

YORK TOWNSHIP  
BOARD OF COMMISSIONERS  
190 Oak Road, Dallastown PA 17313  
Tuesday, July 11, 2017  
6:00 p.m.

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

Comm. Steele	Lisa Frye	Scott DePoe
Comm. Granholm	Carly Mercadante	Neil Beach
Comm. Jones	Gary Milbrand	Peter Ruth
Comm. Kessler		
Comm. Knepper		

Other Township Employees or Board Members:

Adam Wolf, Public Works; Kathleen Dellinger EMA; and Jeff Grove, EMA;  
Jacobus Mayor Greg Gruendler, EMA

Others:

Sgt. Montgomery, YARP; Bob Junkins, York Township Goodwill Fire Company;  
Pat Noll, Dallastown Fire Company; and Barry Myers, Yoe Fire Company

Comm. Steele announced that the Board will meet in executive session at the end of the meeting to talk about property procurement and litigation.

**Minutes** – June 13, 2017

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of June 13, 2017 were approved. Vote 5 yes.

**Payment of Bills**

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

General Fund	\$ 1,193,713.79
Sewer Revenue Fund	\$ 171,670.16
Inter-Municipal Sewer Fund	\$ 11,332.65
Storm Water Management Fund	\$ 7,485.00
General Capital Reserve Fund	\$ 24,586.17
Sewer Capital Reserve Fund	\$ 8,047.50
Street Light Fund	\$ 254.10
Escrow Fund	\$ 2,500.91
EMA Fund	\$ 65.70

<b>Total</b>	<b>\$ 1,419,655.98</b>
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Vote 5 yes.

On motion of Comm. Knepper, seconded by Comm. Granholm, the non-reimbursable portion of bills for June 2017 in the amount of \$14,230.82 were approved for payment. Vote 5 yes.

**Fire & Rescue Scholarships**

Comm. Jones stated that scholarship money is available to the children and youth of firefighters and tonight 2 of the recipients are here to accept their scholarships. The following were awarded scholarships from the Department of Fire and Rescue:

- Brady Williams from Dallastown Fire Company
- Kellen Scritchfield from Dallastown Fire Company

Barry Myers thanked the board for supporting the scholarships and added that this is the 20<sup>th</sup> year York Township has been providing scholarships.

**Commissioner Agenda**

**Comm. Knepper** – Commended staff for having the expertise to make things right regarding the installation of the Oak Road box culvert. He observed the construction at the Rutter’s on Leader Heights Road and noted they are putting in some expensive stormwater controls that will not be seen once installed. The Tractor Supply construction site is also an impressive thing to see.

**Comm. Kessler** – Noted that the Township has not received any information yet on the PennDOT grant application for Chambers Rd. and Mount Rose Ave. He visited several of the Township parks over the last month and thanked staff for their efforts in maintaining them.

**Comm. Jones** – Reported on June 26<sup>th</sup> he met with Dallastown School District educators and Township staff and had an open discussion on how to prepare students to enter the workplace. He responded to constituent comments.

**Comm. Granholm** – They are continuing negotiations with the Police Association. The Police Board will be taking action on the hiring of two officers. He met with staff to start the study of the Markey Park property and met with a resident on a stormwater matter.

**Comm. Steele** – On June 19<sup>th</sup> he attended the York Township Water and Sewer Authority meeting to hear the discussion about the Green Valley Road Pumping Station update.

#### **Emergency Services Partnership Steering Committee presentation**

A presentation was made by Ron Miller on behalf of the Partnership Steering Committee. This group is looking to support volunteer fire services through a partnership of shared administration, cooperation, equipment and mutual training. A copy of the presentation is included in the minutes. A discussion was held.

On a motion of Comm. Jones, seconded by Comm. Kessler, the Board agreed to support Stations 18, 19, 35 & 36 and their steering committee as they work through this partnership process.

Vote 5 yes.

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

##### **Res. 2017-16 Update Act 537, Planning Module for Miller Plant Farm, Inc.**

On motion of Comm. Kessler, seconded by Comm. Jones, Resolution 2017-16, updating the Act 537 plan for on-site systems for Miller Plant Farm, Inc.

Vote 5 yes.

##### **Transfer of PA Liquor License to Rutter's at 129 Leader Heights Road**

We have received a request for a public hearing to transfer a liquor license from West York Borough to York Township to be located at the Rutter's at 129 Leader Heights Road. There is currently a hearing scheduled for a Zoning Map Amendment for 1873 Powder Mill Road at 7:00 pm on August 8th. The Board agreed to hold the public hearing on Tuesday, August 8th, 2017 at 7:30 pm.

##### **Monthly Report**

Monthly report is included in the minute book. From his report he pointed out the following:

#### MS4 Pollution Reduction (PRP) Update

Lisa attended the 6th York County PRP reboot meeting. The committee voted to go with funding scenario 4B. If all current participants continue to stay in the plan, this will mean York Township's contribution per year is estimated to be \$217,985 (total 5 year \$1,089,927). Our current contribution is \$11,748/per year. This will result in an increase in additional expenses of \$206,237 per year plus other permit requirements to the 2018 and beyond budget. The Solicitors were to meet and review the Intergovernmental Agreement on July 5th.

Fred Krause, Finance Director, will be at the August meeting to present the Township's 6-month financial update, outlook for the remainder of the year and issues to be considered for the 2018 budget.

Chief Damon, YARP, will be at the August meeting to give a mid-year report regarding calls for service and a crime report.

I would also like to point out that about 2:15 pm on Thursday, July 6<sup>th</sup> we realized our network was infected with ransomware. The network was immediately taken down. From then until 11:15 pm that evening, Terrence, one technician from BIG (our external support) and myself slowly brought the system back up. We started with the servers and made sure they were clean before we moved onto user PC's. All critical systems were back up by Friday at 9:30 am. As of Monday, Terrence was still finishing up with user PC's. We did not pay any ransomware fees. We restored everything compromised from backups. A post event review will be conducted.

#### **Recreation – Carly Mercadante**

It was noted that the fireworks were a success and were enjoyed by those who attended them. Carly also noted that the numbers in the playground program are good. Monthly report is included in the minute book.

#### **Public Works – Scott DePoe**

Reported that today the Township received official notification that the Township is to receive \$182,000 on our #3 Green Light Go Grant for improvement at the intersection of South Queen Street and Springwood Road.

The Oak Road culvert replacement was complete in two weeks and the road was reopened on June 30<sup>th</sup>. The project will come in under budget.

The two new Public Works employees have passed their CDL tests. All Public Works staff have completed confined space entry training. Public Works is up to full staff.

Monthly report is included in the minute book.

**Engineer and Director of Economic Development –Lisa Frye**

**Advisory Fountain Head/Markey update**

Lisa Frye advised the Board that the paving was completed and that there are several outstanding items that need to be addressed by the Markey's before the Township is able to officially adopt the streets. Gordon Brown's office is working on the outstanding items. The deadline for adoption is August 1<sup>st</sup>. There are some sidewalks that are not installed. The stormwater pond can be adopted at a later date. She continues to file weekly citations.

**LD2017-2-1 Beckett Woods Request for Consideration on Official Map and Traffic Improvements**

Request presented by John D. Snyder of RGS Associates and Nate Pipitone of Wellington Development.

The project is 120 acres along I83 that has not come to the Board. We are requesting to have a discussion on a number of issues concerning the Beckett Woods project before progressing through the preliminary plans.

The Township's Official Map shows improvements including a round-a-bout, which we don't believe is feasible, at the Springwood Road - Pauline Drive intersection as well as a public street connecting Springwood Road to Camp Betty Washington Road. This new road bisects the middle of the best developable portion of the property. We would like to develop 40 acres and put the rest in a conservation easement. We believe that these improvements are not capable of being accomplished due to steep slopes and environmentally sensitive areas. We have provided a second optional alignment but this is close to the stream corridor and we were planning a legacy sediment project in that area and potentially get MS4 credits for the Township.

When we initiated the design process for our property, the Township was pursuing grants to install signals and make improvements to the intersection of Pauline Drive and Springwood Road as identified in the York Township Capital Improvement Plan.

The cost of this intersection (for the 3-way improvements) was previously estimated by TRG to be \$ 677,830.70 as part of a grant application. It was subsequently denied. We were informed that the developer may need to construct these improvements. With the addition of the fourth leg of this intersection from our development, we estimated an additional \$125,000 in costs for the project or an estimated cost of construction of \$802,830.70. We are willing to contribute our fair share to this improvement.

We request that the Township Commissioners accept the required traffic impact fee of \$572,000 for the construction of the necessary improvements from our

development, as well as the \$125,000 in improvements for the 4<sup>th</sup> leg of the intersection (total of \$697,907) and York Township provide collected impact fees from other developments to supplement the construction costs (expected to be \$802,830.70) in the approximate amount of \$104,000, as well as undertake all property and right of way takings for the improvements.

A discussion was held.

There was a consensus of the Board that a round-a-bout would be very hard to install at this intersection due to the I83 bridge and other environmental constraints and it is not warranted.

On the signalized intersection and the official map connection, the Board directed the developer to work with staff and our consultants and come back to the Board on a recommendation for consideration.

#### **Time Extensions**

On motion of Comm. Kessler, seconded by Comm. Granholm, 90-day time extensions was granted for P2016-10-1 334 Hospitality Final Subdivision Plan. Vote 5 yes.

#### **Solicitor – Peter Ruth**

No Action Items

Mr. Ruth reported that the County has been meeting to try and develop a uniform application, for all to use, for implementing the LERTA program. It was noted that this may get pushed down to the municipalities.

#### **Public Comments**

John Barbor, 2420 Clairian Dr. – Thanked the Board and Lisa Frye for what they did about the streets in the Fountain Head development. He noted that he thought everything was done but now understands there are more things to be completed.

Tom Hopkins – 505 Mahopac Dr. – Noted that there is an industrial zone across the street from Heather Glen. He has some concerns with the land development plan and would like to see what is in the works. Commissioner Knepper noted he has no land development plan submitted to the Township at this time and offered to visit Mr. Hopkins and explain to him what he is looking to do.

#### **Executive Session**

The board was in executive session to discuss personnel and litigation issues.

#### **Regular meeting resumed**

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**Green Valley Road land acquisition for Pumping Station Upgrade**

On motion of Comm. Jones, seconded by Comm. Kessler, approved the purchase of 295 Green Valley Road and the adjacent vacant lot, subject to the maximum purchase price provided to the solicitor in executive session and transfer any funds necessary from the Green Valley Pump Station Construction cost line item to the Buildings and Land line item of the Sewer Capital Projects Fund to cover purchase of the properties.

**Adjourn**

The meeting was adjourned at 8:42 pm.

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Secretary