

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, May 10, 2022
6:00 pm.

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

Comm. Steele	Gary Milbrand	Dave Jones
Comm. Cronin	Lisa Frye	Mike Hiras
Comm. Jones	Robert Miller	
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

Other Township Employees or Board Members:
Adam Wolf, Public Works; Jacobus Mayor Greg Gruendler, EMA; and Josie Dick, W&SA.

Other Community Members:
Cpl. Phillips, YCRP.

Comm. Steele announced that the board will meet in executive session to discuss personnel matters at the end of the meeting.

Minutes – March 8, 2022 and April 12, 2022

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes March 8, 2022, were approved.
Vote 5 yes.

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes April 12, 2022, were approved.
Vote 4 yes. (Comm. Kessler recused himself as he was not at the April 12th meeting.)

Payment of Bills

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

General Fund	\$ 334,580.02
Sewer Revenue Fund	\$ 88,581.27
Inter-Municipal Sewer Fund	\$ 4,374.32
Storm Water Management Fund	\$ 3,150.00
General Capital Reserve Fund	\$ 17,960.46
Sewer Capital Reserve Fund	\$ 16,363.05

Street Light Fund	\$ 232.54
Impact Fees Fund	\$ 1,575.25

Total	\$ 466,816.91
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Vote 5 yes

On motion of Comm. Jones, seconded by Comm. Cronin, the non-reimbursable portion of bills for February 2022 in the amount of \$36,682.23 were approved for payment.

Vote 5 yes.

Public Comments

James Innerst of 3429 Arbor Drive explained that they are trying to add 10 acres in York Township to their farm in North Hopewell Township in an ag security area to be able to preserve the farm. The board agreed to discuss this item now instead of waiting for it to come up under the solicitor's agenda.

Solicitor – Dave Jones

a. Ag Security Area Application – James C. and Wendy M. Innerst (UPI 41-FJ-28A)

The Township received an application from James C. and Wendy M. Innerst (UPI 41-FJ-28A) to designate a portion of a North Hopewell parcel within York Township's boundary as an Ag, Security Area. The portion of the parcel that is within North Hopewell Township is currently in an Ag Security Area. Mr. Innerst explained that they intend to apply for an agricultural preservation easement, but first, they are requesting to include the York Township portion of the parcel with the rest of the North Hopewell parcel to get to 100 acres and increase their chances.

A discussion was held.

On motion of Comm. Jones, seconded by Comm. Knepper, the Board, accepted formal notice of the application for an agricultural security area of parcel 41-FJ-28A owned by James C. and Wendy M. Innerst.

Vote 5 yes.

Engineer - Mike Hiras JMT and Director of Economic Development –Lisa Frye Applications/Plans/Action Items

a. P2022-1-1 Wallick/DiPasquale Lot Line Adjustment Plan (2825 Deer Leap Lane & 2880 Deer Chase Lane)

The request was presented by Patti Fisher, James R. Holley & Associates.

On motion of Comm. Jones, seconded by Comm. Kessler, P2022-1-1 Wallick/DiPasquale Lot Line Adjustment Plan (2825 Deer Leap Lane & 2880 Deer Chase Lane) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated May 6, 2022, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
None
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

b. LD2022-1-1 Final Minor Land Development Plan for TSM Realty (Suburban Bowlerama, 1945 South Queen Street)

The request was presented by Robert Sandmeyer, Jr. PLA, Site Design Concepts.

On motion of Comm. Knepper, seconded by Comm. Jones, LD2022-1-1 Final Minor Land Development Plan for TSM Realty (Suburban Bowlerama, 1945 South Queen Street) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated May 6, 2022 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
 - a. Section 508.A.4– Vertical Curbs
 - i. With the condition that a 6-month note be added to the plan.
 - b. Section 507 and 508.A.3– Sidewalks and Curbing
 - i. With the condition that a 6-month note be added to the plan.
 - c. Section 610.B.3 – Buffer Planting Strips
 - d. Section 609– Street Trees
 - e. Section 509.B – Parking Lot Screening Requirements
 - f. Section 611 – Parking Lot Landscaping
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

Applications/Plans Time Extension Approval

Time Extensions

On motion of Comm. Kessler, seconded by Comm. Jones, 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. Knepper – Reported that he attended the April 14, 2022 and April 21, 2022 YARP and York County Regional Police Meeting(YCRP) meetings. He noted that the May 12, 2022 meeting will be at East Manchester Township Police building. YCRP is projecting a \$100k shortfall on fuel costs by the end of the year at the department due to higher fuel costs.

Comm. Kessler – Reported that he had met with the Township Manager, He met with Comm. Cronin to discuss Township business.

Comm. Jones – Reported he addressed several citizen concerns. He attended the York Township Fire Department(YTFD) meeting on May 9, 2022. YTFD recently disposed of 19 containers of fire suppression foam chemicals that were no longer eligible for use in fighting fires. YTFD got three new members, responded to 66 calls last month and approved two bylaw changes at their last meeting. He noted that the Township EMA is looking for new members and asked residents to consider volunteering.

Recruitment and Retention money - On motion of Comm. Jones, seconded by Comm. Cronin, the Recruitment and Retention money for the 1st quarter, 2022, for the four fire companies was approved for distribution.

Vote 5 yes.

Comm. Cronin – Reported that he attended the April 14, 2022, and April 21, 2022, YARP and York County Regional Police Meeting(YCRP) meetings. He attended the York Township Zoning Board meeting on April 26, 2022. He

addressed several citizen concerns. He attended the York Township Fire Department(YTFD) meeting on May 9, 2022.

Comm Cronin asked the board if they would be amenable to amending the section of the zoning ordinance regulating fences. He explained that the current fence height of three feet for front yards is cumbersome. A reasonable height should be four feet. An increase in this height would ease the burden on homeowners and the Zoning Hearing Board. A discussion was held. The board directed staff to provide a draft for review and future consideration.

Comm Cronin asked the board if they would be amenable to a person of the month recognition program. He explained that he would like to recognize Police, Fire and EMS representatives on a monthly basis. Responders to be recognized would be chosen by leadership. The Township could post this information on the Township website, in the newsletter, and on social media. A discussion was held. The board, by consensus, wanted to think about this for future consideration.

Comm Cronin asked the board if they would be amenable to advertising the Township BOC meeting on York Township Fire Department(YTFD) message board. He noted that he had had a conversation with the YTFD leadership and they had no concerns and there would be no cost to the Township. The board, by consensus, directed staff to contact YTFD about posting BOC meeting notices.

Comm Cronin asked the board if they would be amenable to accepting credit card payments within the recreation Department. He explained that the department currently does not accept credit card payment for activities, and this could streamline their services. A discussion was held. The board, by consensus, directed staff to look into this and provide at a future date once security and finance concerns can be addressed.

Comm. Steele – Reported that he attended the April 14, 2022, and April 21, 2022, YARP and York County Regional Police Meeting(YCRP) meetings. He had a citizen comment from the 5th Ward and with staff support he hoped the matter was closed. He received a second follow-up email from the Township's auditor and noted he never received the first email and asked staff to look into this.

Township Manager's Agenda – Gary Milbrand

a. Resolution 2022-03 Budget Amendment to Appropriate Additional \$41,160 for Police Services

On a motion of Comm. Knepper, seconded by Comm. Kessler, the board approved Resolution 2022- 03, adding \$41,160.00 to the York County Regional Police budget line item and paying for it from the general fund, unassigned fund balance.

Vote 5 yes.

b. Resolution 2022-04 Supporting America250PA and Our Nation's 250th Anniversary

Our nation's 250th anniversary is fast approaching. In 2018, the Pennsylvania General Assembly and Governor Tom Wolf created the America250PA (www.america250pa.org) program to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the United States in 2026. Pennsylvania is an integral part of the founding of this our nation. The America250PA program hopes to engage citizens of the Commonwealth with our history so that Pennsylvanians can better understand the origins and multiple perspectives of issues facing our Commonwealth and nation today.

On a motion of Comm. Jones, seconded by Comm. Knepper, the board approved Resolution 2022-04 endorsing America250PA and its mission to educate, preserve, innovate, and celebrate the rich history and diversity of the state.”

Vote 5 yes.

c. Resolution 2022- 05 Destruction of Records

On a motion of Comm. Kessler, seconded by Comm. Steele, the board approved Resolution 2022-05, disposition of records to be shredded at the event scheduled for May 21, 2022.

Vote 5 yes.

d. Pa American Water Company Service Agreement

As a requirement of the PUC administrative order, York Township must approve a bulk service agreement with PAWC. A summary of the key provisions of the agreement is as follows:

- o Sewer Use Charge- \$3.75/1,000 gallons and frozen for 3-years.
- o Rates will be billed quarterly for 3-years and monthly thereafter to the Township. The Township will continue to bill quarterly to customers.
- o Rates will be escalated by a 3-year rolling average of the CPI-CW.
- o A 40-year agreement provides for rate stability.
- o Upon 5-years notice, we may terminate our agreement under certain conditions, such as a PUC order.
- o Upon 9-years notice, PAWC may terminate the agreement. Under certain conditions, such as a PUC order.
- o The Township gets to maintain our existing capacity at the WWTP.
- o We are no longer responsible for capital projects at the WWTP.
- o The City must return our Transportation funds. Estimated at \$1 million

- o The City agrees to reconcile our debt service billing errors. Estimated at \$500k over the next several years.
- o The City must establish an escrow account pending completion of the final audit for 2019-2022.

On a motion of Comm. Steele, seconded by Comm. Kessler, the board approved the bulk service agreement between Pennsylvania American Water Company and York Township on a condition that the agreement's effective date is the date that Pennsylvania American Water takes control of the York City wastewater system assets

Vote 5 yes.

e. York City Sanitary Sewer Debt Service Reimbursement Agreement

On a motion of Comm. Steele, seconded by Comm. Knepper, the board approved the York City Sanitary Sewer Debt Service Reimbursement Agreement on a condition that the agreement's effective date is the date that Pennsylvania American Water takes control of the York City wastewater system assets

Vote 5 yes.

f. York City Sanitary Sewer Escrow Agreement

On a motion of Comm. Steele, seconded by Comm. Cronin, the board approved the Escrow Agreement between York City, the Connected Municipalities, and York Water Company on a condition that the agreement's effective date is the date that Pennsylvania American Water takes control of the York City wastewater system assets.

Vote 5 yes.

g. Reappointment of David Koratich to Planning Commission through June 2026 (4 year term)

On a motion of Comm. Jones, seconded by Comm. Kessler, the board, reappointed David Koratich to the Planning Commission for a 4-year term to expire June 2026.

Vote 5 yes.

h. Request to Add the Blossom Hill Development to the Township's Solid Waste Contract

The Township has had a request from the Blossom Hill HOA to be allowed to join the Township's solid waste contract. The Blossom Hill development consists of 166 units, which are predominantly single-family units. There are ten row home buildings within the development. A discussion was held. The board indicated they would consider adding Blossom Hill to the Township's contract if an agreement was presented.

Recreation – Carly Mercadante

No action items

Ms. Mercadante noted that the shred event was in two weeks and that the Township has and will coordinate volunteers wishing to participate in the Great American Clean-Up.

Public Works – Robert Miller

a. 2022 Road Maintenance Contracts – low bids

On motion of Comm. Knepper, seconded to Comm. Jones, the board approved entering into a contract with the following low bidders as follows:

1. Contract 22-01 Bituminous Materials: York Materials \$ 490,000.00
2. Contract 22-02 Paving Placement: Kinsley Construction \$ 355,749.50
3. Contract 22-03 Stone Aggregate: York Building Products \$ 41,550.00

Vote 5 Yes.

On motion of Comm. Kessler, seconded to Comm. Jones, the board rejected all bids for Contract 22-04 Pavement Preservation and that it be rebid.

Vote 5 Yes.

b. HRG Green Valley Rd Bank Stabilization Project Management Services

On a motion of Comm. Kessler, seconded by Comm. Jones, the board approved to expand and expend funds on the current Retainer Agreement/ Project Assignment with HRG for the additional tasks 10,11 and 12 in an amount not to exceed \$3,500.00.

Vote 5 Yes.

Solicitor – Dave Jones(Continued)

Solicitor Jones indicated he had no other action items.

Comm. Steele asked about the status of WellSpan's highway occupancy permit for the intersection of S. George Street and Grantley Road. Lisa Frye provided an update. The Board requested an update from WellSpan at a future meeting.

Executive Session TIME__7:45__

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

Meeting Reconvened TIME__8:21__

Adjourn

The meeting was adjourned at __8:21__ pm.

Secretary

(Seal)