

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**DECEMBER 14, 2017
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, December 14, 2017 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
Bill Schenck
Blanda Nace

ALSO IN

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

CALL TO ORDER

A. Opening Ceremony

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

B. Recognition of Michael R. Bowman

SWOMLEY Chairman Swomley stated that there were several recognitions of individuals who served the township for long periods of time. He first recognized Michael R. Bowman and read Resolution 2017-46 in recognition of his 12 years of service to the township. He presented Mr. Bowman with a framed copy of the Resolution. He also thanked Leslie Bowman for her support.

C. Recognition of Donald P. Bishop

SWOMLEY Chairman Swomley recognized Don Bishop and read Resolution 2017-47 in recognition of his 24 years of public service. He presented Mr. Bishop with a framed copy of the Resolution and thanked Mary Bishop for sharing her husband during his tremendous service to the township. Chairman Swomley, on behalf of the Pennsylvania State Association of Township Supervisors, presented Mr.

Bishop with a certificate acknowledging his 20 years of service as a Township Supervisor.

D. Recognition of Alan S. Maciejewski

SWOMLEY Chairman Swomley recognized Alan Maciejewski and read Resolution 2017-48 in recognition of his 31 years of public service. He presented a framed copy of the Resolution to him along with an engraved gavel for his years as Chairman of the Planning Commission. He thanked Teresa Maciejewski for sharing him with the township.

E. Recognition of William H. Schenck, III

SWOMLEY Chairman Swomley recognized Bill Schenck and read Resolution 2017-49 in recognition of his 24 years of service to Springettsbury Township. He presented him with a framed copy of the Resolution. In addition, the Board of Supervisors of Springettsbury Township, on behalf of its citizens, dedicated a bench in his name located in Stonewood Park in recognition of his faithful service. He also presented him with an engraved gavel. Chairman Swomley read a congratulatory letter from David N. Sanko, Executive Director of the Pennsylvania State Association of Township Supervisors advising that he had become a member of the Superstar Hall of Fame in appreciation of his service. Chairman Swomley thanked Harriett for sharing him so selflessly for this time.

SCHENCK Mr. Schenck commented that Don, Alan and Mike were representative of the township and were a good team. He especially mentioned how his family had shared him with the township for approximately 1800 evenings with no complaints. There was only ever encouragement, for which he was grateful.

SWOMLEY Chairman Swomley recognized State Representatives Stan Saylor and Keith Gillespie.

SAYLOR Representative Saylor commented on the great individuals and their wives who serve in local government. He stated that he had represented Springettsbury Township for 16 years and noted that its elected and appointed officials are some of the finest. When he talks to other municipalities, he refers them to look at Springettsbury. He asked Don Bishop, Mike and Alan to come forward for a state recognition.

GILLESPIE Representative Keith Gillespie stated that Don, Mike, Alan and Bill are a testament of the folks in the community along with the support of their wives and families. Springettsbury Township has a wonderful reputation, and he was honored to be associated with them in his state capacity. He presented each one with a leather-bound statement in appreciation for their service.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced there had been no Executive Sessions since the last Board of Supervisors' meeting.

3. COMMUNICATION FROM CITIZENS

SMITH Jason Smith, 491 Maywood Road, spoke to the board concerning a notice he had received regarding hazardous conditions to his sidewalk. He indicated willingness to repair the sidewalk; however, the board determined that replacement would be more appropriate. Mr. Smith was concerned about the short time frame to make the correction.

LUCIANI Mr. Luciani noted that property maintenance on a public sidewalk is common, and the township has a very phased evaluation of sidewalks to make sure the sidewalks are safe for the traveling public. He suggested that Mr. Smith make application to make the repair.

MARCHANT Mr. Marchant interjected, from a staff perspective, that the township code for enforcement is the construction C&M specifications. There is no standard to measure repairs, and therefore, to gain compliance replacement of the sidewalk is required. He added that there is no written policy or standard operating procedure at this time. However, the objective is to identify least safe areas and make them safe for the public.

SCHENCK Mr. Schenck commented that if sections could be cut out and a specific section poured to make the repair that would fill the requirement.

SWOMLEY Chairman Swomley noted that it needed to be brought to a like-new condition.

PHAN Ms. Phan noted that it was important that the township provide a standard so that residents know exactly what it means to have sidewalk repaired.

SWOMLEY Chairman Swomley requested that staff continue to work with Mr. Smith through this process. As discussed, the standard is like-new condition.

GUNNING Paul Gunning, 2205 East Philadelphia Street appreciated the time given at the hearing for rezoning at 2309 East Philadelphia Street. He requested that the Supervisors and the Planning Commission review it carefully as the issue deserved more than a cursory look. He did not believe anyone would suffer, including the church and Mr. Predix.

GUNDLACH Robert Gundlach, 2829 Glenn Hollow Drive requested clarification with regard to the White Rose Ambulance contract. He noted sections that seemed to be in conflict regarding the grade of services provided. One indicated 24 hours a day, 7 days a week for ALS and 12 hours a day, 12 hours a day, and 7 days a week for BLS. In the next section, it indicated they would provide ALS and BLS 24 hours a day, 7 days a week.

SWOMLEY Chairman Swomley noted that ALS units include BLS.

SCHENCK Mr. Schenck noted that one will be an ALS unit, one will be a BLS unit, and ALS can run a BLS. The level of service went from one Basic Life Support unit 24/7 to now ALS 24/7 with an additional during peak times, 12 hours a day, an additional BLS unit.

MARCHANT Mr. Marchant interjected that he had received communication from White Rose Ambulance Service this week that they are pleased to be able to deliver more than they promised as of January 1. They made a decision to staff the daytime unit with an ALS level, in addition to the 24/7 coverage. There will be two ALS units. This came about because the CLT Paramedics came with their own set of ALS gear as part of their arrangement with Memorial Hospital/Pinnacle.

FARON Bill Faron, 101 Lynbrook Drive South, questioned the article in The York Dispatch concerning a 50% increase in real estate taxes. He was concerned as he is retired and on a fixed income.

SWOMLEY Chairman Swomley understood his concern. He noted that the real estate tax portion of the township's expenses is the smallest piece. The total tax bill that residents support did not go up by anywhere near that 50%. That affects about \$2 million out of a \$14 million budget. The other \$12 million in taxes were not increased.

SCHENCK Mr. Schenck explained that the 1.1 mils rate currently in place equates to \$110 a year. With the new rate, the home will be paying \$170 a year. The difficulty is that the township has a \$14 million budget and \$2 million of that comes from real estate tax. There are mandated DEP and EPA projects coming in the MS4 project that are out of the township's control.

PHAN Ms. Phan encouraged him to read the recent township newsletter, which explains MS4 and those expenses. The budget is provided for everyone to view.

DVORYAK Mr. Dvoryak stated that he politely disagreed with his colleagues. He indicated he agreed with Mr. Faron that taxes should not be raised 50% this year. He intended to make his comments during the budget discussion, but the real question is whether the township needs a 50% tax increase. He stated that over the last six years the township had actually generated surpluses in its general fund, which totaled about \$1.7 million. From his perspective as a financial person, he disagreed that the tax increase was necessary to fund a budget, which, at this point does show a deficit, but historically has generated \$1.7 million in surplus. He thanked Mr. Faron for coming to the meeting.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Mr. Crabill noted that he had submitted his monthly report and had no changes. He offered to respond to questions.

SWOMLEY Chairman Swomley questioned in the invoicing whether some of the line items span over years or whether it was all in 2017.

CRABILL Mr. Crabill responded that some of the items are from other years, as long as the contract had been in place.

CRABILL Mr. Crabill asked Scott Loercher, Buchart Horn's Chief Architect to report on the study he had done.

1) Presentation by W. Scott Loercher, Buchart Horn Architects – Public Works/Police Relocation Feasibility Study

LOERCHER Mr. Loercher stated that Buchart-Horn had been asked to study and determine the cost of relocating the Public Works department to the Water Treatment Plant site. He provided a site drawing/map of a proposed location of buildings. A summary of the items covered follows:

- Relocate Police Department and township offices to Public Works site resulting in having Water Treatment Plant and Public Works together. Probable cost about \$10 million based on square footage.
- Reviewed the existing facilities, shared spaces and shared equipment.
- Concept layout of circulation at Public Works and Water Treatment Plant
- Project to be broken into three phases; project schedule developed as to length of time involved.
- Square footage needed for Public Works, Water Treatment Plant, township Administration, Vehicle maintenance repair and storage – 52,000 square feet. Proposed space approximately 76,500.
- Warm truck storage needs drive lanes; buildings need restrooms, mechanical spaces need circulation; add gross factor of 50%.
- Consideration of the Codorus Creek location where nothing could be built because of the flood plain.
- Some property was purchased with township funds; some was purchased with mixed funds from joint Sewer funds.
- Total square footage for Police Department and township Administration would be about 37,000 square feet. Together would be a two-story building. Probable cost \$16.5 million.
- Final phase to demo police building, improvements on the park entrance; make some adjustments to the administration building - \$900,000.
- Project schedule – Everything must be done in sequence since sites currently being used will be utilized. Phase I – 10-month construction schedule. Phase II – Begin when Phase I is completed.

SWOMLEY Chairman Swomley appreciated the effort put into his report.

DVORYAK Mr. Dvoryak questioned the use for the administration, police and current square footage.

LOERCHER Mr. Loercher responded that he was referring to the current administration and police facilities.

DVORYAK Mr. Dvoryak noted that a new use for that going forward would not change.

LOERCHER Mr. Loercher stated that the township function would be relocated to the Public Works site, and the current building would become available for another repurposing, such as a community center, library, and park.

DVORYAK Mr. Dvoryak noted that the \$700,000 shown later would be to make improvements to the roof, etc.

LOERCHER Mr. Loercher stated that he was correct, whether it is security upgrades, windows, roof or mechanical needs.

DVORYAK Mr. Dvoryak thanked him for his report.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani had provided his monthly report and he had one update. He noted that the Wallingford Development project moved forward. Paving was completed, and all the interior and exterior streets and Eastern Boulevard was completely overlaid. A punch list of items left to be done with the wearing course for all the streets has been placed. There is a process for road adoption, and the township staff and Public Works and he will be going through that process in their normal period until the roads are formally taken. The developer will continue to be obligated to plow and maintain the roads. However, it is about 95% done.

SCHENCK Mr. Schenck questioned some information on a potential development at the York Valley Inn site. He asked for clarification.

LUCIANI Mr. Luciani responded that they would meet with the developer for discussion.

SCHENCK Mr. Schenck questioned whether the individual has equity in the plan.

LUCIANI Mr. Luciani responded that he and Ms. Fieldhouse had discussed it. Normally prior to submitting a plan, there must be equitable interest and agreement that the piece of ground can be developed. That is not known at this time.

SCHENCK Mr. Schenck noted that he would not want the township to spend a lot of money at this time.

NACE Mr. Nace noted that he had the exact same plans for two years.

SCHENCK Mr. Schenck indicated that he had seen one from another realtor as well.

LUCIANI Mr. Luciani commented that they are skeptical.

5. CONSENT AGENDA

A. Acknowledge Receipt of November 30, 2017 Treasurer's Report

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- B. Acknowledge Receipt of August 15, 2017 York Area United Fire and Rescue Commission Fire Pension Minutes
- C. Acknowledge Receipt of October 17, 2017 York Area United Fire and Rescue Commission Minutes
- D. Board of Supervisors Budget Work Session Minutes – October 16, 2017
- E. Board of Supervisors Budget Work Session Minutes – November 6, 2017
- F. Board of Supervisors Budget Presentation Minutes – November 15, 2017
- G. Rogele, Inc. – Springetts Castle Park Improvements – Application for Payment No. 4 in an amount not to exceed \$143,851.47
- H. Buchart Horn, Inc. – Public Works/Police Relocation Feasibility Study – Project Invoice No. 2 in an amount not to exceed \$6,050
- I. Anrich, Inc. – East York Interceptor Upgrade Project – Application for Payment No. 1 in an amount not to exceed \$360,597.15
- J. Regular Payables as Listed in Payable Listing of December 14, 2017
- K. LD-17-11 – Time Extension – 693 North Hills Road (03/08/2018)
- L. SD-16-04 – Monica Martin Subdivision – Authorization of Bond Reduction in the amount of \$33,055
- M. LD-15-03 – NorthPoint Eden Logistics Center – Authorization of Bond Reduction in the amount of \$364,173
- N. SD-17-03 – Yorlan Subdivision – Authorization of Bond Reduction in the amount of \$1,925

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

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Enter into Agreement with Veritax, Inc. to Provide Auditing and Consulting Services Related to the Administration and Enforcement of the Township's Act 511 Taxes

MR. SCHENCK MOVED TO NOT ENTER INTO THE AGREEMENT WITH VERITAX AS PRESENTED. MOTION UNANIMOUSLY CARRIED.

- B. Authorization for Township Manager to Execute Energy Procurement Contract with APPI for a term of 24, 36 or 48 months, Effective October 1, 2018 at a Rate Equal to or Less than \$0.053/kWh

MR. NACE MOVED TO APPROVE THE TOWNSHIP MANAGER TO ENTER INTO A CONTRACT TO PROCURE ELECTRICITY THROUGH APPI THAT WOULD BE EFFECTIVE OCTOBER 1, 2018 AT A RATE EQUAL TO OR LESS THAN .4775 CENTS PER KILOWATT HOUR FOR A TERM, WHICH IS BEST PRODUCTIVE, OR THE BEST RATE AVAILABLE BELOW THAT. MOTION UNANIMOUSLY CARRIED.

- C. Authorization to Purchase Watch Guard Police Body Camera System in an amount not to exceed \$43,455.

MR. SCHENCK MOVED TO PURCHASE THE WATCH GUARD POLICE BODY CAMERA SYSTEM IN AN AMOUNT NOT TO EXCEED \$43,455. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD-17-09 – Brewery Products Final Subdivision Plan, 1017 North Sherman Street.

ANDERSON Adam Anderson, Site Design Concepts, represented Brewery Products Preliminary Final Subdivision Plan. He noted that it is a straightforward subdivision of five parcels involved to be consolidated. Parcels one through four are zoned General and Industrial. Parcel 50 is zoned Small Lot Single Family Residential. Brewery Products is located on the north side of I83 with North Sherman Street on the west and Eberts Lane on the east. It is a distribution center, brewery and beverage warehouse facility. With the subdivision plan, there are no proposed improvements at this time. A Land Development Plan had been submitted, which is moving through the process; however, at this time it is just consolidating the lots. There are five waivers and two modifications. He identified them as follows: 28910 Modification to submit a preliminary/final subdivision plan; 28921 – a Traffic Impact Study requirement and a traffic summary letter submittal; 28931 Installation of concrete curb; 28932 Installation of sidewalk along the streets; 35C Landscaping buffer yards; 36 Street lights; 41J5 Concrete curbing along access ways. The last five are deferments until Land Development.

MR. SCHENCK MOVED TO APPROVE SD-17-09 FOR BREWERY PRODUCTS WITH THE WAIVERS AND MODIFICATIONS AS LISTED IN THE MEMO. MOTION UNANIMOUSLY CARRIED.

- B. SD-17-10 – Stephen Deichman Final Subdivision Plan, 3389 Lower Glades Road

MR. SCHENCK MOVED TO APPROVE SUBDIVISION 17-10 KNOWN AS THE DEICHMAN FINAL SUBDIVISION WITH THE MODIFICATION OF PLAN SCALE TO ALLOW ONE INCH FOR EVERY 40 FEET AND MODIFICATION MONUMENTS TO ALLOW STEEL PINS IN PLACE OF CONCRETE MARK MONUMENTS AND GRANT THE WAIVERS FOR THE MINOR SUBDIVISION PLAN. MOTION UNANIMOUSLY CARRIED.

- C. LD-14-04 – Pleasant Valley Road Tract – Authorization for Township Manager to Execute Highway Occupancy Permit Signal Plan and Right-of-Way Dedication

MR. SCHENCK MOVED WITH REFERENCE TO LAND DEVELOPMENT 14-04 TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE A HIGHWAY

**OCCUPANCY PERMIT, SIGNAL PLAN, AND A RIGHT-OF-WAY DEDICATION
DOCUMENT. MOTION UNANIMOUSLY CARRIED.**

8. COMMUNICATION FROM SUPERVISORS

DVORYAK Mr. Dvoryak mentioned that the meeting tonight had been a trip down memory lane, as three of the board members were on the board when he had taken his seat on the board. Fourteen years ago, they were present and were recognized for their service, each of whom brought different strengths to the table. He noted that he always admired Mr. Schenck who was the voice of reason and the voice of calm in some of the most crisis situations. He noted that thinking back how much better position the township is in today than when he first joined the board, and a lot of that was by the decisions that Mr. Schenck made or supported. He and Mr. Schenck will have one more disagreement on the budget; however, that is the beauty of working with him is that disagreements were handled so professionally. At the end of the day, the board always did what was thought to be in the best interests of the township. He thanked Mr. Schenck for his service.

SCHENCK Mr. Schenck thanked him.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch noted a quick update that Mr. Marchant and Mrs. Bowders had obtained the signature for the York Container Sidewalk Easement Agreement, and it had been recorded.

11. MANAGER'S REPORT

A. Manager's Report

MARCHANT Mr. Marchant had provided his report and had nothing to add. He offered to respond to any questions.

SWOMLEY Chairman Swomley commented on the nice pictures of the new ambulance.

MARCHANT Mr. Marchant responded that it would be delivered during the December 18 week.

12. ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2017-10 – Amending Township Zoning Map to Rezone 2309 East Philadelphia Street from R-7, Small Lot Single-Family Residential District to M-U, Mixed Use District

SCHENCK Mr. Schenck stated that right from the beginning he thought the project description was a perfect fit for the neighborhood. The idea of rehabbing an

existing building of similar architecture in the area would be a use very consistent with the neighborhood. However, at the same time he was not a fan of zoning for a project. Zoning is done for the best use of the land. He and others on the board had challenged staff to come up with a way to make this work because everyone seemed to be at the same place. He had not heard many people opposed to what was proposed, just the re-zoning. Staff did a great job and presented the board with a text amendment to the zoning ordinance that would allow adaptive reuse to residential. He thought it would solve all the issues. There had been one issue with the timing the developer had, which there would be nothing stopping the developer from starting work even though it would be at risk, in theory, but very minimal. Mr. Schenck's proposal is to go with the text amendment instead of rezoning and encourage the developer to work tightly with staff to iron out what he can and cannot do to keep the timeline moving.

SNYDER Alex Snyder for Predix Properties stated that they knew their request for rezoning was simply that, a request. Two alternatives had been proposed by staff, the text amendment and the neighborhood commercial use. If the mixed use were, in fact, voted down they would respectfully request that the board consider the neighborhood commercial rather than the text amendment for the primary reason due to the timing of the project. Predix Properties is one individual, and if he cannot fit this project in, he has another one coming up. There is a significant chance that Mr. Predix will not purchase the property because a text amendment indicates assuming it could even be done by January, it says that this use would permit the adaptive reuse permitted by special exception. That means he must go back in front of the Zoning Hearing Board and possibly the Planning Commission, which would set him back another few months and would put him outside the window when this would be feasible. What Mr. Predix proposed for the building would really benefit the neighborhood. They do think that the text amendment option versus the neighborhood commercial, if the mixed use is voted down, is the best option and would allow him to proceed without having to go back for a special exception to meet his timeline.

SWOMLEY Chairman Swomley indicated that if the mixed use were not approved, then either of the two paths would be about the same timeline.

FIELDHOUSE Ms. Fieldhouse indicated they would be very nearly exact the same time; there would just be more advertising for the rezoning to neighborhood commercial. She thought that they could work within the period allotted.

SNYDER Mr. Snyder stated that the difference is that the text amendment requires him to go back for special exception, which would set him back another month.

SCHENCK Mr. Schenck stated it is just a month.

SNYDER Mr. Snyder indicated he was not sure if that would go before the Planning Commission or not.

FIELDHOUSE Ms. Fieldhouse assured him that it does not.

SCHENCK Mr. Schenck noted that it comes back before the Board of Supervisors for a hearing.

SNYDER Mr. Snyder indicated if it gets done in January it sets the project back enough so there is at least a month difference between one versus the other.

NACE Mr. Nace echoed Mr. Schenck's comments in that, although the text amendment concept would have implications throughout the entire township, he liked that better. The board is setting a precedent for what it would like to see, i.e., what would happen to a church, or a school, or a private club, or a building that's in an R7 residential area and what that could look like in the future. Mr. Nace stated he liked the adaptive reuse concept and the preservation of historic structures. His preference is the text amendment as well. He respected Mr. Predix's schedule. However, in the grand picture of things, the board is looking out for the better interest of the entire community.

MR. SCHENCK MOVED IN REFERENCE TO ORDINANCE 2017-10 AMENDING THE ZONING MAP FOR 2309 EAST PHILADELPHIA STREET FROM R7 TO MIXED-USE TO DENY THAT ORDINANCE. MOTION UNANIMOUSLY CARRIED.

MR. NACE MOVED TO AUTHORIZE STAFF TO MOVE FORWARD WITH THE TEXT AMENDMENT ALLOWING ADAPTIVE REUSE IN AN R7 DISTRICT WITH ALL DUE HASTE. MOTION UNANIMOUSLY CARRIED.

SWOMLEY Chairman Swomley hoped that would work for Predix Properties and that they will continue to work with staff. No one spoke out against the development, but rather against the zoning. What had been done was to try to marry the two and get the best possible result for the community. He hoped they could move forward with that.

B. Resolution No. 2017-46 – Recognition of Michael R. Bowman

C. Resolution No. 2017-47 – Recognition of Donald P. Bishop

D. Resolution No. 2017-48 – Recognition of Alan S. Maciejewski

E. Resolution No. 2017-49 – Recognition of William H. Schenck, III

MR. SCHENCK MOVED TO ADOPT RESOLUTIONS 2017-46, -47, -48, AND -49. MOTION UNANIMOUSLY CARRIED.

F. Resolution No. 2017-50 – 2-18 Budget Adoption

MR. SCHENCK MOVED TO ADOPT THE BUDGET PER RESOLUTION 2017-50.

DVORYAK Mr. Dvoryak added to the statements he made earlier, that he had spent a career in finance and learning how to spin numbers to present the case that you want to make. He thought the board had done a good job of spinning some of the requests

for a tax increase of 50% this year even before he learned recently the size of the surpluses that had been generated over the past six years totaling \$1.7 million. It made him wonder why the public is asked for a 50% tax increase, as he did not see it was necessary. When he was elected it was that kind of commitment he made to the people who supported him to keep government small, keep government out of the pockets of the people, and let the public make the decisions of how to spend tax money, as long as the township is providing the essential services that are needed in Springettsbury Township at a level that is satisfactory. He stated he would not support the budget.

SWOMLEY Chairman Swomley clarified a few things. People keep hearing 50% tax increase; this would be equivalent to a 2% increase on a resident's school tax. It is on a small portion of the total amount of revenue coming into the township; it is the only piece that can be controlled. He asked Mr. Marchant is the budget is in a surplus state this year.

MARCHANT Mr. Marchant responded that no, the fund balance that was budgeted is being expended to get to the end of 2017.

SWOMLEY Chairman Swomley added that there is the mandate for storm water coming down from EPA and DEP that will amount to over \$200,000 in 2018, which will continue for the near future. It involves a five-year agreement that the township has had to enter into to keep it down to that amount. He fully understood Mr. Dvoryak's comments. He had voted against taxes in the past; however, the government is not growing but is responding to things that there is no control over, and it is doing the right thing for the township to make sure that the funds are available to pay the bills. With the level of community that is here, the support that is provided for the vibrant community residents, he did not think that the small tax amount was unreasonable.

NACE Mr. Nace commented that there is a little lack of clarity in some line items. However, looking at the grand scheme of things, the board before him did not increase the taxes every year. His daytime job is meeting with municipalities on a regular basis, and his personal philosophy is to do regular small increases, just like our police officers get a raise, the Public Works employees get a raise, and most workers get a raise every year. That means the township has to spend a little bit more money every year, and it is a lot more palatable if taxes go up a little bit every year. It is unfortunate to not have increased taxes 5% per year over the last 10 years; it would not be necessary to do it 50% at one time. Moving forward, how the budget plays out is important. The board members will see the tax increase as well. His home was assessed at about \$150,000 so his personal tax bill will go up \$90.00 a year. To him, that is less than \$10.00 a month for the ability to call a police officer or a fire department whenever something happens. He would not be able to hire a private security firm to do that for less than that amount of money. All the services that are provided are definitely well worth it.

He was not thrilled with the concept of raising it so much, but noted that it is all about the delivery of the message. When the newspaper printed 55%, people did not understand. If everybody was told its \$5.00 a month that would be more palatable. It is something that was necessary to do eventually to catch up with increased expenses.

MOTION CARRIED, 4/1. MESSRS. SWOMLEY, SCHENCK, NACE AND PHAN VOTED IN FAVOR; MR. DVORYAK VOTED OPPOSED.

G. Resolution No. 2017-51 – 2018 Tax Levy

MR. SCHENCK MOVED TO ADOPT RESOLUTION 2017-51, THE 2018 TAX LEVY. MOTION CARRIED 4/1. MESSRS. SWOMLEY, SCHENCK, NACE AND PHAN VOTED IN FAVOR; MR. DVORYAK VOTED OPPOSED.

H. Resolution No. 2017-52 – 2018 YAUFRR Budget

MR. SCHENCK MOVED TO ADOPT RESOLUTION 2017-52, THE 2018 YORK AREA UNITED FIRE AND RESCUE BUDGET. MOTION UNANIMOUSLY CARRIED.

I. Consideration of Resolution Prohibiting Location of Category 4 Licensed Facility within the Township

SWOMLEY Chairman Swomley opened the subject which surrounded casino style gambling being opened up for a certain number of venues within the state. Municipalities have until December 31 to opt out of having casinos in their jurisdiction or they lose the right to decline a casino. There is the ability to reverse that decision if an excellent opportunity became open.

NACE Mr. Nace stated that he had done a fair amount of research on the issue, and he had learned that the state's Gaming Control Board has a list of municipalities that have opted out. He had made a number of phone calls and sent emails to determine what other municipalities are doing. He had provided a colored map for the board. He had spoken to a casino operator who stated two kinds of criteria that would be considered before coming to York County. One would be locating their category 4 casino in such a place that would overlap Gettysburg. It would prohibit a Gettysburg casino from opening. The casinos operate in a radius of 15 miles in the new category. Any proposed new location would be to cover Gettysburg, or somewhere along I83 so that nobody else could get the Baltimore traffic on its way to Hollywood Casino. The third spot is to get close enough to cover Lancaster City. Springettsbury is in the crosshairs. If a township opts out, an opportunity for a casino is not going to try to convince a township to change its mind and rescind if they opt out now. They will skip over them and go to the next one. So the decision becomes whether or not the board wishes to, at some point in time, to be approached as a potential location for a casino. There are negative affects surrounding gambling and there could be drawbacks. In most of what he

had heard from a safety and security standpoint, the casinos handle their own security internally. One additional point is what is called the local share where 2% of their profits have to be, by law, shared with the municipality and the county. It could equate to get approximately \$6 million, and half of that money must go toward reducing property taxes. Mr. Nace stated that he was not in favor of opting out but rather to leave the options open.

DVORYAK Mr. Dvoryak appreciated all the hard work that went into gathering all the information. There was a lot of information presented to the board with crime and experiences that other municipalities have had with gambling in the area, all of which was very helpful. He would be interested in comments from Representatives Saylor and Gillespie at the state level. There is a moral component to casinos and it has a negative connotation to some people. He found it interesting that the state, in this situation, is leaving it up to the municipality to decide whether to prohibit something that they have authorized legal in the state. However, other things that one may find morally questionable like strip clubs or Planned Parenthood centers the municipalities are not given the decision to opt out. He added that he agreed with Mr. Nace in terms of his position on where the township is with the matter.

SCHENCK Mr. Schenck commented that the revenue side is tempting; however, he did not think it fits the character of Springettsbury Township. Other than the revenue, he did not see a benefit nor see it doing anything to enhance the community.

MR. SCHENCK MOVED TO ADOPT RESOLUTION 2017-53, A RESOLUTION PROHIBITING THE LOCATION OF CATEGORY 4 CASINOS WITHIN THE TOWNSHIP BOUNDARIES. MOTION CARRIED 3/2; MESSRS. SWOMLEY, SCHENCK AND MS. PHAN VOTED APPROVED; MESSRS. DVORYAK AND NACE VOTED AGAINST.

14. NEW BUSINESS

A. Authorization for Township Solicitor to Assist with Easement Acquisition – Ridgewood Road and Alpine Road Low Pressure Sanitary Sewer Force Main.

ANDERSON Adam Anderson, Site Design Concepts, introduced a privately funded public sanitary sewer project this evening. Chris and Carol Emswiler, Dennis Smith and Ken Farringer were present. They had investigated several options for replacement. There is a three-residence landowner project in the township proposing this low-pressure force main. There are certain rights-of-way and an easement available with one exception, a property owned by Michael Wagner. Once the project is completed, it will be offered for dedication to the township.

SWOMLEY Chairman Swomley understood that it was just a narrow sliver of land.

ANDERSON Mr. Anderson stated that it is an odd parcel about 50-feet wide. It is a residual from multiple subdivisions, and from the records that were found it is odd and is not a buildable constructible lot.

LUCIANI Mr. Luciani added that they are looking for condemnation authority that the township would condemn that piece of ground, and they indicated they would reimburse the township for all costs.

SCHENCK Mr. Schenck noted that would just be the right-of-way area and not the whole parcel.

LUCIANI Mr. Luciani responded that it would only be for that piece they are taking, maybe 30 feet wide; roughly 1500 square foot area.

ANDERSON Mr. Anderson agreed and stated it is the last piece of the puzzle to make the whole thing work, and when completed and adopted, offered for dedication, then it would give public access to public sewer to the rest of the hillside.

LUCIANI Mr. Luciani added that the purpose of the condemnation would be to abate a public health issue.

SCHENCK Mr. Schenck indicated that no one likes the word condemnation; however, he thought this would be absolutely the right reason to do so. He was totally in favor of allowing the township to support the efforts.

MR. SCHENCK MOVED TO APPROVE ALLOWING THE TOWNSHIP TO SUPPORT THE EFFORT. MOTION UNANIMOUSLY CARRIED.

William Schenck – Parting Comments

SCHENCK Mr. Schenck indicated he had requested a little time at the end of the meeting. He thanked Abby and any others that helped create the look of the lobby and the reception, as he was grateful to whoever decided that event should occur. He noted the decision on the bench dedication at Stonewood Park was to him, to Harriett and Hilary, a big deal. He acknowledged Don Eckert as his mentor when he was a new Supervisor. He had said to him, “You’ve got to raise the question” meaning the difficult questions. He also said, “People make things happen.” All that might sound simple, but nothing happens unless people make it happen. He thanked Mr. Eckert for his wisdom. He was pleased to say he knew the board would adopt the same attitude. He had been very proud to serve in public service and had no other aspirations other than Springettsbury Township. The consultants here, Dennis Crabill, John Luciani, Pat Harvey, and Charlie Rausch are the best with their incredible counsel. Mr. Schenck indicated that was why people like Representative Saylor talks about the high standard of Springettsbury because of the willingness to invest in good counsel, and that has meant a lot to him over the years. He added folks like Betty Speicher, Dori Bowers and Charlie Lauer - they are people who have been here that are just the best people in the world. One

thing that stuck with him was that the people at the township are all just wonderful people, and they make it easy for the board. He was very grateful for that. He had joked about Jean Abrecht being the woman he sees more than anyone is because Jean is at many other meetings he attends other than these. In closing, he was thrilled that the township is in good hands and if he had a little piece in that so be it. He thanked everyone very much.

DVORYAK Mr. Dvoryak thanked him.

SWOMLEY Chairman Swomley thanked him and asked whether he would like to adjourn the meeting.

15. ADJOURNMENT

SWOMLEY Chairman Swomley handed the gavel to Mr. Schenck, who adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary
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