

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, April 9, 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	Neil Beach
Comm. Jones	Scott DePoe	Peter Ruth
Comm. Knepper	Carly Mercadante	Mike Hiras
	Ryan Grigg	

Comm. Kessler was absent.

Other Township Employees or Board Members:

Adam Wolf, Public Works; Kathleen Dellinger, EMA; Jeff Grove, EMA;
Jacobus Mayor Greg Gruendler, EMA; and Josie Dick, W&SA.

Others Community Members:

Sgt. Good, YARP; and Bob Junkins, York Township Goodwill Fire Company.

Comm. Steele announced that the Board had an executive session on Monday, March 20, 2019, to discuss real estate matters and would meet in executive sessions at the end of the meeting to talk about real estate and personnel matters.

Minutes – March 12, 2019

On motion of Comm. Granholm, seconded by Comm. Knepper, the minutes of March 12, 2019, were approved.

Vote 4 yes.

Payment of Bills

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

General Fund	\$ 498,104.82
Sewer Revenue Fund	\$ 132,563.60
Inter-Municipal Sewer Fund	\$ 10,909.73
Liquid Fuels Fund	\$ 3,200.00
General Capital Reserve Fund	\$ 4,408.79
Sewer Capital Reserve Fund	\$ 4,645.70
Street Light Fund	\$ 244.74

Escrow Fund	\$ 12,044.43
EMA Fund	\$ 57.72

Total	\$ 666,179.53
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Vote 4 yes.

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for March 2019 in the amount of \$33,653.72 were approved for payment.

Vote 4 yes.

York County Convention and Visitors Bureau

Christina Smith gave a presentation on the York County Convention & Visitors Bureau (YCCVB). Tourism brought in \$973.6 million in 2016 to York County. The YCCVB is funded thru the hotel room tax. YCCVB has a 2.1 million dollar budget. York County hotels are doing excellent. YCCVB's grant program (as a result of the room tax) has been able to bring new events to the county such as the International Convention of the Military Vehicle Preservation Association, and AAU wrestling. May 5 thru 11 is National Tourism Week. June 12-15 will be a Made In America event with 40 companies in the county opening their doors for tours.

More information can be found on the YCCVB web page at www.YorkPa.org.

Commissioner Agenda

Comm. Knepper – Reported that he attended the March 14th, 2019 YARP meeting. He is waiting to hear the results of the Recreation survey. He requested that staff perform several tasks.

Comm. Jones – Reported that he attended the March 14th Stock and Leader municipal update. He attended the York Township Fire Department meeting on April 8th, 2019. He addressed several citizen concerns. He congratulated Station 19 on receiving certification as a Tier 1 Highway-Qualified Traffic Unit in York County. He provided an update on information he received from Representative Mike Jones on efforts to assist emergency services providers.

Comm. Granholm – Reported that he attended the March 14th, 2019 YARP meeting. The YARP Board approved a new detective's vehicle and upfitting for the new truck. A corporal exam was given and several passed. The YARP Board will approve two for promotion this week. He read a thank you note to the police department from the family that recently lost a 4-month old daughter.

He attended the executive session on Monday, March 20, 2019. This Friday he will be teaching a class with Comm. Jones at Dallastown High School on government and politics.

Comm. Steele – Reported that he attended the executive session on Monday, March 20, 2019.

Township Manager’s Agenda – Gary Milbrand

Beginning 2019 fund balance approval for audit (Ryan Grigg)

On motion of Comm. Jones, seconded by Comm. Knepper, the ending audited balances for 2018 and the beginning balances for 2019 for the General Fund were approved.

Copy of information in the minute book.

Vote 4 yes.

Electric Procurement Contract

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved a 48-month fixed-price electricity supply contract with Constellation Energy dated April 9, 2019.

Vote 4 yes.

York County Stormwater Consortium Award Contract for Queenswood Stream Restoration Project

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board approved the contract with the York County Stormwater Consortium for the award of \$40,000 for the design of the Queenswood stream restoration project.

Vote 4 yes.

Queenswood Stream Restoration Design Proposal

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board approved the Queenswood stream restoration design and permitting contract with Gordon L. Brown and Associates for \$54,000 and authorized the Township Manager to execute the contract.

Vote 4 yes.

Monthly Report:

From his report, he noted that the US Census Bureau is seeking Census takers for the 2020 Census. The Board was provided flyers. There will be information in the next newsletter and on the Township website. For further information go to:

<http://2020census.gov/jobs>

Recreation – Carly Mercadante

Partners in Park Sponsors

As of the report the Township had 12 Partners in Park sponsors. We received 13 sponsors and this is the highest number of Partners in Park sponsors the Township has had since the inception of the program.

Other items

Friday, April 12th, 2019 Township staff will be participating in the Great American Cleanup at various locations throughout the Township. Saturday, April 13th is the Township egg hunt and some tickets were still available.

Public Works – Scott DePoe

Springwood and Hollywood Green Light Go Grant Acknowledgement Letter

On motion of Comm. Granholm, seconded by Comm. Jones, the Board authorized President Steele to sign the PennDOT letter acknowledging that the Township intends to move forward with the project.

Vote 4 yes.

The project is a 50/50 match and came in higher than estimated.

We are responsible for the difference of \$37,666.75. This number should get lower with pending change orders for the re-use of the Township's radar detection system. The Township won't be billed till 2020.

2019 Road Maintenance Contracts – Low Bids

On motion of Comm. Granholm, seconded to Comm. Jones, the Board conditionally approved entering into a contract with the following low bidders subject to Solicitor approval as follows:

1. York Materials Group for \$984,350.00 to supply bituminous materials
2. York Building Products for \$45,757.50 to supply stone aggregate
3. Kinsley Construction for \$492,256.25 to place the bituminous materials

Vote 4 yes.

JMT Design Proposal for Sanitary Sewer Maintenance Building / Storage Yard

On motion of Comm. Jones, seconded by Comm. Granholm, the Board approved the design proposal by JMT dated February 6, 2019, as amended on April 3, 2019, in the amount not to exceed \$135,000.00.

Vote 4 yes.

The project will involve the building of a new sewer maintenance building, the relocation of the fuel island and an upgrade to logistics yard. The design was budgeted in the 2019 capital reserve fund.

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

Waiver Requests for Bridgewater Lots 64-224

The requests were presented by Joel Snyder and Len Bradley of RGS Associates.

On motion of Comm. Granholm, seconded by Comm. Knepper, the following waivers from the York Township Stormwater Management Ordinance for Bridgewater lots 64-224 were approved with the following conditions or modifications:

1. Subject to the terms and conditions on the letter from Michael Hiras, P.E. of JMT, dated April 5, 2019, shall be met.
2. Sections 303.B.2 – Volume Removal
 - a. With the JMT's noted conditions and is applicable to the areas utilizing the Protection's Managed Release Concept(MRC) alternative.
3. Section 905.B.1 – 90% Capture to a VC BMP
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions. In addition, the applicant's consultant shall provide the calculations for Township use.
4. Section 905.B.2 – 95% Impervious Area to a VC BMP
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions. In addition, the applicant's consultant shall provide the calculations for Township use.
5. Section 905.C.1 – No net increase in PCSM Volume
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions.
6. Section 905.D.3 – Maximum 2-acres Tributary Drainage Area to a PCSM BMP
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions.
7. Section 906.E.10.g – Basin Flow Lengths
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions.
8. Section 908.G.7.a – Minimum Pipe Diameter
 - a. Based on the site limitations and application of traditional infiltration and MRC alternative with the JMT's noted conditions. Where conveyance pipes are within public right-of-ways or Township roads, the minimum pipe size shall be 18-inches, unless otherwise approved by the York Township's engineer and the Public Works Department.

Vote 4 yes.

LD2019-2-2 Steve Daugherty (Olney Rd.) Final Minor Land Development Plan

The plan presented by Alvis O. Elrod, P.E, of Gordon L. Brown & Associates, Inc.

On motion of Comm. Granholm, seconded by Comm. Steele, the final minor land development plan for LD2019-2-2 Steve Daugherty (245 Olney Rd.) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E. of JMT, dated April 5, 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.
4. Waivers granted for the following:
 - a. Stormwater Management Ordinance Section 304 – Requirement to provide stormwater runoff rate control
 - i. The applicant will provide the appropriate volume controls as required by the York Township Stormwater Management Ordinance, as the original design only addressed peak flow rate runoff.
 - b. Section 507.C. – Requirement for a minimum of 5’ sidewalk width
 - i. With consideration of the intent to match the existing sidewalk width around the cul-de-sac.
 - c. Section 507.C. – Requirement for a 2’ grass strip between sidewalk and curb
 - i. With consideration of the intent to match the existing grass strip width within the cul-de-sac.
5. With the condition a final consistency letter, pending final coordination with the associated Land Development Plan for the project.
6. With the condition a Certification that the Sewage Planning Module for Land Development and/or any required waivers have been approved by the PADEP, prior to final plan approval.
7. All invoices to be paid prior to recording.

Vote 4 yes.

LD2019-1-1 Wellspan Apple Hill Cancer Center Addition Final Land Development Plan

The plan presented by Elizabeth C. Davidson P.E., H. Edward Black & Associates.

On motion of Comm. Jones, seconded by Comm. Knepper, the final land development plan for LD2019-1-1 Wellspan Apple Hill Cancer Center Addition Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E. of JMT, dated April 5, 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.
4. Waivers granted for the following:
 - a. Section 307.B - Preliminary Plan Application Procedure
 - i. The with the condition that items such as building architectural plans and utility design will be advanced adequately to prevent major changes to the plan prior to the Board of Commissioners Meeting and Final Plan approval.
 - b. Section 308.B.2 – Drafting Standards - Plan Scale
 - i. The with the condition that the waiver is specifically to allow a scale of 1” = 200’ for the overall plan sheets and all detailed plan sheets are at a scale of 1” = 30’.
 - c. Section 308.B.3, E.2, and E.3.b – Requirements to Illustrate Conditions for the Entire Tract.
 - i. The with the condition that as the overall tract has been detailed by previously submitted and approved plans the requirement to not show the overall 52-acre tract but instead only show the “limits of disturbance” as the project area.
 - ii. With consideration of the other pending work by other consultants for the overall tract, specifically, the Heart & Vascular Center, all proposed improvements by all consultants shall be incorporated into a single plan for future reference.
 - d. Section 317 – Requirement for a Wetland Report

- e. Section 506.C – Table 5.E – Requirements for Proposed Loop Road to be 30-feet wide with 4-foot Shoulders
 - i. With the condition of final approval by PennDOT and TPD.
 - f. Section 506.E.4– Horizontal Alignment
 - i. With the condition of final approval by PennDOT and TPD.
 - g. Section 506.E.5 – Requirement for Horizontal Centerline Radii
 - i. With the condition of final approval by PennDOT and TPD.
 - h. Section 506.F.3 – Vertical Alignment
 - i. With the condition of final approval by PennDOT and TPD.
 - i. Section 506.F.4 – Requirement for the Minimum Vertical Curve Length of 75-feet
 - i. With the condition of final approval by PennDOT and TPD.
 - j. Section 506.G.3.a – Leveling Area and Grades Requirement for 50-foot leveling area at the driveway/Old Baltimore Pike intersection, with a maximum grade of 5%.
 - i. With the condition of final approval by PennDOT and TPD.
 - k. Section 304.B – Rate Reduction (Stormwater Management Ordinance)
5. With the consideration that there are several options available to complete the pedestrian network, either along Old Baltimore Pike or within the existing pedestrian network of the campus, that the sidewalk be addressed via a 6-month notification on the plans until an acceptable route can be determined, and not required to be detailed on the Cancer Center Plans at this time
6. All invoices to be paid prior to recording.

Vote 4 yes.

P2018-10-1 York County School of Technology Lot Line Adjustment Plan

The plan presented by Jason C. Wolfe, of C.S. Davidson Inc.

On motion of Comm. Knepper, seconded by Comm. Granholm, the final land development plan for P2018-10-1 York County School of Technology Lot Line Adjustment Plan located at 2179 S. Queen Street was approved with the following conditions or modifications:

- 1. All comments on the letter from Michael Hiras, P.E. of JMT, dated April 5, 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.
4. Waivers granted for the following:
 - a. Section 310.E.3 – Reports
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable reports and requirements will be provided with the pending Land Development Plan.
 - b. Section 310.E.3.c & 312 – Flood Plain Management Report
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable reports and requirements will be provided with the pending Land Development Plan.
 - ii. The plan indicates the establishment of a riparian buffer in accordance with the ordinance requirements. Review of the buffer shall be in conjunction with the land development plan. Any comments or revisions shall be included in forthcoming revisions to the Lot Line Adjustment Plans.
 - c. Section 304.D.1 – Drafting Standards - Plan Scale.
 - i. With consideration of the size of the overall tract and that all required information is shown on both the overall and detail sheets.
 - d. Section 511.B.1 – Street Lights
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable requirements will be provided with the pending Land Development Plan.
 - e. Section 507 & 508 – Sidewalks, Curbs, and Reinforced Shoulders
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable requirements will be provided with the pending Land Development Plan.
 - f. Section 609 – Street Trees
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable

requirements will be provided with the pending Land Development Plan.

- g. Section 610 – Buffers and Screens
 - i. With consideration that no development is proposed as part of the Lot Line Adjustment Plan, and that the applicable requirements will be provided with the pending Land Development Plan.

- 5. All invoices to be paid prior to recording.

Vote 4 yes.

LD2018-10-1 York County School of Technology Preliminary/Final Land Development Plan

The plan presented by Jason C. Wolfe, C.S. Davidson Inc.

On motion of Comm. Granholm, seconded by Comm. Jones, the final land development plan for LD2018-10-1 York County School of Technology Preliminary/Final Land Development Plan located at 2179 S. Queen Street was approved with the following conditions or modifications:

- 1. All comments on the letter from Michael Hiras, P.E. of JMT, dated April 5, 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.
- 4. Waivers granted for the following:
 - a. Section 307.B – Preliminary Plan Application Procedure
 - b. Section 304.D.1 – Drafting Standards - Plan Scale.
 - i. With consideration for the overall plan sheets and all detailed plan sheets are at a scale of 1" = 30'.
 - c. Section 316.B – Traffic Impact Report
 - d. Section 508.A.4 – Vertical Curbs
 - i. With consideration that vehicular traffic is restricted in the vicinity of the requested waived curb, and that the intent is to match surrounding curb configurations.

5. An approved Watercourse Restoration Plan and Riparian Buffer Plan with JMT.
6. All invoices to be paid prior to recording.

Vote 4 yes.

P2018-8-1 Dean and Carol Nachtigall Preliminary/Final Subdivision Plan

The plan presented by Eric Johnston, P.E., Johnston and Associates, Inc.

On motion of Comm. Steele, seconded by Comm. Granholm, the final land development plan for P2018-8-1 Dean and Carol Nachtigall Preliminary/Final Subdivision Plan located on Indian Rock Dam Road was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E. of JMT, dated April 5, 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.
4. Waivers granted for the following:
 - a. Section 310.E.1.n and 310.E.3.j – Phase I Environmental Assessment - Preliminary Plan Application Procedure
 - b. Section 311 – Watercourse Restoration Plan
 - i. Based on the review of the provided stream study, site verification of the existing bank conditions by JMT on October 3, 2018, no specific improvements as outlined in the Subdivision and Land Development Ordinance Section 311.B.4 are required.
 - c. Section 507 – Sidewalks
 - i. With the condition that as Indian Rock Dam Road currently has no existing sidewalk for connection in the vicinity of the project, and with the inclusion of the 6-month notification note requiring that the property owner is responsible for completing the improvements within the allotted timeframe upon notification by York Township.
 - d. Section 508.B – Curbs and Reinforced Shoulders

- i. With the condition that note on the project subdivision plan stating that within 6-months of notification by York Township the owner is responsible for the addition of the curb and shoulder improvements along Indian Rock Dam Road in accordance to the SALDO requirements.
- e. Section 609 – Street Trees
 - i. Based on review of the south side of Indian Rock Dam Road, suitable trees exist. Therefore, the waiver is supported for the frontage of Lot-3.
- f. Section 512.G-1 – Residential Driveway Access
 - i. With the condition that the waiver shall be reviewed by York Township’s Traffic Consultant TPD. Any comments provided by the consultant shall be addressed prior to final plan recording.
 - ii. With the Condition the waiver shall be contingent upon meeting all requirements and obtaining a PennDOT Minimum Use Driveway Highway Occupancy Permit. With consideration that the permit is currently under review by PennDOT, the applicant shall provide all modifications to the plans, comment letters, and approval letter when available to the Township prior to final plan recording.
- g. Section 702, 703, 704 & 705 – Greenway Corridors and Riparian Buffer
 - i. With the condition that in the existing condition, the area reserved for the riparian buffer is heavily vegetated with ground cover and trees that meet the intent of riparian buffer plantings. Any vegetation or trees disturbed as part of the development shall be replaced in accordance with the riparian buffer planting requirements outlined in the Subdivision and Land Development Ordinance.
 - ii. With consideration that no other Riparian Corridors or associated trails exist within the vicinity of the property, that construction of such a trail would disturb existing mature trees and shrubs, and with the inclusion of the 6-month notification on the plan that future property owners will be required to construct such improvements if requested by the Township.
 - iii. With the condition that all necessary approvals by PADEP and the Township’s SEO are obtained and that any change to the dimensions or impact to the buffer beyond what is currently shown will require submittal and review by the Township.

5. All invoices to be paid prior to recording.

Vote 4 yes.

Time Extensions

On motion of Comm. Granholm, seconded by Comm. Jones, time extensions were granted for 334 Hospitality Final Reverse Subdivision – 90 days

Vote 4 yes.

Solicitor – Steve Hovis

2019 Act 111 update

Representative Russ Diamond’s effort to amend Act 111. Act 111 dictates the manner in which municipalities are required to negotiate and arbitrate collective bargaining agreements with their fire and police unions. Binding arbitration is used when there is an impasse.

The Board directed the Township Manager to send a letter to our state representatives and ask for their support and sign as a co-sponsor to support Representative Russ Diamond’s effort to amend Act 111.

Request to Install Small Cell Towers on Township Property

Shentel Communications has requested permission from York Township to place three small cell facilities on Township owned property (two traffic light poles and the Public Works building in Spry). The Board has the discretion to approve or deny this request. However, once the Township does permit one party to locate a facility on its property, it would need to open it up for additional leases for similarly situated parties (Verizon, TMobile, etc.) Recently the PUC determined that small cell towers were not a public utility. A discussion was held.

Public Comments

None

Executive Session TIME 8:12

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

Meeting Reconvened TIME 8:41

Land acquisition

On a motion by Comm. Granholm, seconded by Comm. Jones, the Board authorized the Township Manager to enter into a contract for a land appraisal not to exceed a cost of \$2,500, and the project is to be paid for from the capital reserve buildings and land Community Center design funds.

Vote 4 yes.

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Adjourn

The meeting was adjourned at 8:43 pm.

Secretary

(Seal)