

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
Tuesday, December 13, 2022
6:00 pm.

Comm. Steele called the meeting to order at 6:00 pm and led the Pledge of Allegiance.

The following were in attendance:

Commissioners

Comm. Robert Steele
Comm. George Cronin
Comm. Robert Kessler
Comm. Paul Knepper

Not in attendance:

Comm. George Jones

Other Township Employees or Board Members:

Gary Millbrand, Township Manager
Lisa Frye, Director of Economic Development, Assistant Manager
Mike Hiras, JMT Engineering
Tim Poff, Assistant Director of Public Works
Carly Mercadante, Director of Recreation
Josie Dick, Water & Sewer Authority
Steve Hovis, Solicitor, Stock & Leader
Sue Sipe, Stenographer

Other Community Members:

Mike Noel, York Twp. Goodwill Fire Co.
Jim Marsteller, York Twp. Fire Police

Minutes – November 8, 2022

On motion of Comm. Kessler, seconded by Comm. Knepper, the minutes of November 8, 2022, were approved as submitted.
Vote 4 yes.

Payment of Bills

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

General Fund	\$410,352.34
Sewer Revenue Fund	\$ 54,099.48
Inter-Municipal Sewer Fund	\$ 3,825.91

Recreation Capital Reserve Fund	\$ 0
Storm Water Management Fund	\$ 3,132.50
Liquid Fuels Fund	\$ 0
General Capital Reserve Fund	\$ 14,440.25
Sewer Capital Reserve Fund	\$ 82,601.52
Street Light Fund	\$ 220.65
Escrow Fund	\$ 0
Impact Fees Fund	\$ 252.25

Total	\$ 568,924.90
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Vote 4 yes.

On the motion of Comm. Cronin, seconded by Comm. Knepper, the non-reimbursable portion of bills for November 2022 in the amount of \$16,963.81 were approved for payment.

Vote 4 yes.

Public Comments

Mr. Brian Sellers requested to be on the agenda, but was not in attendance.

Engineer – Mike Hiras JMT, Lisa Frye – Director of Economic Development Applications/Plans/Time Extension Approval

a. LD2020-4-3 2841 East Prospect Road Land Development Plan

The request was presented by Joshua George, Landworks Civil Design, LLC and Themis Sacarellos, 334 Hospitality, LLC.

On motion of Comm. Knepper, seconded by Comm. Cronin, approval was granted for LD2020-4-3 2841 East Prospect Road Modified Plan with the following modifications and waivers:

1. All comments on the letter from Michael Hiras, P.E., dated December 9, 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. §507.8 – Sidewalks
 - b. §508-B – Curbs and reinforced shoulders
 - c. §307 – Preliminary plan application procedure

- d. §304-B – Post development peak rate requirements, stormwater management ordinance
 - e. §611-B.1 – Planting island at each end of the parking space row to convenience store
 - f. §611-B.1- Planting island at each end of the parking space row restaurant and retail
 - g. §905-B.1 and §905-B.2 – Post development BMP treatment percentages, stormwater management ordinance
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 4 yes.

Applications/Plans Time Extension Approval

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

- a. P2021-8-1 HDMT Associates LP Reverse Subdivision Plan
- b. P2019-11-1 Christopher Aldous, Course Road, Reverse Subdivision Plan
- c. P2021-5-1 & LD2021-5-2 Bridgewater Project #2 Final Subdivision and Land Development Plan

Vote 4 yes.

Commissioner Agenda

Comm. Cronin reported on November 14 he attended the Station 19 fire station meeting with Comm. Steele.

- He noted at that meeting they learned the Seven Valleys Ambulance Company is dissolving due to issues concerning reimbursement from Medicare.
- In October there were 81 calls which Station 19 responded to.
- They held a “Fill the Boot” campaign which earned \$2,300.
- A concern about false fire alarms was raised and they are working with Township Manager Millbrand to address those issues.
- On November 17th a Fire Chiefs meeting was held. One of the topics was the PA Fire Recovery a for-profit company which specializes in seeking insurance company reimbursement for expenses incurred in responding to fires and traffic accidents.
- The Glatfelter Insurance Group company has offered to grant opportunities to the fire companies in York Township.

- On November 23rd he met with Brad Ream of the Red Lion Ambulance Association.
- On December 3rd he attended the York Township Recreation Department Tree Lighting Ceremony and Cookies with Santa event.
- At a meeting of the Goodwill Fire Company last evening they discussed a “Knox Box” which needs to be updated.
- Also at that meeting the fire company has entered into an agreement with the Red Cross who have obtained a large quantity of smoke detectors. The fire company will install them in the homes of any residents who request them.

Comm. Cronin presented a proposal to modify the burning ordinance resulting from citizen complaints he received from neighbors who were burning items in burn barrels causing an annoyance and health hazard due to excessive smoke, as well as a safety hazard. By way of a powerpoint presentation, Comm. Cronin pointed out several issues in the Township burning ordinance which need to be addressed. He referred to the definition for open burning, which is based on the Pennsylvania Act 101. He noted recycling uses the term leaves, leaf waste which includes shrubbery, tree trimmings, etc. Chapter 204 addresses some of the same language. Yard waste which is also defined as leaf waste is in another part of the code. He pointed out overlaps in the language in several different areas of the code. He noted the only requirement for open burning is it must be contained in a 55 gal. capacity container or smaller.

Comm. Cronin provided recommendations on how to address the situation, including clarification on the definitions to restrict the types of material that can be burned, with the following points noted:

Comm. Cronin provided copies which layout the definitions for the residential density zones are identified.

A discussion was held.

Comm. Steele recommended tabling the proposal until all Commissioners are present at a meeting. Comm. Cronin concurred.

Comm. Knepper reported he had some interesting conversations with residents from the Heather Glen Home Owners Association. He noted they are very pleased with the Township’s response being mediator between the residents and the developer, and appreciative of Molly Castle and Mike Heras’s efforts.

Comm. Knepper stated he stopped at a “pull-off” section at the intersection of Oak Road and Walnut Street which has become a dump site. He requested the Township clean it up and post a “No Dumping” sign.

Comm. Kessler reported he attended the November 10 meeting of the York County Regional Police Department, as well as the December 9 meeting. He noted they received a letter from the Commonwealth of Pennsylvania through the Governor's Office and through Senator Kristin Phillips-Hill, which awarded the police department a \$775,000 grant for the building expansion on Oak Street. This was from the Redevelopment Assistance Capital program administered by the State.

Comm. Steele reported that he attended the York Township Station 19 Fire meeting on November 14. He also attended the Regional Police Commission meeting on November 10 and December 8.

Over the past weekend, Comm. Steele indicated he surveyed the streets of York Township 3rd Ward looking for streets where citizens have placed leaves at the curb. He noted there are leaves on Allegheny and Blue Ridge for Public Works to pick up when making a final pass. He noted there were no leaves found in Marlborough.

Comm. Steele stated at a recent Board of Commissioners meeting, Comm. Cronin with the assistance of the Township staff, presented comments on the possibility of streaming the York Township Board of Commissioners meetings. He suggested to place this topic on the agenda for discussion and action at a future meeting with all Board members in attendance.

Township Manager's Agenda – Gary Milbrand

a. Adding Blossom Hill Development to Township Solid Waste Contract

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved allowing the residents of the Blossom Hill development to join the Township solid waste contract.

Vote 4 yes.

b. DOCEO Sewer Billing Printing and Mailing Services

On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved DOCEO's November 10, 2022 proposal for sewer bill printing services for 2023.

Vote 4 yes.

c. Resolution 2022-16 PA Small Water and Sewer Program Grant Application

On motion of Comm. Kessler, seconded by Comm. Steele, the Board approved Resolution 2022-16 the PA Small Water and Sewer grant application for the Shasta Drive and Allegheny Drive stormwater pipe replacement project.

Vote 4 yes.

d. **Resolution 2022-18 Appointment of Auditor for 2022 Audits**

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved Resolution 2022-18 appointment of Brown, Shultz, Sheridan and Fritz as independent auditors for the Township.

Vote 4 yes.

e. **Ordinance 2022-08 2023 Budget**

On motion of Comm. Steele, seconded to Comm. Cronin, the Board approved Ordinance 2022-08 appropriating specific sums estimated to be required for the specific purposes of the municipal government during the year 2023 with the following voice vote:

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

Vote 4 yes

f. **Ordinance 2022-09 2023 Tax Levy**

On motion of Comm. Knepper, seconded to Comm. Cronin, the Board approved Ordinance 2022-09 tax levy for the fiscal year 2023 with the following voice vote:

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

Vote 4 yes

g. **Ordinance 2022-10 2023 Street Light Tax**

On motion of Comm. Kessler, seconded to Comm. Cronin, the Board approved Ordinance 2022-10 establishing the front foot assessment for street lights for 2023 for portions of East King Street between Dallastown Borough line and Susan Drive, and all of Keeney Drive, Wildon Drive and Fair Acres Drive with the following voice vote:

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

Vote 4 yes

h. **2023 Animal Care & Housing Agreement – SPCA of York County (\$14,313.91)**

On motion of Comm. Steele, seconded by Comm. Knepper, the Board approved the 2023 Animal Care and Housing Agreement with the SPCA of York County of \$14,313.91.

Vote 4 yes.

- i. **2023 Animal Control Service Agreement – Michelle Klugh**
On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved the 2023 Animal Control Service Agreement with Klugh Animal Control Services.
Vote 4 yes.
- j. **Resolution 2022-19 Sewage Enforcement Fees**
On motion of Comm. Steele, seconded by Comm. Cronin, the Board approved Resolution 2022-19 the on-lot sewage enforcement fee schedule to become effective January 1, 2023.
Vote 4 yes.
- k. **Reappointment of Jodi Heffner to the Planning Commission (4-year term to expire December 2026)**
On motion of Comm. Knepper, seconded by Comm. Cronin, the Board reappointed Jodi Heffner to the Planning Commission for a term expiring December 31, 2026.
Vote 4 yes.
- l. **Reappointment of Josie Dick and Karen Atkinson to the Water and Sewer Authority (5-year term to expire December 2027)**
On motion of Comm. Kessler, seconded by Comm. Knepper, the Board reappointed Josie Dick and Karen Atkinson to the Water and Sewer Authority for a term expiring December 31, 2027.
Vote 4 yes.
- m. **Appointment of York County Hazard Mitigation Plan (HMGP) Update Representative**
On motion of Comm. Knepper, seconded by Comm. Kessler, the Board appointed Laura Kirk, the York Township representation, to participate in York County Hazard Mitigation Plan update.
Vote 4 yes.
- n. **2023 Board Meetings**
Manager Milbrand advised the Board that the various Boards of the Township had their meetings advertised on Wednesday, December 7, 2022, for the 2023 calendar year. A 2023 meeting schedule has been included in the Board packet.

Recreation – Carly Mercadante

- a. **Newsletter Printing Quotes**
On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved a contract for the printing of the 2023 newsletters to Wise Printing in the amount of \$17,541.00.
Vote 4 yes.

b. Newsletter Mailing Quotes

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved a contract to address and mail the 2023 newsletters to Doceo in the amount of \$2,268.00.

Vote 4 yes.

Public Works – Tim Poff

a. Brine System purchase from MJR (\$33,066)

On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved the purchase of a Henderson Salt Brine System from MJR in the amount of \$33,066 and pay for it from 2022 capital projects fund reserved for vehicles.

Vote 4 yes.

b. 2022 Ford F600 Diesel pickup truck not to exceed \$150,000

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved the purchases of a 2022 Ford F600 Diesel pickup truck with a snowplow and spreader with a not to exceed amount of \$150,000 for the truck and upfitting.

Vote 4 yes.

Solicitor – Steve Hovis

a. Resolution 2022-17 Act 57 Requirement for Waiving Additional Charges for Real Estate Taxes

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved Resolution 2022-17 Act 57 requirement for waiving additional charges for real estate taxes.

Vote 4 yes.

Executive Session TIME 7:26 p.m.

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

Meeting Reconvened TIME 8:17 p.m.

Adjourn

The meeting was adjourned at 8:17 p.m.

Secretary

(Seal)