

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**MAY 24, 2018
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, May 24, 2018 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Kathleen Phan, Assistant Secretary/Treasurer

MEMBERS NOT

IN ATTENDANCE: Charles Wurster
Blanda Nace

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Paul Gross, Environmental Engineer
Dori Bowders, Manager of Administrative Operations
Jessica Fieldhouse, Director of Community Development
Mark Hodgkinson, Director of Wastewater Treatment Plant
Teresa Hummel, Finance Director
Colin Lacey, Director of Parks and Recreation
Nitza Sanchez-Bowser, Director of Human Resources
Dan Stump, Chief, Police Department
Andy Hinkle, Manager, Information Systems
Jean Abreght, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

SWOMLEY Chairman Swomley called the meeting to order and led the Pledge of Allegiance.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced that there had been no Executive Sessions since the last meeting.

3. COMMUNICATION FROM CITIZENS

STUHRE Charles Stuhre, 3580 Trout Run Road, questioned the status of residents having a subscription for the ambulance service.

MARCHANT Mr. Marchant responded that White Rose Ambulance has a subscription system. They had been slightly delayed with sending letters, but the subscription program will be offered.

STUHRE Mr. Stuhre questioned whether it would overlap or whether there would be a gap before it becomes effective as the current subscription will expire next week. He noted it concerned him as he is on a fixed income.

MARCHANT Mr. Marchant responded that he will place a call to White Rose Ambulance and get information for Mr. Stuhre.

PHAN Ms. Phan added that White Rose offers two different types of subscriptions; one for an individual and one for a family.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

GROSS Paul Gross presented the Buchart Horn report for Dennis Crabill. He noted that Mr. Crabill had provided his monthly report. He offered to respond to questions, but there were none.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had provided his monthly report. He noted only one change. The project formerly known as Triplet Springs is now known as Springetts Estates. In addition, there are plans for Springetts Estates and Harley-Davidson on the Agenda.

5. CONSENT AGENDA

- A. Acknowledge Receipt of April 30, 2018 Treasurer’s Report
- B. Board of Supervisors Regular Meeting Minutes – May 10, 2018
- C. Regular Payables as Detailed in Payable Listing of May 24, 2018
- D. Anrich, Inc. – East York Interceptor Project – Application for Payment No. 6 in an amount not to exceed \$283,563.50

MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH D. MS. PHAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

A. Authorization to Approve School Resource Officer Agreement with Central York School District for 2018-19 School Year.

MS. PHAN MOVED TO APPROVE SCHOOL RESOURCE OFFICER AGREEMENT 2018-19. MR. DVORYAK WAS SECOND.

DVORYAK Mr. Dvoryak noted the amount seemed significantly different from the previous year.

MARCHANT Mr. Marchant responded that they had reviewed the cost of recovery and found the previous amount only included the 70 percent salary. This agreement covers all benefits, some operations expenses associated with the vehicle and maintenance, along with everything equipping the officer. He noted that the school district had approved the item earlier this week.

MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Award Bids for 2018 Road Materials and Resurfacing Project (as outlined in May 16, 2018 memorandum from Director of Public Works/WWT)

MR. DVORYAK MOVED TO AUTHORIZE AWARDED BIDS FOR THE 2018 ROAD MATERIALS AND RESURFACING PROJECT AS OUTLINED IN MAY 16, 2018 MEMORANDUM FROM DIRECTOR OF PUBLIC WORKS/WWT. MS. PHAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- C. Authorization to Bid FOG Acceptance and Raw Sewage Handling Upgrade Project

MS. PHAN MOVED TO AUTHORIZE TO BID FOG ACCEPTANCE AND RAW SEWAGE HANDLING UPGRADE PROJECT. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- D. Authorization to Approve Proposal from Choice Security Services to Upgrade Administration Building Fire System in an amount not to exceed \$26,882 (PA COSTARS)

MR. DVORYAK MOVED TO AUTHORIZE APPROVAL OF THE PROPOSAL OF CHOICE SECURITY SERVICES TO UPGRADE ADMINISTRATION BUILDING FIRE SYSTEM IN AN AMOUNT NOT TO EXCEED \$26,883 (PA COSTARS). MS. PHAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD-18-01 - Springetts Estates Phase 1 (Triplet Springs) Final Subdivision Plan

KORATICH Dave Koratich, represented the plan. He noted a further name change to Springetts Retreat. This plan was before the board as a Final Subdivision Plan, which was approved in November 2017. He was present for the final approval of Phase 1. Phase 1 consists of 71 lots, starting from Metso meandering through the eastern half of the site up to Alcott with a short cul-de-sac.

MR. DVORYAK MOVED TO APPROVE SD-18-01 WITH THE THREE CONDITIONS DISCUSSED. MS. PHAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. LD-18-01 – Harley-Davidson 2018 Expansion, 1425 Eden Road

SCARBOROUGH Mike Scarborough, Nutec Design, represented the Harley-Davidson 2018 Expansion Plan. He was present for approval of the 2018 expansion project at the York Plant. He reviewed the components of the plan along with the 12 waivers.

MR. DVORYAK MOVED, WITH REFERENCE TO LAND DEVELOPMENT 18-01, TO APPROVE SUBJECT TO THE 12 WAIVERS IN THE BRIEFING MEMO, AMENDING THE ONE ITEM FOR CURBS AND GUTTERS ALONG PARADISE ROAD AND EDEN ROAD, TO HAVE A SIX-MONTH NOTE ADDED TO THAT AND ALSO RECOMMEND APPROVAL FOLLOWING IMPLEMENTATION OF FINANCIAL SECURITY OF \$1,430,488.40 IN THE FORM OF A SURETY BOND AND SITE IMPROVEMENT AGREEMENT. MS. PHAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

COURTNEY Charles Courtney, McNees Wallace noted that when the plan was filed in February and indicated they wished to break ground by June 1st it was a slightly aggressive schedule. He thanked the township and staff for making it happen.

C. Casino and Town Center Overlay Rezoning and Text Amendments

SWOMLEY Chairman Swomley requested that item C be tabled for the next meeting to allow the other two members to join in the discussion.

COURTNEY Charles Courtney, McNees Wallace, representing Penn National commented on the potential for placing the Town Center Overlay on the Galleria Mall. He wanted to gain an understanding of what the requirements would be.

MARCHANT Mr. Marchant stated that a Work Session is scheduled for June 14th and there would be time for review during that meeting.

DVORYAK Mr. Dvoryak asked what the options would be if the board were to hypothetically recommend moving the item to Planning Commission this date and getting it back.

FIELDHOUSE Ms. Fieldhouse responded that there would be negligible difference between this date and June 14th. It would make the cut off for the York County Planning Commission, which is the 3rd Tuesday of the month. There would be enough time if the board reviewed the draft ordinance on the 14th.

LUCIANI Mr. Luciani noted that the third Tuesday of July is the 19th.

FIELDHOUSE Ms. Fieldhouse indicated that following the June 14th meeting they would have two days to make any changes and submit it to the County Planning Commission. They would have it for enough time to discuss it during their July Commission meeting and make recommendations. Following that, it could be advertised for a Public Hearing on the 4th Thursday in July and a follow up and decision at the next regular meeting.

8. COMMUNICATION FROM SUPERVISORS

There were no Supervisor comments.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

A. Solicitor's Report

RAUSCH Solicitor Rausch stated he had nothing to add to his written report.

11. MANAGER'S REPORT

A. Manager's Report

MARCHANT Mr. Marchant specified a starting time as 6 p.m. for the June 14th Work Session.

Mr. Marchant reported that he received a letter from Ernie Rafailides requesting the township consider the York Valley Inn site for a Flexible Development Overlay. Currently the Flexible Development Overlay does not allow for single family housing; however, the property is adjacent to a neighborhood and would be a compatible use with further options and opportunities. With an Overlay the process would be to send it to the Planning Commission for review, the Board can act on it with just a Resolution. Unless there are concerns he will place the item on the agenda for the Planning Commission.

MARCHANT Mr. Marchant reported that a request came from a resident about the definition of a front yard. The resident was advised they could not put up a six-foot fence in their back yard because there is road frontage on both sides of their property. The ordinance shows the picture definition of two front yards as a corner lot. Clarification is needed from the board as to whether they should go through the process, put \$300 down to do a variance or clarify the intent of the ordinance.

A lengthy discussion took place, for which the main points are summarized:

- Many homes are situated with dual frontage.
- Four-foot fences are permitted; not six-foot fences.
- Definition would have to be changed; second part specifically says each front yard shall be considered front yard.
- Question as to whether, in many of these cases, a six-foot fence would do more harm than good.
- Important to protect the esthetics and openness of the front yard.
- Should address on a case-by-case basis but could go through the Zoning Hearing Board.

SWOMLEY Chairman Swomley brought up the Illegal Signage Ordinance and people holding signs at the Bon Ton.

RAUSCH Solicitor Rausch noted that they are operating under bankruptcy and he and Ms. Fieldhouse had been reviewing it. It appears that the bankruptcy court orders indicate permission.

SWOMLEY Chairman Swomley questioned whether that would “trump” the township Ordinance. They are standing in the right-of-way, which is prohibited.

RAUSCH Solicitor Rausch stated that a letter had been sent to the Bon Ton.

SWOMLEY Chairman Swomley indicated that the Bon Ton does not own the property.

FIELDHOUSEMs. Fieldhouse interjected that it is the liquidator, the Great American Liquidation Company, and the township is coordinating directly with them through their on-site person.

RAUSCH Solicitor Rausch stated that the situation was difficult because of violating an automatic stay or court order. They put their big banners up, which normally would not be allowed. He noted that they are being kept out of township right-of-way.

SWOMLEY Chairman Swomley commented that the Ordinances were put into place to prevent people from getting hurt.

FIELDHOUSEMs. Fieldhouse stated that the letter sent already had been effective. She had been communicating with the individual from the liquidation company. Also she met with CBL, and they don’t want them advertising on their property. The Bon Ton property is solely theirs and some of their parking lot. They don’t actually have street frontage. She sent the liquidation company the temporary sign Ordinance with a question as to where they planned to place their temporary signs because they can’t be in the township right-of-way and there is no property adjacent to a public street where they can be placed.

12. ORDINANCES AND RESOLUTIONS

There were none for action.

13. OLD BUSINESS

A. Library Services

DVORYAK Mr. Dvoryak brought forward the Library Services item. His concern was the \$37,000 annual contribution that the township had made for many years. The library has pulled out of the township, and he questioned the continuation of this charitable giving.

SWOMLEY Chairman Swomley noted that he had questioned why, when they put the drop off/pick up service in the township, they charged the township for that service; especially when they received the fairly large donation.

PHAN Ms. Phan commented that she believed the library needed donations, but she did not agree with the \$37,000. She believed the library was important, especially to residents with young children.

MARCHANT Mr. Marchant noted that research had been conducted for the contributions made by Hellam Township to the Hellam Library, which was \$4,200. Springettsbury is 4-1/2 times the size of Hellam and a proportionate contribution from Springettsbury would be closer to \$18,200.

DVORYAK Mr. Dvoryak questioned what other municipalities do that don't have a library presence.

MARCHANT Mr. Marchant responded that Manchester has a similar pickup/drop off. East Manchester is looking into getting a drop off established. He did not know to what extent contributions are made to the Martin Library. Mr. Marchant indicated he was a big believer in libraries for economic development and community enrichment. He could see putting aside some funds to support something and working within the Strategic Plan for further direction.

SWOMLEY Chairman Swomley asked for the current value of the Library Fund.

HUMMEL Ms. Hummel responded that the Library Investment Fund is \$191,000.

SWOMLEY Chairman Swomley noted that the funds were put aside specifically for library services in Springettsbury.

HUMMEL Ms. Hummel noted that the General Fund holds the contribution. The \$37,000 is a separate line item in the budget for the General Fund. The Library Fund is an investment fund. The interest that's earned on those investments actually is paid to the library as a separate contribution, and \$3,000 is budgeted for the Library Fund.

MARCHANT Mr. Marchant added that the total contribution is closer to \$40,000.

DVORYAK Mr. Dvoryak stated that the Library Fund should be further reviewed and discussed by the board. He indicated that it might make sense to consider turning the funds over to an administrator to manage.

SWOMLEY Chairman Swomley requested Mr. Marchant to place the item on an agenda for further discussion.

MARCHANT Mr. Marchant responded that he would reserve that discussion for a separate work session because the June 14th session was already full.

14. NEW BUSINESS

A. 18-Hole Disc Golf Course – Camp Security Park

LACEY Colin Lacey introduced a proposal from the York County Disc Golf Club. Their representatives were present to discuss a proposal for the board's consideration. They had met with the Park & Rec Board with their proposal, which focused on the Camp Security property. Their plan would incorporate the unique history, the Revolutionary War time, militia, Continental Army with signage with names of Generals on each hole. They sought the board's interest.

A lengthy discussion took place. Some of the focus points are summarized:

- Proposed to bring in a week-long Disc Golf Event in 2019, an Amateur World Event; revenues of approximately \$1 million brought into the area. Tournaments need 18-hole course.
- Proposed to be a Championship-level course, a top-level course.
- Disc Golf: Open Space Recreation; play with regular frisbee, no reservation time; two hours of play.
- Construction includes a basket cemented into the ground; volunteers offered to assist through York County Disc Golf Club lowering initial cost, using their expertise; cost less than estimate of \$27,500.
- Maintenance is bare minimum; low cost to install and maintain.
- Archeological dig not in proposed area.
- Concern for large tournaments affecting neighbors, traffic, parking but lots of acreage for use.
- Park & Rec's survey within the community stirring up interest in soccer or football fields needed; more costly and need maintenance. Master Plan needed for updating parks.
- Investigate that this is the best possible use of the site.

RAUSCH Solicitor Rausch indicated that the terms of the Grant should be reviewed. The property was purchased partly with Grant money from DCNR and there are tight restrictions, one of which is handling the disabled.

PHAN Ms. Phan thanked the Club for being aggressive with the plan, for their passion for the sport, and their willingness to volunteer their help with construction and maintenance. She suggested they discuss the plans with Friends of Camp Security.

LACEY Colin Lacey noted that they want to have a meeting with them and express their ideas as to how to incorporate the history.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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