

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, May 9, 2017
6:00 p.m.

Comm. Steele called the 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	Carly Mercadante	
Comm. Kessler	Scott DePoe	
Comm. Knepper		

Other Township Employees or Board Members: Adam Wolf, Public Works;
Kathleen Dellinger, EMA; Jeff Grove, EMA; Jacobus Mayor Greg Gruendler,
EMA; Laura Kirk, EMA and Rec. Board and Molly Eck, MS4 Program
Coordinator.

Others: Cpl. Clegg, YARPD

Comm. Steele announced that there will not be an executive session this evening.

Minutes – April 11, 2017

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of April 11, 2017 were approved as presented. Vote 5 yes.

Payment of Bills

On motion of Comm. Knepper, seconded by Comm. Granholm, the following bills for April 2017 were approved for payment:

General Fund	\$ 996,500.05
Sewer Revenue Fund	\$ 98,011.55
Inter-Municipal Sewer Fund	\$ 11,558.47
Recreation Capital Reserve Fund	\$ 1,470.07
General Capital Reserve Fund	\$ 7,185.24
Sewer Capital Reserve Fund	\$ 8,577.00
Street Light Fund	\$ 254.11
EMA Fund	\$ 68.48

Total	\$ 1,123,624.97
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Vote 5 yes.

On motion of Comm. Knepper, seconded by Comm. Granholm, the non-reimbursable portion of bills for April 2017 in the amount of \$18,464.59 were approved for payment. Vote 5 Yes.

Commissioner Agenda

Comm. Jones – Noted that on April 18th he attended the employee workshop on active shooters presented by Chief Damon, identity theft presented by People's Bank and missed a computer safety presentation by Terrence Trasatti.

Recruitment and Retention money - On motion of Comm. Jones, seconded by Comm. Granholm, the Recruitment and Retention money for the 1st quarter, 2017, for the five fire companies was approved for distribution. Vote 5 yes.

Comm. Granholm – Reported that he attended the April YARP meeting. He attended the first negotiation meeting with the Police Association. The police department has stepped up traffic enforcement in Spangler Meadows.

He followed up with a resident on a stormwater issue.

Comm. Knepper – Reported that he attended the April YARP meeting. He met with one resident on Yoe Dr. and with the assistance of the Township sewer crew determined that a settlement was not a Township issue. He also talked to another resident about a stormwater issue.

Comm. Kessler – Reported that he attended the PennDOT Connects meeting and listened to how they intend to include residents into decision making on local projects. He contacted Mike Kaiser at PennDOT about the status of our Chambers Road and Rt. 124 grant.

He received a letter from a resident who had some concerns about the intersection of Chestnut Hill Road and Camp Betty Washington Road.

Comm. Steele – Encouraged everyone to go to polls and vote on May 16th for the Pennsylvania primary.

He received a letter from the same resident as Comm. Kessler who had some concerns about the intersection of Chestnut Hill Road and Camp Betty Washington Road. He directed Scott DePoe to assist Comm. Kessler in preparing a response to the letter.

Township Manager's Agenda – Gary Milbrand

The April 20, 2016 EMA meeting minutes have been included in the Board packet. Kathy is here to answer any questions.

MS4 Annual Report Presentation

Molly Eck presented the MS4 Annual Report. A copy of her power point presentation is included in the minute book. There were approximately 19 people in the audience for the presentation. There were no questions from the Board or the audience. The Board thanked Molly for the presentation and her work with the MS4 program in York Township. Presentation in minute book.

PAYTIME Payroll System

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved entering into an agreement with PAYTIME Harrisburg, Inc. to provide payroll services subject to the solicitor's approval of the agreement. Vote 5 yes.

Resolution 2017-14 Destruction of Records

On motion of Comm. Knepper, seconded by Comm. Granholm, Resolution 2017-14, disposition of records to be shredded at the event scheduled for May 20th, 2017, was approved.

Vote 5 yes.

Memorandums of Agreement between York Township EMA and Red Lion EMA

On motion of Comm. Jones, seconded by Comm. Kessler, the Memorandums of Agreement between York Township EMA and Red Lion EMA to collaborate and share services for the period April 11, 2017 thru April 10, 2022 was approved.

Vote 5 yes.

Public Hearing for Zoning Ordinance Amendment

At 7:00 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a text amendment to the Zoning Ordinance to allow a new use of Self-Service Storage Facility (Vertical).

A stenographer was present and recorded the testimony during the hearings.

At 7:23 pm the regular meeting was called back to order.

Zoning Ordinance Text Amendment

On motion of Comm. Kessler, seconded by Comm. Jones, Ordinance 2017 -1 amending Chapter 265 of the zoning ordinance of 2012 by amending the sections and provisions of the commercial shopping district, commercial industrial district, and the industrial district to allow for vertical self-service storage facilities; by amending article 6, specific regulations, to provide for vertical self-service storage facilities; and by amending article 11, definitions, by the addition of the definition of vertical self-service storage facility as amended by the proposed language presented by the applicant 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.

Township Manager’s Agenda – Gary Milbrand(Continued)

York County Chesapeake Bay Pollution Reduction Plan(YCCBPRP) Reboot 2018-2023 funding options

On April 28, 2017, Mrs. Frye and I attended the 4th YCCBPRP reboot meeting for the 2018-2023 permit. A copy of the presentation is included with your packet and the meeting’s notes. Of note, it has been determined by the County’s consultant that as a group we will be mandated to remove 2.5 million pounds of pollutants per year by 2023 and the current total project cost is estimated to be \$15.9 million(\$13 million assuming 20% grant awards) based on local construction guidance. It is anticipated that the costs may be reduced further either before or during the permit life cycle through the use of York County, PennDOT, DOD or private contributions or projects. The exact numbers are still being refined and final numbers will be available by budget time.

The steering committee consultant provided 4 possible funding scenarios and asked representatives to seek recommendations from their Boards on their desired scenario(s) that is fair and equitable to all. A discussion was held. It is anticipated to cost the township \$218,000 more per year by participating with the County and that this could result in a .1 mill tax increase. It was also noted by the steering committee consultant that it could cost the Township as much as \$4,363,793 per year if we tried to do this alone.

On motion of Comm. Jones, seconded by Comm. Kessler, Scenarios 4a and 4b will be recommended to the York County Chesapeake Bay Pollution Reduction Plan steering committee as York Township’s desired funding options and that any advanced waiver notification holders that do not receive a waiver and become a full permit holder participant and will have their annual municipal costs recalculated. Vote 5 yes.

The Board considers this an unfunded mandate on the part of EPA and PaDEP and that it’s ridiculous and could be a financial disaster. The money could be better spent elsewhere. They tasked staff with determining a means to get this information to the residents.

Re-appointment of Laura Kirk to the Recreation Board

On motion of Comm. Jones, seconded by Comm. Granholm, Laura Kirk was reappointed to the Recreation Board for a term expiring May1, 2022 was approved. Vote 5 yes.

Monthly Report

Monthly report is included in the minute book. From my report I would like to point out the following:

National Public Works Week is May 21-27, 2017. I challenge each Commissioner to track down a York Township Public Works employee or two during the week of May 21-27 and spend some time with them and learn who they are and what they do.

On the Chambers Road and Rt. 124 PennDOT Multi-Model grant application, I contacted Dave Bratina, the PennDOT Multi-Model grant administrator. They are working on the technical and Q&A reviews of the 225 applications received. He indicated it will be in the June thru August timeframe till we hear anything on our application.

On Fountainhead, Lisa Frye continues to file weekly citations. Fitz and Smith have been working through the punch list doing base and stormwater repairs. They moved the paving equipment in last week. Weather prevented them from doing paving last week. Tomorrow (May 10th) they are scheduled to put the leveling course down.

Recreation – Carly Mercadante

Monthly report is included in the minute book.

Comm. Steele indicated he would help Carly at the shredding event.

Comm. Granholm asked about the field use situation with Dallastown Soccer Club(DSC). Carly explained that DSC spoke to the Rec. Board for an hour and a half and they would like the Township to make an exception and let the club have control of the decisions of the field open and closure policy. If not, they would like us to revisit/re-evaluate our field closure policy. Comm. Granholm indicated the policy should be revisited and that we are fairly restrictive and there may be room to change and maintain safe fields. Comm. Jones indicated that when you make field use less restrictive fields get destroyed and then we get complaints about field conditions and safety. Comm. Knepper indicated spring is when the fields are most vulnerable. Comm. Steele indicated he supports staff. There was consensus from the Board that the Township is not going to turn over field closure decisions to DSC and that the decision of the field closure will be at the discretion of Township staff.

Public Works – Scott DePoe

Monthly report is included in the minute book.

Scott DePoe noted from his report that the Oak Road culvert replacement project will start the week of June 12th.

All of the 2017 paving contracts have been received and approved. We don't typically release paving till after July 4th.

Please speak to Gary Milbrand one on one about the Cape Horn sewer crossing project.

A discussion was held about the Chestnut Hill Road bridge project and the paving from the bridge to Camp Betty Washington Road.

Engineer and Zoning Officer – Neil Beach and Lisa Frye

P2017-2-1 Knepper and Gunder Minor Subdivision Plan

Plan presented by Grant Anderson of Site Design Concepts.

On motion of Comm. Granholm, seconded by Comm. Jones, the Minor Subdivision plan P2017-2-1 Knepper and Gunder was approved with the following conditions or modifications:

1. All comments on the letter from Neil Beach, dated April 28, 2017, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
4. A lot development plan shall be submitted for the construction of all dwellings and improvements.
5. Waivers granted for the following:
 - a. Section 310.E.3.c - Floodplain Management Report
 - b. Section 310.E.3.e - Water Supply Feasibility Report
 - c. Section 310.E.3.f - Sanitary Sewage Disposal Feasibility Report
 - d. Section 310.E.3.g - Street Classification Report
 - e. Section 310.E.3.i - Wetland Report
 - f. Section 310.E.3.j - Phase-1 Environmental Site Assessment (PESA)
 - g. Section 506.A.8 – Street Reconstruction
 - h. Section 507 – Sidewalks
 - i. Section 508 – Curbs & Reinforced Shoulders
 - j. Section 511.B – Street Lights
6. All invoices to be paid prior to recording.

Comm. Knepper recused himself from this discussion and vote. (Conflict of interest statement in minute book.)

Vote 4 yes (Comm. Knepper recused).

Final Surety Reductions – South York Value Center/Price Rite Expansion

On motion of Comm. Kessler, seconded by Comm. Granholm, the final surety release for South York Value Center/Price Rite Expansion Land Development was approved.

Time Extensions

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

- a. P2011-5-1 Fair Valley Reverse Subdivision
- b. LD2015-5-1 IVRI Land Development
- c. P2016-8-1 Cape Horn Crossing LP and SEL Properties Inc. Preliminary/Final Subdivision Plan
- d. LD2016-8-2 Cape Horn Crossing Final Land Development Plan
- e. P2016-11-1 Jay K. and Margaret A. Crist Reverse Subdivision Plan
- f. LD2016-11-2 Rutter’s Farm Store Expansion Final Land Development Plan.

Vote 5 yes.

Solicitor – Steve Hovis

Call of surety on The Paddock

Solicitor Hovis asked this item to be tabled as he received notice that the bank will continue the surety.

Solicitor Hovis advised the Board the he received a letter from John Bowders that he withdrew his land use appeals pending before the York County Court of Common Pleas and the Commonwealth Court appeal, so these matters are concluded.

Public Comments

Laymon Mortorff – 362 Hill-N-Dale Drive North – Karen and he thanked the Township Fire Departments and Police for their assistance at the fire at his house and especially Chief Tracy, Detective Hopple, and Keith Lutz of Township staff.

Adjourn

The meeting was adjourned at 8:22 pm.