

YORK TOWNSHIP  
BOARD OF COMMISSIONERS  
190 Oak Road, Dallastown PA 17313  
Tuesday, February 8<sup>th</sup>, 2022  
6:00 pm.

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

Comm. Steele	Gary Milbrand	Steve Hovis
Comm. Cronin	Lisa Frye	
Comm. Jones	Robert Miller	
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

Other Township Employees or Board Members:  
Josie Dick, W&SA

Other Community Members:  
Bob Junkins, York Township Goodwill Fire Company; Darrel Ehrhart, York Township Goodwill Fire Company; and Rob Greene, York Township Goodwill Fire Company

Comm. Steele announced that the Board met in executive session on January 10<sup>th</sup> to discuss litigation matters and will meet again in executive session to discuss personnel, litigation, and negotiation matters at the end of the meeting.

**Minutes – January 3<sup>rd</sup>, 2022**

On motion of Comm. Kessler, seconded by Comm. Knepper, the minutes of January 3<sup>rd</sup>, 2022, were approved.  
Vote 5 yes.

**Payment of Bills**

On motion of Comm. Jones, seconded by Comm. Cronin, the following bills for January 2022 were approved for payment:

General Fund	\$ 1,211,870.05
Sewer Revenue Fund	\$ 93,049.84
Inter-Municipal Sewer Fund	\$ 5,812.70
General Capital Reserve Fund	\$ 21,766.77
Sewer Capital Reserve Fund	\$ 121,237.12
Street Light Fund	\$ 238.03
Escrow Fund	\$ 1,509.43
Impact Fees Fund	\$ 102.00

<b>Total</b>	<b>\$ 1,455,585.94</b>
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Vote 5 yes

On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of bills for January 2022 in the amount of \$6,979.50 were approved for payment.

Vote 5 yes.

### **Public Comments**

- a. None

### **Engineer –Director of Economic Development –Lisa Frye**

#### **Final Applications/Plans/Action Items**

##### **a. Final Surety Release - US Renal Care Land Development, 2721 South Queen St.**

On motion of Comm. Knepper, seconded by Comm. Jones, the final surety release for US Renal Care Land Development, 2721 South Queen St. was approved.

Vote 5 yes.

#### **Applications/Plans Time Extension Approval**

On motion of Comm. Kessler, seconded by Comm. Knepper, 90-day time extensions were granted for the following:

- a. LD2021-8-2 Glen C. Rexroth Final Land Development Plan (2799 S. Queen St)
- b. LD2019-3-2 SSN Hotel Land Development Plan
- c. LD2021-2-1 Dallastown Area School District Proposed Stadium Improvement Projects Final Land Development Plan
- d. P2020-4-2 & LD2020-4-3 334 Hospitality LLC Final Subdivision and Land Development Plans (2841 East Prospect Road)
- e. P2020-11-2 & LD2020-11-2 Thornton Investments LLC Final Subdivision and Land Development Plans
- f. P2021-4-2 and LD2021-4-1 Blue Field Properties Final Subdivision/Land Development Plan

Vote 5 yes.

### **Commissioner Agenda**

**Comm. Kessler** – Reported that he met with the new York Township Fire Company Chief. He attended the January 10<sup>th</sup>, 2022, executive session. He attended the York Township Fire Department meeting on January 10<sup>th</sup>, 2022. He attended the January 13<sup>th</sup>, 2022 YARP, and York County Regional Police Meeting (YCRP) meeting. The YCRP is now fully operational.

**Comm. Jones** – Reported that he met with the new York Township Fire Company Chief. He attended the January 10<sup>th</sup>, 2022, executive session. He attended the January 30<sup>th</sup>, 2022, Dallastown School District Science and Engineering Fair Awards ceremony and that the Township had a repeat winner.

**Recruitment and Retention money** - On motion of Comm. Jones, seconded by Comm. Kessler, the Recruitment and Retention money for the 4th quarter, 2021, was approved for distribution for the four fire companies.  
Vote 5 yes.

**Comm. Cronin** – Reported that he met with a number of members from the various Township Boards. He attended the January 10th, 2022, executive session. He attended the York Township Water and Sewer Authority meeting. He attended the York Township Recreation Board meeting. He congratulated Christian Snouffer, a resident of the Township, at his scouting awards ceremony.

**Comm. Knepper** – Reported that he attended the January 13<sup>th</sup>, 2022 YARP and York County Regional Police Meeting (YCRP) meeting. He reported that at East Manchester YCRP during Make A Wish presentation, an eight-year-old boy, who was sworn in as an honorary police officer.

**Comm. Steele** – Reported that he attended the January 10th, 2022, executive session. He attended the January 13<sup>th</sup>, 2022, York County Regional Police Meeting (YCRP) meeting.

**Township Manager's Agenda – Gary Milbrand**

**a. Resolution 2022-01 York City Act 537 Plan Special Study**

Scott Armbrust, from Pennsylvania American Water Company (PAWC), made a brief presentation on what is an Act 537 plan. He explained that this special study is a requirement of PaDEP for a change in ownership from York City to PAWC. A discussion was held.

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved Resolution 2022-01 the York City Act 537 plan special study.  
Vote 5 yes.

**b. Authorization to allow Jennifer Byers and Lisa Smith to have a Township Credit Card**

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board authorized Jennifer Byers and Lisa Smith to have a Township credit card.  
Vote 5 yes.

**c. Non-Uniformed Pension Plan Signer and Representative**

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved removing Emily Slye and naming Lisa Smith as a secondary representative, contact, authorized signer, and secondary security administrator for the York Township non-uniformed employee pension plan effective February 8th, 2022.  
Vote 5 yes.

**d. Resolution 2022-02 Appointment of Albert Granholm as Alternate to the Zoning Hearing Board to fill the unexpired Term of Glenn Myers (Term expires December 2023).**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved Resolution 2022-02 appointing Albert Granholm as an alternate to the Zoning Hearing Board, to finish out the term that will expire December 2023  
Vote 5 yes.

**e. York County Stormwater Consortium (YCSC) Nominations for the Term ending December 31st, 2022)**

On motion of Comm. Jones, seconded by Comm. Knepper, the Board approved appointing Molly Eck the primary representation and Gary Milbrand the alternate representative to the York County Stormwater Consortium, for a term ending December 31st, 2022  
Vote 5 yes.

**f. Reappoint Jamie Reid to W&S Authority, Term to expire December 31st, 2026**

On motion of Comm. Jones, seconded by Comm. Cronin, the Board reappointed Jamie Reid to the Water and Sewer Authority for a term ending December 31<sup>st</sup>, 2026.  
Vote 5 yes.

**g. Shentel Cable Franchise Agreement**

Manager Milbrand made a brief presentation about Shentel's plans to extend Glo-fiber (Broadband) to 8,500 customers into York Township. Shentel will be starting construction in the northern part of the Township in early summer and finishing their planned buildout by the end of the year.

**Recreation – Carly Mercadante**

**a. Portable Toilet Contract**

On motion of Comm. Jones, seconded by Comm Knepper, the Board approved the Knapers Stop and Go quote for the 2022 portable toilets in the amount of \$11,282.50.  
Vote 5 yes.

**Public Works – Robert Miller**

**a. Green Valley Rd. Bank Stabilization Contract Award**

On a motion of Comm. Jones, seconded by Comm. Kessler, the Board awarded Green Valley Rd. bank stabilization contract to CriLon Corp. for a unit bid price amount of \$186,561.66 subject to the receipt of acceptable Performance and Payment Bonds.  
Vote 5 yes.

**b. Approval to Execute Maintenance Agreement for Campus Heating and Cooling**

On a motion of Comm. Knepper, seconded by Comm. Cronin, the Board awarded a one-year contract for the heating and air conditioning maintenance to Spangler and Boyer in the amount of \$3,960.00.  
Vote 5 yes.

**Solicitor – Steve Hovis**

**a. Ordinance 2022-01 Zoning Amendment for 1851 Powder Mill Road (OSS Health) (As identified from Deed Book 54X, Page 369)**

On motion of Comm. Knepper, seconded to Comm. Jones, the Board tabled any decision on Ordinance 2022-01 until after 7:00 pm.

**b. Ordinance 2022-02 Identifying the York County Regional Police Department as the Policing Agency for the Township of York**

On motion of Comm. Kessler, seconded to Comm. Knepper, the Board approved Ordinance 2022-02 Identifying the York County Regional Police Department as the Policing Agency for the Township of York with the following voice vote:

Comm. Knepper	Yes
Comm. Cronin	Yes
Comm. Kessler	Yes
Comm. Jones	Yes
Comm. Steele	Yes

Vote 5 yes

**Executive Session    TIME 6:45 pm**

The Board was in an executive session to discuss personnel, litigation, and negotiation matters at the end of the meeting.

**Meeting Reconvened    TIME 7:00 pm**

**Re-zoning Hearing 7:00 pm - For 1851 Powder Mill Road (OSS Health) re-zoning from Commercial Office (CO) to Residential Medium Density (RM)**

At 7:00 pm Comm. Steele recessed the regular meeting to a public hearing to hear comments on a proposed re-zoning of 1851 Powder Mill Road (OSS Health) from Commercial Office (CO) to Residential Medium Density (RM)

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

At 7:13 pm, the public hearing was closed.

At 7:13 pm, the regular meeting was called back to order.

**Ordinance 2022-01 Zoning Amendment for 1851 Powder Mill Road (OSS Health) (As identified from Deed Book 54X, Page 369)**

On motion of Comm. Knepper, seconded to Comm. Jones, the Board tabled action on the ordinance until after the subdivision approval. It was reported that the subdivision plan might go before the Board at the March meeting.

Vote 5 yes.

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**Public Comment (Continued)**

**Darrell Ehrhart**, Chief of Station 19, provided comments on the dollars lost, call volumes and response times, turn out times, and on-scene time for 2021.

**Rob Greene**, Station 19 President Pro-Temp, thanked the Board for what the Township provides and reported that the Department intends to be transparent and keep an open dialog with the Township.

**Executive Session     TIME 7:20 pm**

The Board was in executive session to discuss personnel, litigation and negotiation matters at the end of the meeting.

**Meeting Reconvened   TIME 8:10 pm**

**Adjourn**

The meeting was adjourned at 8:10 pm.

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Secretary

(Seal)