

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, June 12, 2018
6:00 p.m.

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

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

Other Township Employees or Board Members:
Kathleen Dellinger, EMA; Jeff Grove, EMA; and Jacobus Mayor Greg Gruendler, EMA.

Others:
Bob Junkins, York Township Goodwill Fire Company.

Comm. Steele was absent.

Comm. Jones announced that the board would meet in executive sessions at the end of the meeting to talk about personnel and potential litigation matters.

Minutes – May 8, 2018 and May 17, 2018

On motion of Comm. Granholm, seconded by Comm. Knepper, the minutes of May 8, 2018, and May 17, 2018, were approved. Vote 4 yes.

Payment of Bills

On motion of Comm. Knepper, seconded by Comm. Granholm, the following bills for May 2018 were approved for payment:

General Fund	\$ 534,028.97
Sewer Revenue Fund	\$ 392,714.72
Inter-Municipal Sewer Fund	\$ 12,564.43
Storm Water Management Fund	\$ -0-
Recreation Capital Reserve Fund	\$ 4,821.50
Liquid Fuels Fund	\$ -0-
General Capital Reserve Fund	\$ 28,938.93
Sewer Capital Reserve Fund	\$ 8,917.79
Street Light Fund	\$ 263.39

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Escrow Fund	\$ -0-
Impact Fees Fund	\$ -0-
EMA Fund	\$ 137.94

Total	\$ 982,387.67
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Vote 4 yes.

On motion of Comm. Knepper, seconded by Comm. Granholm, the non-reimbursable portion of bills for May 2018 in the amount of \$64,941.73 were approved for payment. Vote 4 yes.

Commissioner Agenda

Comm. Knepper – Reported that he attended the May 10th YARP meeting. A yard drain at YARP has been repaired. He is pursuing bids on a new roof for YARP.

He attended a York County Stormwater Authority Feasibility Study meeting and noted it is a very complicated issue and far from resolved.

He met with some residents on Township concerns.

He asked staff to look into the possibility of putting stone down with leaching pits to allow for parking on properties instead of grass and still meet stormwater requirements.

Comm. Kessler – Reported he attended a meeting at the Township on public safety. He addressed some concerns from residents on the new trash and recycling contract. He attended the York Township Business Alliance meeting at the Dallastown High School with Dr. Dyer and Staff. They took a tour of the school.

Comm. Granholm –Reported that he attended the May 10th YARP meeting. The Police Board is considering hiring two officers at this week's meeting. YARP received \$101,423.75 as a health care rebate. The rebate will be put in the reserve. An air handling unit has been replaced. Other YARP Board members are actively soliciting donations for equipment and he thanked them.

He attended the May 17th Board of Commissioners meeting.

He met with Township staff and JMT to discuss the programming and a conceptual plan for a multipurpose building.

Comm. Jones – Reported he attended 4 meetings last month regarding public safety. He attended the Business Alliance meeting at Dallastown High School. He attended the York Township Fire Chiefs meeting. He has been working with some residents of Frederick Drive regarding student parking concerns and will be

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attending the District's policy committee meetings on their behalf. He addressed several resident concerns over the last month. He participated with Scott DePoe in interviewing sophomore students at the Dallastown High School.

Township Manager's Agenda – Gary Milbrand

Re-appointment of Tammy Morrison to Planning Commission

On motion of Comm. Knepper, seconded by Comm. Kessler, Tammy Morrison was reappointed to the Planning Commission for a term expiring June 2022.

Vote 4 yes.

Capital Projects Fund Transfer

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved the reduction of the Chambers Road project line item by \$50,000.00 and increase of the Stormwater BMP & Basins line item by the same amount in the capital projects fund.

Vote 4 yes.

Budget workshop meeting

The Board agreed to hold the Budget Workshop meeting on October 30th, 2018 at 5:00 pm at the York Township Municipal campus.

Letter of Disclosure and Waiver for Stock and Leader on WellSpan Heart and Vascular project

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved the Disclosure and Waiver letter for Stock and Leader on the WellSpan Heart and Vascular project to allow Solicitor Jones to advise York Township on matters related to the WellSpan Heart and Vascular project.

Vote 4 yes.

Monthly Report:

Monthly report is included in the minute book. From the report the following was reported:

Chestnut Hill Road Reconstruction

Chestnut Hill Road is now open. Rain has been a delay. A discussion was held on the improvement and whether it met design.

Name plaque presentation

Josie Dick was in attendance at the meeting. The Township Manager presented her with Edmond Dick's name plaques. Ed was the past Chairman of the York Township Water and Sewer Authority and had held that position for ten years.

New Trash and Recycling Contract and Recycling Crisis

Comm. Knepper asked about the new Trash and Recycling Contract and Recycling Crisis. The new contract is in place and set to start July 1. Some residents have already received bills. Penn Waste will be sending a mailing to all account holders shortly. The Township Manager also

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provided an explanation of the current recycling crisis. A discussion was held.

Recreation – Carly Mercadante

Monthly report is included in the minute book.

Carly thanked the Township Public Works and EMA for helping out at the shredding event. She has yet to receive the final report but was able to report that Spry Church received almost 600 canned goods from the event.

July is Parks and Recreation Month.

Public Works – Scott DePoe

Monthly report is included in the minute book.

Scott DePoe (On behalf of the Public Works Department) thanked Gary, Lisa, and Carly for the lunch they provided at Stump Park during Public Works week.

The approved Stormwater fund transfer will pay for improvements to our aging infrastructure and bring facilities into current specifications. Public Works inspects and upgrades stormwater systems as part of the paving prep work in addition to items found during routine inspections.

A discussion was held on the S. Franklin Street sewer repair.

Resolution 2018-9 ARLE Grant

York County Planning Commission(YCPC) MPO is looking to apply for an ARLE (automated red-light enforcement) grant that would incorporate Automated Traffic Signal Performance Measures(ATSPM) in the traffic signal controllers along SR 182 from North George Street to Powder Mill Road. An ARLE grant requires no matching funds. The YCPC is requesting York Township participate in this pilot program.

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved Resolution 2018-9 supporting participation on the ARLE grant application. Vote 3 Yes (Comm. Granholm – No).

A discussion was held.

Capital Project Purchase –Schwarze Street Sweeper

On motion of Comm. Granholm, seconded to Comm. Knepper, the Board approved the purchase of a Schwarze A9 Monsoon Regenerative Air Street Sweeper in the amount of \$273,666 per the COSTARS# 025-171 quotation from MJR Equipment of Harrisburg, PA to be allocated from the budgeted GF Capital Reserve (275k) funds. Vote 4 yes.

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

P2017-9-1 2719 S. Queen St. (M&G Mobile Home Park) Preliminary/Final Subdivision Plan

The plan presented by Jason M. Brenneman, P.E., James R. Holley & Associates.

On motion of Comm. Kessler, seconded by Comm. Granholm, the Subdivision plan P2017-9-1 2719 S. Queen St. (M&G Mobile Home Park) Preliminary/Final was approved with the following conditions or modifications:

1. All comments on the letter from Neil Beach, dated June 7, 2018, 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 308.B.3.c.3.b & Section 507. – Sidewalks (both sides of the street)
 1. With the condition that a 6-month written notification on the plans, requiring the installation of sidewalk in accordance with the York Township Subdivision Land Development Ordinance and York Township Construction & Materials Specifications, at the property owner's expense.
 2. It is recommended that the sidewalk be constructed to connect to the existing paved area on the south end of the cul-de-sac.
 - b. Section 308.E.3.f, 310-E.3., & 317 – Wetland Report
 - c. Section 308.E.3.g & 318 – Phase-1 Environmental Assessment (PESA)
 1. With consideration that Lot-2 was previously utilized as a trailer park with possible heating oil storage tanks and potential for ground contamination, please provide the following note on the plans: "In the event unsuitable material with the potential for soil or groundwater contamination is discovered during on-site soil investigations related to the demolition of the existing pads and construction of the roadway/cul-de-sac, that York Township be notified immediately, a Phase-1 Environmental Study be conducted for the project site, and appropriate remediation measures be implemented with environmental

engineering oversight prior to commencing with any further construction activities”. York Township shall be held harmless of any and all costs associated with the evaluation, study costs, remediation measures, delays, and construction costs in the event such contaminants are found”.

2. The procedures for inspection and notification shall be referenced in the Erosion and Sediment Control Plan Construction Sequence to ensure that the contractor is aware of and responsible for such inspections and notifications.
 - d. Section 308.B.2.a – Plan Scale
 - e. Section 511.B – Street Lights
 - f. Section 609 – Street Trees
 1. With consideration, that street trees will be provided at the time of the land development plan for Lot-2
6. All invoices to be paid prior to recording.

Vote 4 yes.

Public Hearing for Transfer of PA liquor License to Giant Food Stores, LLC at 275 Pauline Drive

At 7:00 pm Comm. Jones recessed the regular meeting to a Public Hearing to hear comments on a request for transfer of a PA liquor license to Giant Food Stores, LLC at 275 Pauline Drive.

Attorney Ellen M. Freeman and Collin Heap Manager of Special Projects for Giant Food Stores, LLC presented the request for a liquor license to be transferred.

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

At 7:20 p.m. the public hearing was closed.

At 7:20 p.m. the regular meeting was called back to order.

Res. 2018- 10 Transfer of PA liquor License to Giant Food Stores, LLC at 275 Pauline Drive

On motion of Comm. Granholm, seconded by Comm. Kessler, the Board approved Resolution 2018-10, the transfer of liquor license No. R-18879 into York Township from Fairview Township, York County. The liquor license will be used by Giant Food Stores, LLC at 275 Pauline Drive. Vote 4 yes.

**Engineer - Neil Beach and Director of Economic Development –Lisa Frye
(Continued)**

LD2018-4-1 WellSpan Properties Inc. Apple Hill Campus request for Developer’s Agreement

Request for developer’s agreement presented by Council Jeff Lobach of Barley Snyder and Dave Sterner of Wellspan.

WellSpan Properties, Inc., requested that the Board of Commissioners enter into a Developer's Agreement with WellSpan to allow Department of Transportation Permitting and ultimately Construction to be a condition of Occupancy and NOT a condition of plan approval.

They are making this request to provide for the health, safety and welfare of the citizens of the community. As part of this project, substantial improvements at the Grantley Road/Joppa Road/South George Street intersection will be required.

If things don't work out, Wellspan would be willing to rip out the improvements.

If Wellspan gets this waiver, they could start groundbreaking in November. They want to consolidate several offices to provide for a new patient experience. Currently, scheduling of appointments is several months out.

A discussion was held.

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board agreed to table any decision until next month. Vote 3 Yes (Comm. Knepper – No).

Time Extensions

On motion of Comm. Kessler, seconded by Comm. Granholm, a time extension was granted for LD2017-7-2 Taco Bell Final Land Development Plan –90 days. Vote 4 yes.

Solicitor – Dave Jones

Fair Valley Official Map Notice Special Encroachment Permit

Currently, there is a tabled motion to approve the request for a special encroachment permit. A recreation fee credit request is currently under the consideration of the Recreation Board. No action is needed at this time.

Fireworks Ordinance Request

Solicitor Jones advised the Board that Steve Hovis drafted for your review an ordinance that regulates the use of Display and Consumer Fireworks.

A discussion was held.

The Board authorized the Solicitor to prepare and advertise for adoption a Fireworks Ordinance and incorporate the five items from the "Use of Consumer Fireworks" section of Solicitor Hovis's May 3rd, 2018 memo into the ordinance. The Board agreed to hold a public hearing on July 10th, 2018 at 7:00 pm.

Public Comments

Jessica Haag of 2569 Wildon Dr. provided comments of concern about the new traffic volumes on George Street that will be created from the Fair Valley and Wellspan projects.

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Executive Session TIME 8:05 pm.

The board was in executive session to discuss personnel issues.

Meeting Reconvened TIME 8:40 pm.

Adjourn

The meeting was adjourned at 8:45 pm.

Secretary