

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, February 12, 2019
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	Scott DePoe	
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

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

Others Community Members:
Sgt. Good, YARP; Bob Junkins, York Township Goodwill Fire Company; Nate Tracey, York Township Goodwill Fire Company; and Rob Greene, York Township Goodwill Fire Company.

Comm. Steele announced that the Board would meet in executive sessions at the end of the meeting to talk about real estate issues.

Minutes – January 8, 2019

On motion of Comm. Granholm, seconded by Comm. Knepper, the minutes of January 8, 2019 were approved.

Vote 5 yes.

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Granholm, the following bills for January 2019 were approved for payment:

General Fund	\$ 1,407,102.99
Sewer Revenue Fund	\$ 168,070.58
Inter-Municipal Sewer Fund	\$ 60,652.11
Storm Water Management Fund	\$ 18,944.07
General Capital Reserve Fund	\$ 123,816.53
Sewer Capital Reserve Fund	\$ 130,562.25
Street Light Fund	\$ 243.22
Escrow Fund	\$ 25,557.05

EMA Fund

\$ 245.09

Total	\$1,935,193.89
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Vote 5 yes.

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for January 2019 in the amount of \$21,953.47 were approved for payment.

Vote 5 yes.

Commissioner Agenda

Comm. Jones – Reported that he attended the York Township Fire Department meeting on January 14th, 2019 and February 11th, 2019. He attended the Dallastown Fire Company appreciation dinner. He attended the York Township Department of Fire and Rescue Chiefs meeting January 24, 2019. On January 27th, 2019 he made a presentation at the Dallastown Area High School Science and Engineering Fair awards ceremony in the junior and senior divisions. He responded to resident concerns and complemented the Township Public Works on their maintenance on the roads during the recent winter storms.

Recruitment and Retention Money

On motion of Comm. Jones, seconded by Comm. Kessler, the 4th quarter 2018 Recruitment and Retention money for the fire companies was approved for distribution.

Vote 5 yes.

Comm. Granholm – Reported that he attended the January 10th YARP meeting. The YARP Commission approved the purchase of a utility vehicle for \$35,000 and the purchase of two 2019 police cars. The department may need two additional vehicles. He attended the retirement luncheon for Cpl. Dave Clegg on January 25th, 2019. YARP is currently at designed and approved staffing levels but noted there are more retirements in the future.

He attended Fred Krause's retirement luncheon. He addressed a resident concern. He met with staff on the proposed Community Center.

Comm. Knepper – Reported that he was on vacation for two weeks during the month. He attended Fred Krause's retirement luncheon and thanked him for his efforts. He responded to a recent concern.

Comm. Kessler – Reported that he attended the Dallastown Fire Company appreciation dinner. He attended the York Township Fire Department meeting on February 11th, 2019 and thanked them. He addressed some citizen concerns on roads and service. He talked to Representative Mike Jones about the possibility of making left turns from Chambers Road onto East Prospect Road. He met with County District Attorney Dave Sunday to discuss the possibility of his office creating a County Fire Investigator. Currently, fire service investigation is provided by the State Police and with a redistricting of the State Police, the nearest Fire Marshall comes from eastern Lancaster County and they are 1½ hours away.

Comm. Steele – Reported that he attended Fred Krause’s retirement luncheon and wished him well and thanked him for his years of service.

Township Manager’s Agenda – Gary Milbrand

Res. 2019-8 Update Act 537, Planning Module for Nachtigall Subdivision

On motion of Comm. Steele, seconded by Comm. Kessler, Resolution 2019-8, updating the Act 537 plan for on-site systems for the Nachtigall Subdivision. Vote 5 yes.

Authorized Signer on all Members 1st Accounts

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved removing Elizabeth Heathcote from all Members 1st accounts and naming Gary Milbrand as an authorized signer on all Members 1st accounts. Vote 5 yes.

Resolution 2019-7 Eminent domain for the purpose of condemning a fee simple interest for the property located at 553 Chestnut Hill Road

Manager Milbrand noted to the Board that when they approved the resolution for Eminent domain for the purpose of condemning a fee simple interest for the property located at 553 Chestnut Hill Road it was approved as resolution 2019-8. The proper resolution number should have been 2019-7. The resolution will be identified in the resolution book as 2019-7 and these minutes reflect this change.

Ethics Statements

Manager Milbrand reminded the Commissioners that ethics statements of financial interests are due by May 1st.

Recreation – Carly Mercadante

No action items.

Public Works – Scott DePoe

TRG Design Proposal for Green Light Go Grant Traffic Signal Replacement Project @ Queen and Country Club

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved expending funds from the general fund capital reserve for traffic signals by accepting the proposal for Traffic Engineering Services from TRG, Inc. for the South Queen St. / Country Club Road Green - Light - Go Signal Replacement Project not to exceed \$19,000.

Vote 5 yes.

It was noted that the Green - Light - Go grant is for 80% of the project with the Township providing the other 20% and this will allow for an update to mast arms, new LED signal lights, new signal equipment and provide ADA curb cuts at the intersection.

Tractor / Zero Turn Mower Replacement Project – Messick’s Proposal Approvals

On motion of Comm. Knepper, seconded by Comm. Jones, the Board approved expending funds from the general fund capital reserve for machinery and equipment by accepting the state contract proposal from Messick's Farm Equipment for a New Holland Boomer 55 Tractor with loader bucket and snow plow in a quoted amount of \$34,864 (including a \$ 10,000 trade for the JD 4520) and accept the proposal from Messick's Farm Equipment for a Ferris Zero Turn IS3200Z mower in a quoted amount of \$11,609.

Vote 5 yes.

Service Building Expansion Study

JMT has completed the preliminary design work for the service building expansion project. On February 6th, 2019 a design proposal was provided by JMT. The proposal will be reviewed and presented to the Board for consideration at a future meeting.

Engineer – Mike Hiras of JMT and Director of Economic Development – Lisa Frye

Waiver requests for 590 Chestnut Hill Road.

The requests was presented by Michael Scarborough of Nutec Design Associates, Inc.

On motion of Comm. Granholm, seconded by Comm. Knepper, the following waivers for 590 Chestnut Hill Road were approved with the following conditions or modifications:

1. Subject to the terms and conditions of JMT’s letter dated February 2, 2019.
2. Section 512.G.1 – Driveways – Direct Access with the following conditions:

- a. The applicant must demonstrate that all other ordinance requirements for safe stopping distance, clear sight triangles, and all other traffic related requirements can be met in accordance with the Subdivision and Land Development requirements to the satisfaction of Township Staff and the Township's Traffic Consultant.
 - b. Design requirements for driveway widths, slopes, maximum width at the right-of-way, sidewalks, curbing, roadway widening, and stormwater management will be further evaluated during the review of any future land development plans.
3. Section 505.B.1&2 – Flag Lots
- a. With the consideration that the creation of two flag lots (Lots 6 and 7) as the proposed alternative eliminates the need to create a new public street/street intersection and consolidates the driveways for Lots 5, 6, & 7 through the use of a shared driveway.

Vote 5 yes.

Waiver request for 265 School Street.

The request was presented by Michael Scarborough of Nutec Design Associates, Inc.

On motion of Comm. Granholm, seconded by Comm. Kessler, the following waiver for 265 School Street was approved with the following conditions or modifications:

1. Subject to the terms and conditions of JMT's letter dated February 2, 2019.
2. Conditioned upon owner recording a covenant permitting the Township to remove the aprons, to accommodate utility, roadway, and other improvements as deemed necessary by the Township.
3. Section 512.G.5 – Driveway Minimum and Maximum Width at Street Right-of-Way with the following conditions:
 - a. The property owner shall obtain all necessary permits as deemed appropriate by the Township.
 - b. The driveway apron and concrete pads are located within the Township's public right-of-way. The Township shall retain the right to remove the aprons, to accommodate utility, roadway, and other improvements as deemed necessary by the Township.
 - c. The aprons shall not prevent or obstruct stormwater runoff or create an erosive condition. Should such conditions become evident, the

Township may require modifications to the aprons to be corrected at the property owner's expense.

- d. The property owner shall be responsible for the maintenance of the aprons and driveway entrance including but not limited to snow removal, debris and trash removal, sediment, road salt, etc.
- e. The property owner shall ensure that the concrete is maintained in an acceptable condition. The Township shall not be liable for damage to the aprons due to snow removal operations.
- f. The property owner shall adhere to the trash collection schedule and place and remove trash receptacles in accordance with Township's and trash provider's requirements.
- g. Parking shall be prohibited within the aprons.
- h. Any other use of the aprons beyond mail and trash service shall be prohibited.
- i. Failure to adhere to the above-stated conditions shall be deemed a nuisance by the Township and the property owner may be subject to, including but not limited to, fines, removal of the aprons, or other remediation measures at the expense of the property owner.

Vote 5 yes.

P2018-4-1 WellSpan Heart and Vascular Center Final Lot Consolidation Plan

The plan presented by David Koratich of Warehaus.

On motion of Comm. Kessler, seconded by Comm. Jones, the final lot consolidation plan for P2018-4-1 WellSpan Heart and Vascular Center was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated February 7, 2019, 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.
5. Waivers granted for the following:
 - a. Section 304.D.1 – Plan Scales
 - b. Section 304.A.1 – Lot Line Adjustment Plan

- i. With consideration of the size of the overall project and that all lots are owned by either WellSpan Properties or York Hospital
- c. Section 307.B - Preliminary Plan Application Procedure

6. All invoices to be paid prior to recording.

Vote 5 yes.

A discussion was held about the two owners of the property - WellSpan Properties and York Hospital.

Partial Surety Release– DJ Plaza Land Development (2058 S. Queen St.) \$12,110.56 (\$8,624.00 remaining) and Springwood Development (216 Dew Drop Rd.) \$932,519.53 (\$8,576.25 remaining)

On motion of Comm. Granholm, seconded by Comm. Jones, the partial surety release for the DJ Plaza(2058 S. Queen St.) land development was approved.

Vote 5 yes.

Time Extensions

On motion of Comm. Knepper, seconded by Comm. Kessler, time extensions were granted for the following:

- 1. P2017-9-1 2719 South Queen Street Final Subdivision Plan – 90 days
- 2. LD2015-5-1 IVRI Land Development Plan – 90 days

Vote 5 yes.

Solicitor – Steve Hovis

Ordinance 2019-1 2015 International Property Maintenance Code

On motion of Comm. Kessler, seconded by Comm. Jones, Ord. 2019-1, adopting the 2015 Property Maintenance Code was approved with the following voice vote:

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

Rolland Park(Course Road) Restriction and Covenant Release Request

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved signing the Termination of Protective Covenants agreement for Rolland Park.

Vote 5 yes.

Transfer of PA Liquor License to Sheetz, Inc. at 3200 Cape Horn Road

The Township received a request for a public hearing to transfer a liquor license from Manchester Township, York County to York Township to be located at the Sheetz, Inc. at 3200 Cape Horn Road. The Board agreed to hold a public hearing on March 12th, 2019 at 7:00 pm.

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Public Hearing – 7:00 pm - Goodwill Fire Co. No. 1 of York Township, Ladder Truck Refinancing

At 7:00 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a proposed refinancing of a ladder truck by Goodwill Fire Co. No. 1 of York Township.

Chief Tracy read information as testimony from his January 3, 2019 memo to the Board and Manager Milbrand. A copy of the memo is included in the meeting minutes. The Company is seeking to refurbish their Seagrave Aerial Truck and the refinance their 2010 apparatus loan for equipment which are located at the firehouse of Goodwill in York Township in a total amount of \$332,615.18. The new loan will be at a lower ARP. The Truck will be out of service for a couple of months. The vehicle is 14 years old. The engine and body are in good condition.

Solicitor Hovis provided information that the IRS Code regulates that local municipalities must approve the loan to allow the Station to obtain the loan at a tax-exempt rate. The Township is not guaranteeing the loan.

At 7:07 pm the public hearing was closed.

At 7:07 pm the regular meeting was called back to order.

Goodwill Fire Co. No. 1 of York Township, Ladder Truck Refinancing

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved the signing of the acknowledgment by Goodwill Fire Company No. 1 of York Township to enter into a new loan agreement not to exceed \$332,615.18 with KS Bank to pay off the existing loan and refurbish the 2003 Seagrave Aerialscope tower ladder truck.

Vote 5 yes.

Public Comments

None

Executive Session TIME 7:09 pm

The board was in executive session to discuss real estate issues.

Meeting Reconvened TIME 7:35 pm

Recessed

The meeting was recessed to the York Township Training Room on Tuesday, February 19th, 2019 at 6:00 pm

Secretary