

YORK TOWNSHIP  
BOARD OF COMMISSIONERS  
190 Oak Road, Dallastown PA 17313  
Tuesday, August 11<sup>th</sup>, 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	Ryan Grigg	

Other Township Employees or Board Members:  
Adam Wolf, Public Works; and Josie Dick, W&SA.

Other Community Members:  
Chief Tim Damon, YARP; Bob Junkins, York Township Goodwill Fire  
Company; and Mike Noel, York Township Fire Company

Comm. Steele announced that the Board met on August 3rd, 2020 at 6:00 pm for the purposes of discussing land acquisition matters and will meet in executive session at the end of the meeting to discuss land acquisition and personnel matters.

**Minutes** – July 14<sup>th</sup>, 2020

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of July 14<sup>th</sup>, 2020, were approved.

Vote 5 yes

**Payment of Bills**

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

General Fund	\$ 705,458.77
Sewer Revenue Fund	\$ 488,288.75
Inter-Municipal Sewer Fund	\$ 13,406.55
Storm Water Management Fund	\$ 12,115.00
Liquid Fuels Fund	\$ 268,662.30
General Capital Reserve Fund	\$ 63,546.42
Sewer Capital Reserve Fund	\$ 15,471.76
Street Light Fund	\$ 241.56

Escrow Fund

\$ 1,505.38

<b>Total</b>	<b>\$ 1,568,696.49</b>
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Vote 5 yes.

### **2020 6-Month Update from YARP – Chief Damon**

Chief Tim Damon, YARP, presented the mid-year report on staff levels, equipment acquisitions, the opioid epidemic and legislative changes. The Department received body cameras and they will be going live with them in September. The Department has a new web site that provides more information than before. The Department received accreditation that will be valid for the next three years. In January 2020, the Department started providing service to Spring Grove Borough. The Department transferred their pension plan to the Pennsylvania Municipal Retirement System. Crimes related to thefts and assaults are up and other crimes are down in comparing 2019 to the 2020 year to date. Opioid deaths County wide year to date are at 120 and for the same period last year, they were 78. Recruiting new officers will be the biggest challenge for police service in the future.

### **2020 6-Month Financial Update – Ryan Grigg**

Ryan Grigg, Finance Director, presented the mid-year analysis of revenue and expenditures. A copy of his report is included in the minute book.

### **Public Comments**

None

### **Engineer – Mike Hiras and Director of Economic Development –Lisa Frye**

#### **LD2020-4-1 McDonald’s Remodel Final Land Development Plan**

Plan was presented by Michael Jeitner of Bohler Engineering.

On motion of Comm. Granholm, seconded by Comm. Jones, LD2020-4-1 McDonald’s Remodel Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated August 7<sup>th</sup>, 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.A – Sidewalks
    - i. With a condition that Township staff are to work with Rutter’s to express the Board's desire to have an internal pedestrian walkway strip between the Rutter’s and McDonald’s buildings.

4. All applicable comments from York Township Departments and consultants, 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.

**P2020-3-3 Samuel & Wanda Wise Amended Subdivision Plan(1045 S. Pleasant Ave.)**

Plan was presented by Adam Anderson, P.E. Site Design Concepts.

On motion of Comm. Jones, seconded by Comm. Kessler, P2020-3-3 Samuel & Wanda Wise Amended Subdivision Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated August 7<sup>th</sup>, 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, 508, 609, Sidewalks, Curbs & Reinforced Shoulders, and Street Trees
4. All applicable comments from York Township Departments and consultants, 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.

**LD2020-1-1 2010 S. Queen St. Minor Final Land Development Plan**

Plan was presented by Alvis O. Elrod of Gordon L. Brown & Associates Inc.

On motion of Comm. Knepper, seconded by Comm. Kessler, LD2020-1-1 2010 S. Queen St. Minor Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated August 7<sup>th</sup>, 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. A – Sidewalks
    - i. With the consideration that there are no sidewalk networks for connection and that the applicant has provided York Township’s 6-month notification on the plans
  - b. Section 508. – Curbs and Reinforced Shoulders
  - c. Section 609 – Street Tree Requirements
4. All applicable comments from York Township Departments and consultants, 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 Releases**

On motion of Comm. Granholm, seconded by Comm. Jones, the surety releases were approved for the following:

- a. Rutter’s #8 Expansion Land Development, 129 Leader Heights Road

Vote 5 yes.

#### **Time Extensions**

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

- a. P2017-9-1 2719 South Queen Street Final Subdivision Plan
- b. LD2015-5-1 IVRI Land Development Plan
- c. P2019-11-1 Christopher G. Aldous Reverse Subdivision Plan
- d. LD2019-9-1 Fair Valley (Wynfield) Revised Preliminary/Final Land Development Plan

Vote 5 yes.

#### **Commissioner Agenda**

**Comm. Jones** – Reported that he attended the July 23<sup>rd</sup>, 2020 York Township Fire Chiefs meeting. He attended the executive session meeting on August 3<sup>rd</sup>, 2020. He attended the York Township Fire Department meeting on August 10<sup>th</sup>, 2020. He addressed several citizen concerns.

**Recruitment and Retention money** - On motion of Comm. Jones, seconded by Comm. Kessler, the Recruitment and Retention money for the 2nd quarter, 2020, for the five fire companies was approved for distribution.

Vote 5 yes.

**Comm. Granholm** – He thanked the Chief for his mid-year report and congratulated the Department for receiving accreditation. He attended the executive session meeting on August 3<sup>rd</sup>, 2020.

**Comm. Knepper** – Reported that he attended the July 9<sup>th</sup>, 2020 YARP meeting. He attended the executive session meeting on August 3<sup>rd</sup>, 2020.

**Comm. Kessler** – Reported that he attended the executive session meeting on August 3<sup>rd</sup>, 2020. He attended the York Township Fire Department meeting on August 10<sup>th</sup>, 2020 and the membership thanked the Commissioners for their support.

**Comm. Steele** - Reported that he attended the York City WWTP workgroup meetings on July 9<sup>th</sup>, 2020, July 16<sup>th</sup>, 2020, August 3<sup>rd</sup>, 2020 and August 4<sup>th</sup>, 2020.

### **Township Manager's Agenda – Gary Milbrand**

#### **Codification Update Proposal**

On motion of Comm. Jones, seconded by Comm. Granholm, the Board Approved the General Code Publishing codification update proposal dated August 5<sup>th</sup>, 2020, for the amount not to exceed \$6,295.

Vote 5 yes.

#### **Resolution 2020 - 12 Update Act 537 – Planning Module for 3275 Honey Valley Road**

On motion of Comm. Jones, seconded by Comm. Knepper, the Board approved Resolution 2020-12, updating the Act 537 plan for the installation of a Small Flow Treatment Facility for the property located at 3275 Honey Valley Road.

Vote 5 yes.

#### **Monthly Report:**

#### **Budget workshop meeting**

The Township budget workshop has been scheduled for Monday, October 26<sup>th</sup>, 2020, at 5:00 pm. At the Board's October meeting, we will recess to the workshop.

#### **2019 General Fund and Sewer Fund Audits**

The Township received a copy of the General Fund and Sewer Fund audits for the 2019 calendar year ending December 31<sup>st</sup>, 2019. There were no significant deficiencies identified.

#### **2019 Liquid Fuels Audit**

On July 20<sup>th</sup>, 2020, Township staff received via email the 2019 Liquid Fuels Audit report. The report identified no findings, opinions or deficiencies.

**Recreation – Carly Mercadante**

As a reminder, the shredding event is September 26<sup>th</sup>, 2020, from 10:00 am until noon. We ask that the public bring a donation of two food goods per box and there is a maximum of two boxes.

**Public Works – Scott DePoe**

**Sanitary Sewer Building / Municipal Campus Improvements**

The Township received two bids for the general contract and one bid for the plumbing contract. The Township will need to readvertise to solicit new bids before the project can move forward. The Board will be presented with a recommendation in September.

**Admin Building HVAC Equipment – COSTAR Purchase**

The Township received a costars proposal for replacement equipment for the HVAC system in the administration building and a control system. The proposal is under review and a recommendation will be provided in September.

**Green Valley Pumping Station Replacement and Spangler Meadows Pumping Station Abandonment Projects**

A discussion was held on the status of the Green Valley Pumping Station Replacement and Spangler Meadows Pumping Station Abandonment Projects. There is a concern about possible expenses incurred related to delay in getting the project out for bid. Mr. DePoe was directed to work with the Authority Solicitor to send a letter to Gannett Fleming, putting them on notice to express the Township's concern over the bidding delay and potential increase in equipment costs.

**Solicitor – Steve Hovis**

**Authorization to Advertise for Public Hearing Related to the Creation of a Regional Wastewater Authority(Suggested September 16th, 2020 at 6:00 pm)**

On motion of Comm. Steele, seconded by Comm. Granholm, the Board authorized the solicitor to advertise for a public hearing related to the creation of a regional wastewater authority on September 16th, 2020, at 6:00 pm.

Vote 5 yes.

**Authorization to Advertise for Public Hearing Related to the Adoption of a Zoning Ordinance Amendment Related to the Township Cell Tower Ordinance (Suggested September 8th, 2020 at 7:00 pm)**

On motion of Comm. Granholm, seconded by Comm. Kessler, the Board authorized the solicitor to advertise for a public hearing related to the adoption of a revision of the cell tower ordinance on September 8th, 2020, at 6:00 pm.

Vote 5 yes.

**Resolution 2020-12 Accepting the Offer of Dedication for Darlene Street Extended.**

Action tabled to the September meeting.

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**Ordinance 2020-5 Adopting Darleen Street Extended as a Public Road**

Action tabled to the September meeting.

**Executive Session** TIME\_\_7:57 pm\_\_\_\_\_

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

**Meeting Reconvened** TIME\_\_9:00 pm\_\_\_\_\_

**Adjourn**

The meeting was adjourned at 9:00 pm.

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Secretary

(Seal)