

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, October 10, 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	Scott DePoe
Comm. Granholm	Lisa Frye	Steve Hovis
Comm. Jones	Fred Krause	Neil Beach
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

Other Township Employees or Board Members:
Adam Wolf, Public Works; Kathleen Dellinger, EMA; and Jeff Grove, EMA.

Others:
Cpl. Boyce, YARP; and Bob Junkins, York Township Goodwill Fire Company.

Comm. Steele announced that the Board would meet in executive session at the end of the meeting to talk about litigation and personnel matters.

Minutes – September 12, 2017

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of September 12, 2017 were approved. Vote 5 yes.

Payment of Bills

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

General Fund	\$ 361,282.03
Sewer Revenue Fund	\$ 388,017.38
Inter-Municipal Sewer Fund	\$ 7,740.71
Storm Water Management Fund	\$ 271.00
Recreation Capital Reserve Fund	\$ 5,334.62
Liquid Fuels Fund	\$ 695,152.51
General Capital Reserve Fund	\$ 4,401.03
Sewer Capital Reserve Fund	\$ 161,494.89
Street Light Fund	\$ 263.41
Escrow Fund	\$ 61,524.74

EMA Fund

\$ 202.70

Total	\$ 1,685,685.02
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Vote 5 yes.

On motion of Comm. Knepper, seconded by Comm. Granholm, the non-reimbursable portion of bills for September 2017 in the amount of \$23,112.34 were approved for payment. Vote 5 yes.

York County Community Foundation Grant Presentation

Elyse Pollick of the York County Community Foundation presented the check to the Board from the Codorus Watershed Endowment Fund for use on the Queenswood stream improvement project.

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the execution of the agreement with the York County Community Foundation accepting a grant for \$10,000 to be used towards the design and permitting of the Queenswood stream improvement project. Vote 5 yes.

Commissioner Agenda

Comm. Granholm –Reported that he was not able to attend the September 14th YARP meeting due to work requirements from the recent hurricanes. With the recent natural disasters, he encourages people that have a few extra dollars to donate. The YARP Police Association was presented a final draft for their consideration. Thanked Scott DePoe for having the Public Works staff take care of a stormwater issue within his ward.

Comm. Knepper – Reported that he attended the September 14th YARP meeting. At the YARP meeting there was an actuarial presentation on the police pension and it is down to 87% funded. He attended the York Township Business Alliance meeting and noted there were some new concepts presented to bring the Township businesses together. He attended the Stock and Leader Seminar titled “Municipal 201” on September 20th.

Comm. Kessler – Reported that he went out to Johnstown, Pa with Comm. Jones and Scott DePoe to tour the factory that makes the Gap Vac truck that the sewer crew uses. He attended the Stock and Leader Seminar titled “Municipal 201” on September 20th. He attended several meetings with fire services representatives. He attended the York Township Business Alliance meeting.

Comm. Jones - Reported that he went out to Johnstown, Pa with Scott DePoe and Adam Wolf to tour the factory that makes the Gap Vac sewer truck. He noted that the Gap Vac Company reused an old steel mill and employs 120 people. He attended the Stock and Leader(S&L) Seminar titled "Municipal 201" on September 20th and appreciates how S&L keeps them up to date. He attended several meetings with fire services representatives. He attended the York Township Business Alliance meeting and noted the added enthusiasm over their new initiatives. Reported that he attended the September 26th York Township Department of Fire and Rescue meeting. He attended Dallastown Fire and Rescue's 125th anniversary dinner.

Comm. Steele – Reported that he attended the September 14th YARP meeting. He attended the Stock and Leader(S&L) Seminar titled "Municipal 201" on September 20th with other municipal representatives. He attended the York Township Business Alliance meeting. He noted that on October 30th at 5:00 pm the Township will be holding the budget workshop and he may be just a bit late but the Board should start the meeting. He encouraged all to go out and vote on November 1st.

Township Manager's Agenda – Gary Milbrand

Hearing date for Zoning Map Amendment

The Board agreed to consider a hearing for a Zoning Map Amendment to allow the Waltermyer Farm located at 2199 S Queen Street Rear, to be rezoned from Commercial Office to Residential High Density on November 14th at 7:00 pm.

York County Stormwater Consortium Regional Committee Appointments

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board appointed Gary Milbrand as representative and Lisa Frye as alternate to the York County Consortium Regional Committee for the 2018 MS4 permit Pollutant Reduction Program. Vote 5 yes.

JMT Engineering Fee Schedule

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved the Engineering fee schedule from JMT for 2018. Vote 5 yes.

Monthly Report:

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

Budget Workshop Date

The budget workshop meeting is scheduled for October 30th, 2017 at 5:00 pm. We will recess to the workshop.

York Township Fire Services to receive two new trucks

York Township Fire Company received their new engine truck and Dallastown Rescue Fire Company received their new pumper engine truck. These two trucks were on display on the evening of the Board

meeting before the meeting. The details of Dallastown's new pumper engine truck was included in my managers' report. Details on York Township Fire Company's new engine was provided this evening to the Board.

Emergency Plan for Mobile Home Parks

Kathy Dellinger completed an Emergency Plan for Mobile Home Parks. A copy is included in your Board packet. This plan will be distributed to the four parks in the Township.

Recreation – Carly Mercadante

Monthly report is included in the minute book.

This Saturday from 9-1 will be the Fall Fun Fest and Touch a Truck and invited all to come out.

Public Works – Scott DePoe

Approval of liquid fuel funds

In April, when the low bid contracts were awarded, it was known that the estimated costs of paving would exceed the liquid fuel budgeted amount of \$750,000 by approximately \$200,000. With the paving now completed, we have determined the final liquid fuels expenses will not exceed \$900,000 (approximately \$50,000 less than expected). The liquid fuel fund has a remaining balance of \$580,000.

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved to move \$150,000 from the available liquid fuel fund balance to the actual expense line item for the 2017 budget year. Vote 5 Yes.

E. Church Street speed limit and stops signs

The Township received a speeding complaint on East Church St. (between South Queen and Ivy). The radar unit was set up and the street was studied in September. The street warrants a 25 mph speed limit. Presently, the street is not posted with a speed limit (there is no ordinance). Prior to installing the 25 mph signs, an ordinance would need to be prepared, advertised and adopted.

The Board agreed to defer the preparation and advertising of an Ordinance for speed limits and stops signs on East Church Street until there are other streets ready for inclusion into the ordinance.

Monthly Report:

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

Oak Road Culvert

Scott DePoe was asked and he reported that the Oak Road Culvert project had a budget of \$125,000 and the project came in around \$105,000.

Leaf Pickup

Advised residents to just put the leaves out and they will be picked up. There is no set schedule. There is a tracking list on the website where residents can see where the Township will be going next and what has been recently completed.

Winter Road Maintenance

The Commissioners asked about Public Works preparation for winter maintenance. Scott DePoe reported that: The Township has two trucks capable of applying brine and they are outfitting a third truck. With this third truck he will be hoping to do all snow emergency routes. The salt storage shed is capable of storing 5,000 tons of salt. With recent deliveries, our stockpile currently has 3,000 tons of salt.

PA One Call System

The Commissioners asked Scott DePoe how we were notified by the PA One Call System(Also known as PA 811). Scott DePoe reported they receive the notification via fax and then are distributed to staff to follow-up.

Engineer - Neil Beach and Director of Economic Development –Lisa Frye

LD2017-7-1 Member's 1st – S. Queen St. – 2124 South Queen Street

Plan presented by John Murphey, Alpha Consulting Engineers, Inc.

On motion of Comm. Granholm, seconded by Comm. Jones, the final land development plan LD2017-7-1 Member's 1st was approved with the following conditions or modifications:

1. All comments and conditions on the letter from JMT's Neil Beach, dated October 5, 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. Waivers granted for the following with considerations:
 - a. Section 307 – Preliminary Plan
 - b. Section 506.F.8.c – No Portions of Parking Areas Shall be Within the Clear Sight Triangle
 - i. With consideration that only right turns are permitted from the site access drive to South Queen Street and that there is no impact on site distance or safety of the intersection due to the one parking stall within the clear site triangle.
 - c. Section 509.C – Parking Lot Within 10-ft of Property Lines and Rights-of-Way with the following conditions:
 - i. Adjacent property owners shall become signatories to the plan. Please provide signature blocks for the York Value Center Limited Partnership.
 - ii. A recorded easement agreement between Members 1st Federal Credit Union and the adjoining landowner, York Value Center Limited Partnership, has been provided by the applicant. The York Township Solicitor shall provide review of the agreement and additional coordination, if necessary, with the applicant for any necessary temporary and additional permanent easements for the retaining wall, access drive, and parking lots to be located on the adjoining property.
 - d. Section 509.D – Access Drive Radii with the condition:
 - i. The waiver only applies to one landscape island, the waiver is supported.
 - e. Section 512.H.5 – Curb Radii with the following conditions:
 - i. Adjacent property owners shall become signatories to the plan. Please provide signature blocks for the York Value Center Limited Partnership.
 - ii. A recorded easement agreement between Members 1st Federal Credit Union and the adjoining landowner, York Value Center Limited Partnership, has been provided by the applicant. The York Township Solicitor shall provide review of the agreement and additional coordination, if necessary, with the applicant for any necessary temporary and additional permanent easements for the retaining wall, access drive, and parking lots to be located on the adjoining property.
 - f. Section 512.H.6 – Access Drive Centerlines with the following conditions:
 - i. The location of the existing stop signs, stop bars, and other traffic controls as well as all applicable clear site triangles for the access drives and intersection on the plans for determination that all traffic control measures (stop bars/stop signs) are appropriately placed.
 - g. Section 609 – Street Trees with the following conditions:
 - i. Mitigate to the greatest extent possible the required street trees to other areas of the site.

- ii. The landscape plan shall clearly depict the number of mitigated trees and to which location they are mitigated to.
 - h. Section 610.D.1 – Perimeter Buffer Requirements with the following consideration:
 - i. The I-83 right-of-way location and the alternative plants provided.
5. All invoices to be paid prior to recording.
Vote 5 yes.

Partial Surety Releases for Bridgewater \$1,841,347.94 (\$4,937,706.57 remaining), Sheetz \$489,292.50 (\$65,912.00 remaining) and DFLP Townhomes, Red Lion Borough \$30,081.70 (\$385.00 remaining)

On the Bridgewater surety release request, Lisa Frye explained that staff and the Township Engineer have reviewed the release request from the developer and are recommending the release of \$1,841,347.94. The Township will still be holding \$4,937,706.57. The Board noted that the roads are a mess. Solicitor Hovis advised that the Township is obligated to release the funds for the work completed. Lisa Frye reported that in accordance with the Section 509(h) of the MPC and the Development Agreement of April 19, 2016, an adjustment of 10% has been included in the remaining balance.

On motion of Comm. Kessler, seconded by Comm. Granholm, the partial surety release for the Bridgewater subdivision in the amount of \$1,841,347.94, Sheetz on Leader Heights Road Land Development in the amount of \$489,292.50 and DFLP Townhomes, Red Lion Borough Land Development in the amount of \$30,081.70 was approved.
Vote 5 yes.

Time Extensions

On motion of Comm. Knepper, seconded by Comm. Granholm, a time extension was granted for P2016-10-1 334 Hospitality Final Subdivision Plan – 90 days
Vote 5 yes.

Solicitor – Steve Hovis

Ordinance 2017-6 PA Local Government Investment Trust Investment Agreement

On motion of Comm. Jones, seconded by Comm. Kessler, Ordinance 2017-6 approving a PA Local Government Investment Trust Investment Agreement as an investment vehicle for the Township, was approved with the following voice vote:

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

Vote 5 Yes.

City of York Intermunicipal Agreement Ordinance

Solicitor Hovis reported that a group has been meeting on a new transportation, disposal and treatment agreement for sanitary sewer with York City over the past year. There are 5 municipalities that contribute flow to York City. The City has abandoned their plans for a lease agreement. York Water Company is one of the participants as they have purchased West York Borough's sanitary sewer system.

On motion of Comm. Kessler, seconded by Comm. Jones, the Board directed the Solicitor to advertise an ordinance for a new intermunicipal agreement with the City of York related to the transportation, treatment and disposal of wastewater at the City's wastewater treatment plant.

Vote 5 Yes.

Public Comments

None

Executive Session TIME 7:21 pm

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

Adjourn

The meeting was recessed at 8:33 pm to October 30th, 2017 at 5:00 pm.

Secretary