

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**FEBRUARY 14, 2013
APPROVED**

The Board of Supervisors of Springettsbury Township held a Regular Meeting on Thursday, February 14, 2013 at 7:00 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Bill Schenck, Chairman
Don Bishop, Vice Chairman
Mike Bowman
George Dvoryak

MEMBERS NOT

IN ATTENDANCE: Julie Landis

ALSO IN

ATTENDANCE: John Holman, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Mark Hodgkinson, Director of Waste Water Treatment Plant
Todd King, Police Lieutenant
Robert McCoy, YAUFRC Chief
Dori Bowders, Manager of Administrative Operations
Betty Speicher, Director of Human Resources
Jack Hadge, Finance Director
Jean Abreght, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

SCHENCK Chairman Schenck called the Regular Meeting of the Board of Supervisors to order at 7 p.m. He led the Pledge of Allegiance.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SCHENCK Chairman Schenck announced that following the January 24, 2013 meeting an Executive Session was held to discuss personnel matters, contracts and collective bargaining issues. An additional Executive Session was held just prior to the meeting this date to discuss a potential real estate matter.

3. COMMUNICATION FROM CITIZENS

MILLER Jean Miller, 1318 East 11th Avenue, spoke concerning her previous mention of the \$20.00 administration fee on her garbage bill. A summary of the discussion included:

- Administration fee began in late 1996, early 1997
- Township grant; recent letter from the Commonwealth indicated the township will receive approximately \$78,000 for 2012 based on the amount of recycling picked up.
- Report from 2009 indicated the township received \$110,885; amount has been declining as more municipalities participate and money is divided.
- Grant money goes into General Fund and is used to offset leaf collection, cost of recycling containers and promotion of recycling. Grant is not designated to be used specifically for recycling.
- Penn Waste chose the words “administrative fee” on the bill.

HADGE Mr. Hadge stated that all waste haulers throughout the Commonwealth are charged a recycling cost factor by the Commonwealth. The Commonwealth then distributes a portion of those monies to all the municipalities in the Commonwealth to encourage recycling. The township does charge the residents and the waste collector also imposes a state charge; however, the state charge comes back to all municipalities.

TROTT David Trott, 3360 Druck Valley Road, stated his concern regarding the report by Police Chief Thomas Hyers in the January 24th draft meeting minutes. Chief Hyers had reported that the Springettsbury Police Department had no policy, strategy or records with how to proceed with an active school shooter incident. Mr. Trott stated that the statement was inaccurate as, during his employment as a police officer, they had done active shooter drills shortly after Columbine every year and that there had been a policy.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill stated that he had submitted a written monthly report and had no changes. He offered to respond to questions, but there were none.

B. Civil Engineer – First Capital Engineering

LUCIANI John Luciani stated he had submitted a written monthly report and had two updates:

Mr. Luciani had participated in a productive meeting with the developer for the property referred to as Firehouse Square, the East Market Street fire house. They will need to revisit the board for a conditional use to secure some relief provisions. Discussion had been held with regard to the signaling improvements as far as battery backup and video cameras. Plans are not yet finalized, but Mr. Luciani was hopeful that the signaling improvements will be forthcoming.

DVORYAK Mr. Dvoryak asked for clarification regarding lot photographs on Commons Drive.

LUCIANI Mr. Luciani responded that work is being done on the street and there is rock, a high water table and soft soils. This is causing the contractor to lay pipe. They are laying a sewer line, as well as rebuilding a by-pass sewer line behind Hoss's as part of the project. Because of the rock and other challenges, the process is moving very closely. The developer is responsible to build a stable road for all the roadway construction.

DVORYAK Mr. Dvoryak asked whether there are concerns at this time about construction on that site.

LOERCHER Scott Loercher, Buchart-Horn, responded that they had not received the geotechnical report to date. The report had been forwarded after they started the road project.

LUCIANI Mr. Luciani added that that is the reason for a geotechnical report in order to be informed of the concerns.

5. CONSENT AGENDA

- A. Acknowledge Receipt of December 18, 2012 York Area United Fire and Rescue Commission Meeting Minutes.
- B. Board of Supervisors Regular Meeting Minutes – January 24, 2013.
- C. Regular Payables as Detailed in the Payable Listing of February 14, 2013.

MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH C. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Enter into Amendment to Lease Agreement with Lynn Godfrey, Green Tree Farms for Lease of 115.59 Acres of Land for Agricultural Purposes along Locust Grove Road in the amount of \$14,790 for 2013.

MR. BISHOP MOVED TO AUTHORIZE ENTERING INTO LEASE AGREEMENT WITH LYNN GODFREY, GREEN TREE FARMS TO LEASE THE LAND ALONG LOCUST GROVE ROAD IN THE AMOUNT OF \$14,790. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Purchase Ford F-550 4x4 Chassis through Apple Automotive Fleet at a cost not to exceed \$40,694 (WWT Department).

MR. BISHOP MOVED TO AUTHORIZE PURCHASE OF A FORD F-550 4X4 CHASSIS FROM APPLE AUTOMOTIVE FLEET NOT TO EXCEED \$40,694. MOTION UNANIMOUSLY CARRIED.

- C. Authorization to Purchase Dump Body and Snow Removal Equipment for Ford F-550 4x4 through U. S. Municipal Supply at a cost not to exceed \$49,300 (WWT Department).

MR. BISHOP MOVED TO AUTHORIZE PURCHASE OF THE DUMP BODY AND SNOW REMOVAL EQUIPMENT FOR THE FORD F-550 THROUGH U. S. MUNICIPAL SUPPLY AT A COST NOT TO EXCEED \$49,300. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

LAND DEVELOPMENT 2012-02, CHICK-FIL-A,

- A. Land Development 2012-02, Chick-Fil-A Re-Approval

HOLMAN Mr. Holman reported that LD 2012-02 for Chick-Fil-A needed to be re-approved in order to file and be recorded in the county within the 90 day period. The plan had been approved November 14, 2012, and no changes were made to the plan.

MR. BISHOP MOVED WITH RESPECT TO LAND DEVELOPMENT 2012-02, CHICK-FIL-A, FOR THE RE-APPROVAL OF THAT LAND DEVELOPMENT. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

BOWMAN Mr. Bowman reported that he had received a call from a resident with regard to speeding on North Marshall Street. The resident mentioned there might be a need for speed bumps, but he just wanted to call it to the township's attention. Mr. Bowman indicated he would pass the information to the police department.

9. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch reported that he had been approached by Mr. Darrah's attorney concerning 1190 Graham Street with an inquiry as to whether or not the township would be interested in purchasing the two parcels. A standard draft agreement of sale had been provided to Solicitor Rausch. An appraisal would be required prior to entertaining any interest in real estate acquisition. He noted the property is off Eberts Lane and runs adjacent to I83 and has a block building on it. There are some DEP issues that would have to be resolved. An appraisal would be done at the township's cost, and if the board was inclined to move forward with a purchase, he would need approval for the Manager to execute any agreement of sale.

DVORYAK Mr. Dvoryak stated he had no interest in an appraisal.

SCHENCK Chairman Schenck stated he didn't see any problem with obtaining an appraisal. He noted that it is an access point to the main sewer interceptor, and because of some issues with access, it would be worth exploring.

RAUSCH Solicitor Rausch added that the township owns all of the other land in that area which is a floodway. It is zoned Open Space, and there is a non-conforming use there. An acquisition of the property would provide the township an opportunity to end the non-conforming use.

BISHOP Mr. Bishop stated that he was definitely interested in learning the appraised value.

SCHENCK Chairman Schenck stated that this would not obligate the township to purchase the property.

HOLMAN Mr. Holman responded that he was correct. The board will have an opportunity for review once the appraisal is done.

MR. BISHOP MOVED TO AUTHORIZE SIGNING AN AGREEMENT FOR THE APPRAISAL OF THE PROPERTY ON GRAHAM STREET. MOTION CARRIED 3/1. MESSRS. BISHOP, BOWMAN AND SCHENCK VOTED IN FAVOR; MR. DVORYAK VOTED AGAINST.

10. MANAGER'S REPORT

HOLMAN Mr. Holman reported that Chief Hyers had provided the Aggressive Driving Grant application between Springettsbury Township and the North Central Highway Safety Network for Pennsylvania. Mr. Holman requested approval for the Chairman to sign the grant to forward it into the appropriate agency.

MR. BISHOP MOVED FOR APPROVAL FOR THE CHAIRMAN TO EXECUTE THE AGGRESSIVE DRIVING GRANT. MOTION UNANIMOUSLY CARRIED.

11. ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2013-28 – Establishing Average Residential Lot Price for Calculating Fee-In-Lieu of Recreational Land Dedication.

SCHENCK Chairman Schenck noted that item A represented an update to the Fee-In-Lieu of Recreation as part of land development. The calculation had not been done for several years and will clarify the amount of \$1,658 per unit.

MR. DVORYAK MOVED TO APPROVE RESOLUTION 2013-28 ESTABLISHING THE AVERAGE RESIDENTIAL LOT PRICE FOR CALCULATING THE FEE-IN-LIEU OF RECREATIONAL LAND DEDICATION. MOTION UNANIMOUSLY CARRIED.

12. OLD BUSINESS

- A. YorkCounts Public Safety Task Force Update

BISHOP Mr. Bishop had nothing to report.

- B. Report on New Fire Building

HOLMAN Mr. Holman had requested the Architect from Buchart-Horn to present an update on the progress for the fire building.

LOERCHER Scott Loercher, Architect with Buchart-Horn provided a PowerPoint presentation of the plans for the new fire building. A summary of his presentation and discussion follows:

- Site Plan in schematic layout showing the primary entrance, returning entrance; pull through bay area, parking in front and in back compliant along with needed provisions and rooms for a 21st Century fire building. The building footprint has not increased.
- Construction Drawing – about 70% completed. Fully dimensioned plans with elevations, sections cut, door and wall schedules, equipment finishes.
- Second floor is headquarters for York Area United Fire and Rescue, separate from operations. Schematic drawing of second floor for YAUFR office includes elevator and staircase, small waiting area, Admin room, Fire Chief's office, conference room, offices, small lunchroom, counter, sink and offices for Code Enforcement and Fire Protection.
- Construction Drawing shows second floor fully dimensioned with building sections cut.

- Façade rendering shows brick all around with two story space; elevations shown in Construction Documents.

Budget Update

- March 12, 2012 - \$4.4 million estimate based on 19,000 square feet project; \$234 per square foot.
- February 14, 2013 - \$3.3 million total hard costs; based on 18,250 square feet; \$214.13 per square foot.
- Costs to township include Information Technology, audio/visual equipment, security, vehicle exhaust system, station alerting.
- Standard contingency, 10% on General Construction; 15% on Mechanical, Electrical, Plumbing; total almost \$420,000 in contingency.
- Soft costs – architectural, engineering fees, site civil, geotechnical investigation.
- Total project cost of approximately \$4.2 million.

Deducts

- Brick reduction - \$60,000 approximately; substitute a cement fiber-type product.
- Brick size in pre-cast cap. Four-inch high brick.
- Radiant heat – Replace floor heat with gas-fired unit hanging in ceiling.
- Epoxy flooring – Replace with concrete sealer.
- Remove carpeting on second floor – about \$8,000.
- Aluminum exterior doors vs. painted hollow metal; fiberglass reinforced plastic doors for decontamination room - \$9,000.

HOLMAN Mr. Holman commented that they had been working for at least a year with the architect and others. He thanked Don Eckert and the volunteers for all the time spent on the project. He also thanked Chief McCoy for his efforts and time. He noted the additional hard costs would continue to be determined as they move through the project. He stated that if an authorization to bid were granted, they could go out to bid in March and receive bids in April. At that time they will be better able to review the actual costs.

A lengthy discussion took place with regard to the actual costs, estimates, etc.

- Initial discussion included approximately \$3.6 million (including the \$200,000 from Relief).
- Original building of 19,000 square feet was estimated at \$4.4 million.

- Building pared down to 18,250 square feet.
- Volunteer Fire Company funding - \$700,000 including \$200,000 from Relief.
- Contingency potential - \$417,000.
- Capital Funds portion committed at \$205,000; covers architectural and engineering costs.
- Financing plan will be affected by timing and whether it's an interest only period versus a full bond. Need an updated report.
- Estimated costs to Springettsbury Township approximately \$3,300,000 versus original concept of \$2,405,000.

CRUMLING Larry Crumling, 108 Lorenzo Court, asked whether the project was a designated Pennsylvania Prevailing Wage Project.

SCHENCK Chairman Schenck responded that the project definitely must be a Prevailing Wage Project. The township has no choice in that matter.

DVORYAK Mr. Dvoryak commented that this particular facility built to this design is a building that can be utilized for 40 to 50 years without any major additions or changes, and it will serve the township's needs for decades to come.

HOLMAN Mr. Holman stated that the old building lasted 50 years.

SCHENCK Chairman Schenck recognized Jean Miller, who had several questions. A summary follows:

- Relief Association money to be used for equipment and not for buildings. Will be applied to equipment such as the exhaust handling equipment, safety floor coverings, breathing apparatus, and the generator. Each item has been checked with the state to be sure Relief is compliant.
- Roof over Apparatus Room – Flat rubber roof suggested. Dormers being used to serve as mechanical ventilation that is a code requirement; also requires mechanical ventilation so pitched roof provides two functions: removes water and provides ventilation.
- Heating in cement floor – Suppose unit dysfunctions which will necessitate tearing the floor up to repair. Gas-fired heaters above not good for trucks and equipment; preferred to have in the floor. Systems in the floor last 20 to 40 years and have worked very well.

SCHENCK Chairman Schenck noted that in order to move forward, Mr. Holman requested that the board authorize getting the bid specifications prepared to go out to bid.

**MR. BISHOP MOVED TO AUTHORIZE TO BID THE FIREHOUSE PROJECT.
MOTION UNANIMOUSLY CARRIED.**

13. NEW BUSINESS

- A. Authorization to Advertise Ordinance and Schedule Public Hearing to Amend Chapter 325 of the Municipal Code – Zoning, Article XXIV, Signs.

SCHENCK Chairman Schenck indicated that Solicitor Rausch had requested the board to clarify its interpretation of item A. The main concern of the board was the safety of individuals in costumes advertising businesses who were standing in the right-of-way.

HOLMAN Mr. Holman stated that the Planning Commission had reviewed the item and had some questions. A joint meeting of the Board of Supervisors and Planning Commission had been scheduled for Thursday, January 21, 2013 for further discussion. Mr. Holman suggested that the item be tabled until that meeting is held.

Consensus of the Board was to table the item until a later date.

- B. Authorization to Transfer Ownership of 1984 Chevrolet Custom Deluxe Truck (Crash Vehicle) from Springettsbury Township to York Area Regional Police Department.

SCHENCK Chairman Schenck recalled the truck's history, which originally belonged to the Volunteer Fire Company. They called it their Cascade Truck, and they gave it to the Police Department to use as a Crash Reconstruction Vehicle. Now the Police Department would like to pay it forward and give it to the York Area Regional Police Department.

MR. BOWMAN MOVED TO APPROVE AUTHORIZATION TO TRANSFER OWNERSHIP OF 1984 CHEVROLET CUSTOM DELUXE TRUCK (CRASH VEHICLE) FROM SPRINGETTSBURY TOWNSHIP TO YORK AREA REGIONAL POLICE DEPARTMENT. MOTION UNANIMOUSLY CARRIED.

BISHOP Mr. Bishop noted that after the truck was presented to the Springettsbury Police Department a number of citizens came forward and donated the money to turn it into the crash vehicle to do accident reconstruction. Mr. Bishop commented that Chief Hyers had sent a letter to all the people who could be identified who helped with that project.

HOLMAN Mr. Holman added that he, too, had drafted a letter that will come from the board thanking them. Mr. Holman thanked Mr. Bishop for gathering the names of individuals who had participated.

BOWMAN Mr. Bowman mentioned that he had received a comment from one of the individuals who had received a letter, and he was very appreciative. He had forgotten he had donated to the project.

Rail Trail

SCHENCK Chairman Schenck reported that the board had received a proposal from the Rail Trail to provide inspection reports.

HOLMAN Mr. Holman stated that the township does inspections on the floodway. He asked Mr. Luciani what needed to be inspected in that area as part of this project.

LUCIANI Mr. Luciani responded that there were several components to the Rail Trail and it would include the spot inspections on the infiltration trench and verifying the basin. The township maintains the MS4 program and guarantees compliance.

HOLMAN Mr. Holman added that under the MS4 they would be required from then on to maintain and inspect those basins periodically. However, if something goes wrong the township would have to deal with it.

Consensus of the board was to respond to their letter and advise that the township will continue to perform the inspections.

14. ADJOURNMENT

SCHENCK Chairman Schenck adjourned the meeting at 8:07 p.m.

Respectfully submitted,

John Holman
Secretary

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