

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, June 9th, 2020
6:00 pm.

Comm. Steele called meeting to order at 6:00 pm with the following in attendance:

Comm. Steele	Gary Milbrand	Steve Hovis*
Comm. Granholm	Lisa Frye	Mike Hiras*
Comm. Jones	Scott DePoe*	
Comm. Kessler	Carly Mercadante*	
Comm. Knepper		

* = via call-in

Other Township Employees or Board Members:
Laura Kirk, EMA*

Other Community Members:
Bob Junkins, York Township Goodwill Fire Company; Rob Greene, York
Township Goodwill Fire Company.

Comm. Steele announced that the Board will meet in executive session at the end of the meeting to discuss land acquisition and personnel matters.

Minutes – May 12th, 2020

On motion of Comm. Granholm, seconded by Comm. Knepper, the minutes of May 12th, 2020, were approved.
Vote 5 yes.

Public Comments

Jeff Barkdoll, of 218 Cherry Street, President of the Susquehanna Baseball League, requested of the Board that organized sports be brought back to York Township. This request is related to the COVID-19 outbreak and recovery. The League has guidelines adopted from the CDC that will be followed and maintained.

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Granholm, the following bills for May 2020 were approved for payment:

General Fund	\$ 345,031.41
Sewer Revenue Fund	\$ 115,388.53
Inter-Municipal Sewer Fund	\$ 8,910.34

General Capital Reserve Fund	\$ 38,613.43
Sewer Capital Reserve Fund	\$ 53,541.69
Street Light Fund	\$ 242.22

Total	\$ 561, 727.62
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Vote 5 yes.

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for May 2020 in the amount of \$14,582.22, were approved for payment.

Vote 5 yes.

Commissioner Agenda

Comm. Granholm –Reported that he attended the May 14th, 2020 YARP meeting via a Zoom conference meeting. The Police Board approved the purchase of body cameras for the officers. The Department received a grant to cover half of the cost of the camera system. He thanked York Township for the donation of the pickup truck to the Department.

He thanked Public Works for the repair on Powder Mill Road. He asked of staff and it was reported back that with the county transitioning from the yellow to the green phase of COVID-19 recovery the Township was opening the fields this weekend, and organized sport activities could resume.

Comm. Knepper – Reported that he attended the May 14th, 2020 YARP meeting via a Zoom conference meeting. He discussed the use of body cameras with an officer. He noted that the brush drop off and mulch pick up are a benefit to the residents of the Township.

Comm. Kessler – Reported he attended several meetings with Representative Mike Jones. He met with Rob Green of York Township Fire Company on May 20th, 2020 and May 27th, 2020 on some fire company finance matters. He attended the York Township Fire Department meeting June 8th, 2020. He discussed the possibility of paving Mill Creek preserve with Scott DePoe.

Resolution 2020-10 Supporting York Township Businesses Reopening

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved Resolution 2020-10 supporting the reopening of York Township businesses for the benefit of the economy, the well-being of its citizens and encouraged York Area Regional Police to adopt the York County District Attorney's May 8th, 2020 guidance as a policy when dealing with businesses that open for business.

Vote 5 yes.

Comm. Jones – He met with Rob Green of York Township Fire Company on May 20th, 2020 and May 27th, 2020, on some fire company finance matters. He attended the York Township Fire Department meeting June 8th, 2020.

Resolution 2020-9 Supporting Graduating High School Seniors

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved Resolution 2020-9, recognizing students graduating from high schools located in York Township, namely Dallastown Area High School and York County School of Technology, as well as those students graduating from colleges and universities and students graduating from other area high schools.

Vote 5 yes.

Comm. Steele – Reported that he attended the May 14th, 2020 YARP meeting via a Zoom conference meeting.

As a citizen, he sent comments to the County Commissioners regarding the Governor's COVID-19 directives related to small businesses. Comm. Steele's opinion was that local businesses should have been opened earlier as the County transitioned from the red to yellow to green phases.

He expressed concerns over the failure of the engine of Station 19's ladder truck and suggested key failure information should be obtained.

Reported that he attended the York City WWTP workgroup meeting May 15, 2020 and May 29, 2020, via Zoom and expressed concerns over York City's position of ownership of the WWTP plant and their plans to sell their collection system, the plant or both. He discussed the future impact to the citizens of York Township related to the 45 million dollars of needed repairs, complications associated with the potential creation of a regional authority with York City and York Water Company participating in the process. He noted the process is very complicated.

Township Manager's Agenda – Gary Milbrand

Memorandum of understanding with the York City Sewer Authority and Connected Entities

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved the Memorandum of Understanding between the York City Sewer Authority, the other Connected Municipalities and York Township to look at the long-range ownership and operation of the City of York's Wastewater Treatment Plant with a not to exceed amount for York Township of \$7,629 and said funds shall be paid for from York Township's transportation funds held by York City.
Vote 5 yes.

Construction Fund Agreement with York City Sewer Authority

On motion of Comm. Granholm, seconded by Comm. Jones, the Board approved the Construction Fund Agreement between the York City Sewer Authority and York Township with a not to exceed amount for York Township of \$12,134 and said funds shall be paid for from York Township's transportation funds held by York City.

Vote 5 yes.

York City Sewer Authority Workgroup Update

The YCSA workgroup has met twice since the last Board meeting via zoom meetings. Comm. Steele, Solicitor Hovis, and Manager Milbrand discussed various subject items brought up at these meetings to update the Board. The discussion included:

- York City's potential sale of the treatment plant and/or their collection system,
- The possible creation of a regional operating authority,
- The current Connected Municipalities Intermunicipal agreements and a potential new agreement,
- Debt service and a capital project plan and,
- Possible conflicts of interest with York City and York Water Company participating in the discussions.

Some of the above items were included in a Concept Development Report developed by Ross McIntosh of Bucharth Horn that attempts to update all interested parties on where the workgroup is and where they may go were presented. The report is included in the meeting minutes.

**Public Hearing - LERTA(Local Economic Revitalization Tax Assistance)
Ordinance - 7:00 pm**

At 7:00 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a proposed LERTA(Local Economic Revitalization Tax Assistance) Ordinance. A slide show was presented and Lisa Frye identified the properties that would be included in the LERTA.

Public comments

None

At 7:10 pm the public hearing was closed.

At 7:11 pm Comm. Steele called the regular meeting back to order.

**Engineer – Mike Hiras and Director of Economic Development –Lisa Frye
LD2020-3-1 York Township Municipal Campus Improvements Final Land
Development Plan**

The plan was presented by Neil Beach, P.E. Johnson, Mirmiran and Thompson(JMT).

On motion of Comm. Granholm, seconded by Comm. Kessler, LD2020-3-1 York Township Municipal Campus Improvements Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated June 2, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
 - a. Section 307 - Preliminary Plan Application Procedure
 - b. Section 308 – B.3.a - Preliminary Plan/Drawing Information
 - i. With the condition that the project is within the limits of existing site improvements, does not pose any impacts to natural resources and field verified to ensure no impacts, and that additional survey and mapping beyond those shown in the original land development plans for the municipal campus would serve no purpose to the proposed project.
 - c. Section 308 – B.3.a - Preliminary Plan/Drawing Information
 - i. With the consideration that the project is well within the limits of existing site improvements, does not pose any impacts to natural resources, or affect the net developable lot area, and that additional survey and mapping beyond those shown in the original land development plans for the municipal campus would serve no purpose to the proposed project
 - d. Section 308.B.3.c.10.b, 308.B.3.c.10.c – Property Line Monuments, Markers, & Boundary Descriptions
 - e. 310.D.3 – Lot Line Descriptions (Bearing & Distances)
 - f. Section 318 – Phase-1 Environmental Site Assessment (PESA)
 - g. Section 507.A – Sidewalks
4. All applicable comments from York Township Departments, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices to be paid prior to recording.

Vote 5 yes.

P2020-3-1 OSS Realty Company Lot Line Adjustment Plan

The plan was presented by Josh C. George, P.E., Snyder, Secary, & Associates.

On motion of Comm. Jones, seconded by Comm. Granholm, P2020-3-1 OSS Realty Company Lot Line Adjustment Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated June 2, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
 - a. Section 304.D.1 – Lot Line Adjustment Plan (Plan Scale)
 - i. With consideration of the size and shape of the property to be shown on the plans and that all required information is visible at 60-scale
 - b. Section 304.E.3 and 304.E.4 – Lot Line Adjustment Plan (Plan/Drawing Information)
 - i. With consideration that the plan is solely intended to consolidate the two parcels and no other improvements are proposed at this time.
4. All applicable comments from York Township Departments, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices to be paid prior to recording.

Vote 5 yes.

P2020-3-2 Greek Orthodox Church Reverse Subdivision Plan

The plan was presented by Patti Fisher P.E., James R. Holley & Associates, Inc.

On motion of Comm. Knepper, seconded by Comm. Jones, P2020-3-2 Greek Orthodox Church Reverse Subdivision Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated June 2, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
 - a. Section 508 – Installation of Curbs

- i. With consideration that no additional construction is proposed, coordination with the Public Works Department, and the inclusion of the plan note to fulfill the requirements within 6-months' notice by the Township.
 - b. Section 506.C.5 – Provide Additional Right-of-Way
 - i. With consideration of the previously granted waiver in 2007, coordination with the Public Works Department, and inclusion of the plan note to fulfill the requirements within 6-months' notice by the Township.
4. All applicable comments from York Township Departments, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices to be paid prior to recording.

Vote 5 yes.

LD2020-3-2 Medford Professional Center Final Land Development Plan

The plan was presented by David Lipinski, P.E., James R. Holley & Associates, Inc.

On motion of Comm. Steele, seconded by Comm. Kessler, LD2020-3-2 Medford Professional Center Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated June 2, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
 - a. Section 507 – Installation of Sidewalks
 - b. Section 609. – Street Trees
4. All applicable comments from York Township Departments, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices to be paid prior to recording.

Vote 5 yes.

Surety Release – Springwood Development Corp. Land Development, known as Hunters Pointe

On motion of Comm. Kessler, seconded by Comm. Granholm, the final surety release for the Springwood Development Corp. Land Development was approved. Vote 5 yes.

Time Extensions

On motion of Comm. Jones, seconded by Comm. Kessler, 90-day time extensions were granted for the following:

- a. P2019-9-1 and LD2019-9-2 Hudson Ridge Phase I Final Subdivision/Land Development Plan
- b. LD2019-3-2 SSN Hotel (2064 South Queen Street) Final Land Development Plan
- c. P2018-8-1 Dean and Carol Nachtigall Subdivision

Vote 5 yes.

Township Manager's Agenda (Continued)– Gary Milbrand

EMA Memorandum of Agreement – Spry Church a United Methodist Congregation

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved the Memorandum of Agreement between York Township EMA and the Spry Church a United Methodist Congregation, to be used as a temporary shelter station.

Vote 5 yes.

York County Stormwater Consortium Projected Spending and Sediment Reduction(2020-2024)

An update was provided to the Board on the York County Stormwater Consortium's projected funding and expenses and projected sediment loading reductions over the next five years. A draft of the full pollution reduction plan is currently under review by PaDEP and it is anticipated its approval of the Township's stormwater permit will be in the August-September timeframe.

A discussion was held.

PaDEP Non-Building Waiver for A-LAK Real Estate Holdings - 340 Fruitlyn Drive and 380 Fruitlyn Drive (P2020-4-3) and the Greek Orthodox Church of Annunciation of York for 2500 Pine Grove Road Reverse Subdivision Plan(P2020-3-2)

On motion of Comm. Granholm, seconded by Comm. Jones, the Board approved the PaDEP Request for Planning Waiver and Non-Building Declaration for P2020-4-3 the A-LAK Real Estate Holdings subdivision plan and for P2020-3-2 the Greek Orthodox Church of Annunciation of York reverse subdivision plan

Vote 5 yes.

Polling Place Change for Ward 1 Precinct 1

The York County Board of Elections has permanently changed the Township's Ward 1, Precinct 1 polling location from Covenant Moravian Church, 901 Cape Horn Road to Living Word Community Church, 2530 Cape Horn Road. Any questions, please contact the York County Board of Elections at 717-771-9604.

York County 2021-2024 Traffic Improvement Program(TIP)

York County Planning Commission currently has out for public review and comment on the 2021-2024 York County TIP. The 30 day review period ends June 18th, 2020. The following projects are on the list that are in York Township:

- a. Camp Betty Washington Road safety improvement project (Project page 1 of 20)
- b. Springwood Road bridge replacement project near Chapel Church Road (Project page 6 of 20)
- c. Springwood Road bridge replacement project near Duquesne Road (Project page 10 of 20)
- d. S. George Street bridge replacement project just south of Tyler Run Road (Project Page 13 of 20)

F350 Pickup Truck/Snow Plow Donation to YARPD

On May 27th, 2020 the Township transferred a 2007 F350 truck and plow to YARP for their use. On June 3rd, 2020 the Township received a thank you letter from Chief Damon of YARP for the donation on behalf of the Department and intends to use the truck to plow their parking areas and use the truck to transport large evidence and found property items.

General Fund Finance Update

Ryan Grigg will be presenting a 6-month financial update at the August BOC meeting. Provided to the Board this evening is a May 31st, 2020 financial analysis of the General Fund projections:

General Fund Revenue: Across all revenue accounts staff is conservatively projecting an end of year balance of \$12.6 million. The budget is \$13 million. This is \$400k or 3% less than budgeted.

General Fund Expenses: Across all departments staff are conservatively projecting an end of year balance of \$12.3 million. The budget is \$13.2 million, with a \$192k fund balance transfer. This is \$900k or 6.6% less than budgeted. The majority of the fewer expenses projected will be attributed to lower workers comp insurance payments, a health insurance rebate, lower liability insurance payments, lower utility bills, less overtime and not needing to make a \$280k payment to YARP to transfer the uniform pension plan to the Pa Municipal Retirement System.

General Fund Net income or Loss: Staff are currently projecting a net income of approximately \$280k (\$900k - \$400k – \$190k)

Recreation – Carly Mercadante

Appointment of Zakary Wolpert to the Recreation Board (Thru May 1, 2025)

On motion of Comm. Jones, seconded by Comm. Kessler, Zakary Wolpert was appointed to the Recreation Board for a term expiring May 2025.

Vote 5 yes.

The recreation department is looking to start the summer playground program in July. The Volunteer program has been canceled due to canceled activities. The Friday night movies are to resume in July. The food truck drive-through was not as successful as hoped due to the County moving into the green phase of the COVID-19 recovery and restaurants opening up.

Public Works – Scott DePoe

No action items.

Solicitor – Steve Hovis

Ordinance 2020-4 - LERTA(Local Economic Revitalization Tax Assistance)

On motion of Comm. Jones, seconded by Comm. Kessler, Ordinance 2020-4, amending the properties eligible for tax exemption under article x – chapter 225 of the York Township code of ordinances was approved with the following voice vote:

Comm. Kessler	Yes
Comm. Granholm	Yes
Comm. Jones	Yes
Comm. Knepper	Yes
Comm. Steele	Yes

Vote 5 yes.

Authorize Presenting the Cell Tower Ordinance to Planning Commission

On motion of Comm. Granholm, seconded by Comm. Knepper, the Board agreed to advertise and forward the cell tower ordinance to the Planning Commission as part of the approval process.

Vote 5 yes.

June 9th, 2020

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Executive Session TIME_ 8:12 _____

The Board was in executive session to discuss personnel and litigation matters.

Meeting Reconvened TIME_ 8:52 _____

Adjourn

The meeting was adjourned at _____ pm.

Secretary

(Seal)