

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, July 10, 2018
6:00 p.m.

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

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

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

Others:
Off. Hempfing, YARPD; Bob Junkins, York Township Goodwill Fire Company;
and Ryan Fisher, York Township Goodwill Fire Company.

Comm. Knepper was absent.

Comm. Steele announced that the Board met for an executive session at 5:30 today to talk about personnel and contract matters.

Minutes – June 12, 2018

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of June 12, 2018 were approved. Vote 3 yes(Comm. Steele – Abstained).

Payment of Bills

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

General Fund	\$ 1,142,544.18
Sewer Revenue Fund	\$ 102,750.70
Inter-Municipal Sewer Fund	\$ 9,284.63
Recreation Capital Reserve Fund	\$ 633.50
Liquid Fuels Fund	\$ 6,239.99
General Capital Reserve Fund	\$ 38,557.27
Sewer Capital Reserve Fund	\$ 65,837.99
Street Light Fund	\$ 263.38

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Escrow Fund	\$ 6,002.64
EMA Fund	\$ 58.69

Total	\$ 1,372,172.97
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Vote 4 yes.

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for June 2018 in the amount of \$10,935.00 were approved for payment.

Vote 4 yes.

Commissioner Agenda

Comm. Jones – Reported he responded to questions from residents regarding the trash contract and fireworks. He has been talking to staff and residents about the Dallastown School District parking issues on Frederick Drive and will be attending a meeting on July 19th at the School District.

Recruitment and Retention money - On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved to release the Township discretionary funds to Station 19 and to switch disbursements to monthly and further approved the release of the Recruitment and Retention money for the 1st quarter of 2018, for Station 19.

Vote 4 yes.

Comm. Granholm – Reported that he attended the June 14th YARP meeting. The YARP Board approved the hiring of two new officers. There are two large capital expenses coming up for YARP. First the current police reporting system is obsolete. A new system will cost \$85,000. YARP anticipates paying for half this year and the other half next year. The roof needs replaced and Comm. Knepper is working on getting bids. YARP is looking for community support to help pay for these projects.

Comm. Granholm displayed several concept drawings for the recreation community center building for those in attendance. The first sketch is a possible layout of the building at Township Park. The second sketch is a floor plan of the inside of the building with three multipurpose courts, an elevated walking track, utility and meeting rooms and an office area. The third sketch is a 3D rendering of the outside of the building. The next steps will be to discuss programming needs and budgeting. This facility will attract tournaments. The York County Visitors Bureau is interested in our project.

Comm. Kessler – Reported he attended several meeting with Station 19 including their membership meeting Monday evening. He appreciates the service Station 19 and all the companies provide to the residents of the Township.

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The work is complete by the contractor on Camp Betty Washington Road and it's not perfect. He visited the new Tractor Supply. He talked to Mike Kiser of PennDOT about the possibility of a restricted left turn at Chambers Road and 124.

Comm. Steele – Reported that he was sorry that he missed the June 12th meeting but it was due to medical reasons. He responded to several concerns from citizens of the Township.

Township Manager's Agenda – Gary Milbrand

Resolution 2018-11 Fee Schedule

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved Resolution 2018-11, the updated fee schedule.

Vote 4 yes.

Monthly Report:

Monthly report is included in the minute book.

Recreation – Carly Mercadante

There is an error in the report to the Board. Despicable Me 3 is the free Friday Night Flick scheduled for July 27th and there will be no fireworks on that date. The firework display was on June 29, 2018 and was success with approximately 1,000 people in attendance.

Monthly report is included in the minute book.

Public Works – Scott DePoe

Mr. DePoe recommended to the Board that they drive Chestnut Hill Road between Springwood Road and Camp Betty Washington Road over the next month. He would like to know if the Board would want to consider reducing the speed limit from 35 to 30 mph because there are several driveways with limited sight distances and the road curvatures. Comm. Steele reported he is not impressed with the work performed by Keystone's contractor on Chestnut Hill Road. Mr. DePoe reported that the designer is to confirm that it was built per design and are working on a resolution.

Paving work to start July 16th, 2018.

Monthly report is included in the minute book.

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

Final Surety Reduction

On motion of Comm. Granholm, seconded by Comm. Kessler, surety was approved for release for DJ Plaza Land Development, 2058 South Queen Street \$363,338.30 (\$20,734.56 remaining).

Vote 4 yes.

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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 feel that can save 8 months on the project with the Developer's Agreement. We are a charity and work for the health, safety and welfare of the citizens. This is a complicated project because it includes two signalized intersections and the abandonment of a portion of Monument Road.

A discussion was held about the timing of the project and the precedent this type of approval could set.

On motion of Comm. Granholm, seconded by Comm. Kessler, the Board did not approve authorizing the solicitor to prepare a draft Developer's Agreement with Wellspan for Board review.

Vote 2 yes and 2 no.

On motion of Comm. Granholm, seconded by Comm. Jones, the Board denied Wellspan's request to 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.

Vote 4 yes.

LD 2018-3-2 Fair Valley Preliminary Land Development Plan-Recreation

Request for credit of recreation site fees was presented by Counsel Stacey MacNeal of Katherman, Heim & Perry.

Counsel MacNeal wanted to start a discussion with the Board about what has happened in the past with this project as it relates to their request for a recreation site fee credit. She gave an update of activities prior to the meeting. Information was presented about reduction in units, consolidated play areas, June Recreation Board meeting thoughts, recreation facility cost estimates, existing Township park locations, the recreation plan partnership opportunities, public accessibility and recreation fee restrictions.

Counsel MacNeal indicated that they were going to go back to the Recreation Board to get an understanding with them about their July recommendation and have a discussion with them again.

Counsel MacNeal was asked if this is advisory only tonight and she confirmed it was.

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Time Extensions

On motion of Comm. Kessler, seconded by Comm. Jones, a time extension was granted for P2016-10-1 334 Hospitality Final Subdivision 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. This will remain tabled until plan approval.

Ordinance 2018-2 Fireworks Ordinance

Michael Page of 445 Chestnut Hill Road provided comments about his opposition to Consumer Fireworks within the Township and the effects it is having. No other members of the audience had comments.

Solicitor Jones advised the Board that they have spoken with several municipalities and Police Departments and Solicitor Hovis is looking to widen the ordinance to include property owners or tenants.

A discussion was held.

The ordinance will be revised, advertised and presented to the Board for consideration at the August meeting.

Resolution 2018-12 Amending Liquor License Transfer Number for Sheetz at 2068 S. Queen Street

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved Resolution 2018-12, amending Resolution 2018-5 approving the transfer of liquor license No. R-3924 into York Township by substitution of liquor license R-16396 from Spring Garden Township, York County, PA.

Vote 4 yes.

Public Comments

See Ordinance 2018-2 Fireworks Ordinance

Adjourn

The meeting was adjourned at 7:36 pm.

Secretary