meeting.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to approve disbursement of \$70,420.00 of West Lampeter ARPA funding, contingent upon Pequea Township and Lancaster Township contributing their pro rata share of the project as outlined in the June 27, 2022 letter from Blakinger Thomas. If Pequea Township and Lancaster Township do not commit funds, the Board will revisit the issue at their next meeting. The motion was approved unanimously, 4 to 0.

PUBLIC INPUT PERIOD

None.

MINUTES

Supervisor Moyer made a **MOTION**, seconded by Supervisor Andrews, to approve the Minutes of the Regular Meeting of June 13, 2022 and the minutes of the Work Session of July 6, 2022 as presented. The motion was approved unanimously, 4 to 0.

SUBDIVISION AND LAND DEVELOPMENT MATTERS

1. Sewer Capacity Request-1549 Mentzer Road

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to grant 1 EDU capacity to 1549 Mentzer Road. The motion was approved unanimously, 4 to 0.

2. Text Amendment -Retail Center Overlay

Applicant/Owner: Anil Jivani, Jyotsna Jivani, and Willow Street Corner, LP

Property Location: 2504, 2506, and 2508 Willow Street Pike

Project Description: Applicants are seeking the creation of a Retail Center Overlay in the MSL District.

Chairman Hershey reviewed the documents of the Text Amendment. He noted that tonight was not a hearing and public comment period was closed. He thanked Mr. Jivani for his patience, effort and investment towards the proposal. Chairman Hershey remarked the number of uses proposed was too intense for the size of the lot, Internal circulation and the potential conflict with adjoining roads are still a significant concern. Though minimum parking requirements appear to have been met for the specific business uses proposed, there has been little consideration made for future tenancy. The commercial building design is out of

character with the remaining Main Street Limited district. This district allows for limited small scale business opportunities with a focus on adaptive re-use of structures and the preservation of those with historical significance and discourages construction of commercial buildings. Though relatively narrow in scope, the proposed language could result in future redevelopment of remaining land to the South that is inconsistent with the intent of the MSL. Any changes will have a profound impact on what people will see coming into Willow Street and has the potential to change that area forever.

Supervisor Hershey made a **MOTION**, seconded by Supervisor Beers, to reject the proposed text amendment for the Retail Center Overly District.

Supervisor Beers commented that this would open the peninsula to development. Supervisor Moyer was concerned about the long term impact the Text Amendment would have on the Township and further suggested the Township staff explore an alternative change to the Zoning Ordinance that would assist the applicant in obtaining the drive-thru use. He commended the work of the applicant.

The motion to reject the Text Amendment Ordinance was approved unanimously, 4 to 0.

MONTHLY REPORTS

1. Treasurer's Report

Revenues

Revenue for the period ending June 30, 2022 totaled \$4,522,500, increasing \$64,358 from 2021. Excluding ARPA funds, revenue increased by \$191,958 from 2021.

Expenditures

Total expenditures for the period ending June 30, 2022, excluding Capital Reserve Transfers, totaled \$2,775,326, an increase of \$106,973 from 2021.

Surplus

When making the comparison, after adjusting for the Cares Act funds, the surplus *increased* from 2021 by \$84,985.

Additional Notes:

With the Federal Reserve increasing rates, we have seen a dramatic increase in the investment rates at PLGIT. Unfortunately, banks have not followed suit on their short-term products. We have moved funds to 3-month and 6-month term investments at PLGIT. We will continue to monitor rates, cash flow needs, and project timing.

The conversion to Keystone Payroll is going well. They will begin processing payroll next week.

Paying the Bills

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to accept the Treasurer's Report, and authorize the staff to satisfy the ordinary and routine obligations incurred by the Township in order to take advantage of discount and allowances, and to avoid delinquent penalties and carrying charges. The motion was approved unanimously, 4 to 0.

1. Public Works Report

Mr. Kreider reported road lines were painted in the Township. Paving will begin this month for Candlestick Development and Book Road.

2. Police Report

Chief Wiczowski announced the Live Scan machine is installed and operational. It is available to surrounding agencies. Friends of the Force has ordered the RMR sights and firearms for the department. National Night Out will be held on August 2nd between 6:00 pm and 8:00 pm with fireworks at the conclusion.

3. Community Development Department Report

Ms. Hickman will continue to work with Mr. Jivani and craft something that will make the Willow Street Pike site work. She is working on an updated table of uses within the Zoning Ordinance as well. One change being a drive thru provision in the MSL district.

4. Township Manager's Report

Budget Workshop dates and times were approved. Ms. McGuire reminded the Board of the June 9th let date and the July 14th bid opening for Gypsy Hill and Long Rifle Road intersection project. Traffic signal upgrade paperwork has been submitted to PennDOT for approval. PennDOT Connects has indicated two possible 2023 TIP projects in West Lampeter Township. One is installing rumble strips on Millport Road going into the city, and the other is improvements to the old bridge on the Strasburg Pike. LEMSA provided information on the formation of an EMS Authority in the northwest part of Lancaster County. Supervisor Beers remarked the trend in formation of an authority is gaining momentum across the state to deal with the difficulties ambulance services are encountering.

TOWNSHIP ADMINISTRATION MATTERS

1. Refuse and Recycling Opt-Out Discussion

Joel Washok, Penn Waste Market Development Representative, Ms. Hickman and the Board discussed the possibility of allowing residents to opt-out of the Municipal Refuse and Recycling Contract. Staff has begun to explore an opt-out for residents not wanting to use the single hauler Municipal contract. Ordinance changes would be necessary to allow an opt-out option. Some residents have requested to ability to choose haulers. A single hauler can provide the best rate, most energy efficient routing, and fewer trucks in the Township. A choice of hauler would lead to higher rates, increased compliance tracking and administrative duties, less energy efficiency, more trucks through the Township, and often private subscription pick-ups are the first to be dropped. Pricing and recycling concerns were voiced. No reasonable bid for a hauler to handle billing was received when the contract went out for bid. Suggestion of a part time employee to handle trash calls was made by Supervisor Moyer. Concern was raised over the likelihood of some residents not acquiring a private trash hauler. More education and discussion are needed on this subject.

OTHER MATTERS

None.

EXECUTIVE SESSION-Personnel Matter

Chairman Hershey announced the Supervisors would enter into Executive Session to discuss personnel matters. No vote will be taken when meeting reconvenes. Executive session began at 8:29 p.m.

The public meeting reconvened at 9:02 p.m.

ADJOURNMENT

With no other business to be conducted, the meeting was adjourned at 9:02 p.m.

Respectfully Submitted,
Denielle L. McGuire, Assistant Township Secretary-Treasurer