

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**JANUARY 12, 2023  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, January 12, 2023 at 7:00 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak, Vice Chairman  
Charles Wurster, Assistant Secretary/Treasurer  
Don Bishop (via Zoom)  
Robert Cox

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Township Engineer  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Randall Heilman, Director of Community Development  
Nitza Sanchez-Bowser, HR Director  
Teresa Hummel, Director of Finance  
Todd King, Chief of Police  
Daniel Hoff, YAUFRR Chief  
Abby Gibb, Communications Manager  
Sue Sipe, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**SWOMLEY** Chairman Swomley called the Regular Meeting to order and led the Pledge of Allegiance.

B. Oath of Office – Patrolman Blake Einsig

Chairman Swomley administered the Oath of Office to Patrolman Blake Einsig, with Todd King, Chief of Police assisting. He presented Patrolman Einsig with a plaque which detailed a declaration of commitment entitled “The Springettsbury Badge”.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**SWOMLEY** Chairman Swomley announced there would not be an Executive Session this evening.

**3. COMMUNICATION FROM CITIZENS**

**SWOMLEY** Chairman Swomley introduced State Senator Kristin Phillips-Hill

**HILL** Senator Hill stated she is serving as the State Senator in the 28<sup>th</sup> District representing Springettsbury Township. Senator Hill indicated she is excited to work with the Township to achieve the common good for all the people of Springettsbury Township as well as the citizens of the district. She further noted she was recently elected as the Majority Caucus Chair and is the Vice Chair of the Senate Communications and Technology Committee and serves on Appropriations Aging and Youth, Banking and Insurance, and State Government in a host of other caucuses and committees that are bipartisan.

**CRAMER** Mr. Steve Cramer, 3612 Coventry Court stated he wished to discuss the recent Penn Waste Contract. He noted with the new contract there are no options as in the past, and his bill has increased by 47%. He asked what could be done to bring those options back and could the new contract be voided.

**SWOMLEY** Chairman Swomley stated the contract cannot be voided.

**HODGKINSON** Mr. Hodgkinson stated the previous contract which expired at the end of 2022 was a 5-year contract. The options in the new contract are the same as the old one. No options were eliminated. The two options provided were – residents can provide their own containers up to three 32-gallon bags which equals 96 gallons. The other option is a 96-gallon toter can be provided by the contractor. This is a difference of \$6.00 per quarter for that option.

**SWOMLEY** Chairman Swomley further clarified in bidding out the contract there were only two qualified bidders who responded. He noted because of the contractor being short staffed it would cost them more money to not do the toters, and much of the charge that has been increased is due to fuel as well as labor force shortages.

**CRAMER** Mr. Cramer felt it was unfair for a household with one person to pay the same amount as a family unit. He suggested a single bag option should be available.

**RAUSCH** Solicitor Rausch stated in prior contracts the one bag option has not been available for many years. He noted one of the issues was that option was getting very expensive to do to keep track of bags. He noted trash haulers are now using the one-arm lifter to pick up the toters.

**SWOMLEY** Chairman Swomley stated no trash hauler will do an option for picking up individual bags. He noted the reality is this has been bid out to the lowest bidder with a contract signed which they believe is the best option for the citizens of the Township.

**RAUSCH** Solicitor Rausch reaffirmed the contract is for 5 years and there is no opt out for residents.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**YOUNG** Ms. Young indicated she had no update to her report.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani indicated regarding the right-of-way at Haines Road and Industrial Highway, Sheetz is making progress to resolve that issue.

Mr. Luciani stated at the Zoning Hearing Board meeting on January 5 the case for 3760 East Market Street was presented. The proposal was for a towing yard and the applicant was requesting a variance from screening and placing damaged vehicles alongside the building. Because of flood plain issues in that area and the fact they did not meet the criteria, the Zoning Hearing Board voted against the special exception and the variance. He acknowledged Zoning Officer Tim Holmes conducted a thorough research to prepare the case.

Mr. Luciani announced regarding Davies Drive, York Excavating has contractors ready and York Water Company is proposing to run off the water main and they have submitted an application.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of September 20, 2022 York Area United Fire and Rescue Commission Joint Budget Work Session Minutes
- B. Acknowledge Receipt of September 20, 2022 York Area United Fire and Rescue Commission Meeting Minutes
- C. Acknowledge Receipt of October 18, 2022 York Area United Fire and Rescue Commission Meeting Minutes
- D. Board of Supervisors Budget Work Session Minutes - November 16, 2022
- E. Board of Supervisors Regular Meeting Minutes - November 16, 2022

- F. Board of Supervisors Regular Meeting Minutes - December 8, 2022
- G. Regular Payables as Detailed in Payable Listing of January 12, 2023
- H. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-08-H in an amount not to exceed \$2,814.46
- I. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-11-E in an amount not to exceed \$3,172.06
- J. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 15 in an amount not to exceed \$86,110.66
- K. Jay R. Reynolds, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 16 in an amount not to exceed \$2,258.58
- L. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 18 in an amount not to exceed \$203,545.35
- M. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 19 in an amount not to exceed \$19,621.44
- N. East York Apartments, 2810 East Market Street - Close Out of Financial Security Bond in the amount of \$1,437

**MR. DVORYAK MOVED TO APPROVE ITEMS A THROUGH N ON THE CONSENT AGENDA. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS**

- A. Authorization to Execute Site Improvement and Escrow Agreement - York Galleria Sidewalk

**MR. WURSTER MOVED TO AUTHORIZE THE RESPECTIVE MEMBER OF THE BOARD OF SUPERVISORS TO EXECUTE THE SITE IMPROVEMENT AND ESCROW AGREEMENT FOR THE YORK GALLERIA MALL. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. SD-2022-0004 Avalong Place Condominium, 59A Jean Lo Way  
Scott Akins, Akins Engineering

**HEILMAN** Mr. Heilman stated this subdivision plan came forth after a Zoning Hearing Board situation arose regarding a property owner in this condominium looking to do an expansion of his property which would encroach on the adjacent property line, in essence a zero-lot line between the two properties. The Zoning Hearing Board in their decision said the applicant is to do a subdivision to remedy the situation within six months. The applicant is to combine lots to alleviate the scenario where they are encroaching on another property line by making a small adjustment. The one comment has been addressed.

**AKINS** Mr. Akins affirmed Mr. Heilman’s synopsis noting there is an additional .04 acres they will be swapping between the two town home developments to address the driveway issue. He noted there is no additional construction or utility hookups involved. He noted they have complied with all Township and County comments.

**HEILMAN** Mr. Heilman confirmed the plan acknowledges to revise the relevant deeds when they are recording and executing the plan. He noted the two waivers are still required.

**MR. WURSTER MOVED WITH REGARD TO SD-2022-0004 AVALONG PLACE  
CONDOMINIUM TO APPROVE THE FOLLOWING WAIVERS:**

- §289-14 - MINOR SUBDIVISION PLAN
- §289-11.B-19 - LOCATIONS OF ALL MANMADE FEATURES ON THE  
PROPERTY

**MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED WITH REGARD TO SD-2022-0004 AVALONG PLACE  
CONDOMINIUM TO APPROVE THE PLAN AS PRESENTED WITH NO  
CONDITIONS. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**WURSTER** Mr. Wurster indicated the Comprehensive Plan Update has begun which includes Supervisor Cox, Mr. Luciani, Mr. Heilman and Mr. Hodgkinson along with Marion Hull and members of her organization from CDM Smith. He noted there are also members from the Township Planning Commission, the Zoning Hearing Board, Recreation Board, as well as County Planning.

**9. COMMITTEE REPORTS**

There were no Committee Reports.

**10. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rauch had no additions to his report.

**11. MANAGER'S REPORT**

**HODGKINSON** Mr. Hodgkinson stated he had no additions to his report.

**SWOMLEY** Chairman Swomley asked for an update on the progress of the new Administrative and Police Building. He stated his concern about sub-outs for the ceilings and problems with insulation. He asked to make note of that to determine if the sub-outs were providing the value they are claiming. He was concerned they may be taking advantage of the situation.

**HODGKINSON** Mr. Hodgkinson indicated they have little control over that situation, noting in Pennsylvania municipal law, caution must be taken specifying a specific brand and allow an alternate, which is not intending to lower standards but if there is no alternate that meets those standards they must hold with the standard.

Mr. Hodgkinson stated the new date for the administration building side is projected for the end of February. The date for the police side is the end of April. However, he noted removal of the existing police building will cause the pathway into the site to change resulting in a delay to open to the public until late May or June.

Mr. Cox asked about the RCAP Grant for the Police Station project. Mr. Hodgkinson indicated it is in progress.

**12. ORDINANCES AND RESOLUTIONS**

**Amended agenda item:** Resolution No. 2023-25 - Appointment of Daniel William Folk to the Historic Preservation Committee

**MR. WURSTER MOVED TO APPROVE ADDING RESOLUTION NO. 2023-25 TO THE AGENDA. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. COX MOVED TO APPROVE THE APPOINTMENT OF DANIEL WILLIAM FOLK TO THE HISTORIC PRESERVATION COMMITTEE. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**13. OLD BUSINESS**

A. York Area United Fire and Rescue Governance

**SWOMLEY** Chairman Swomley reiterated the Board was reviewing options to be proposed to the YAUFRR Municipal Boards so they could understand the various options presented to achieve a better governance structure.

**BISHOP** Mr. Bishop suggested it may be more beneficial to discuss with the YAUFRR municipalities potential problems with the current governance structure before pursuing the recommended options.

**WURSTER** Mr. Wurster mentioned there will be a reorganization meeting at YAUFRR next week. He recommended waiting until that meeting to determine the composition of the new YAUFRR Board before continuing the dialogue.

**SWOMLEY** Chairman Swomley recommended holding a special work session to be scheduled after the YAUFRR reorganization occurs.

**B. Old Business Listing**

1. Update of Comprehensive Plan – recommended to be removed from the list since the Comprehensive Plan Committee has now been formulated.
2. Traffic Calming at 10<sup>th</sup> Avenue, 11<sup>th</sup> Avenue and Whiteford Road  
It was suggested this be delayed due to winter weather conditions. It was noted the temporary speed humps were installed, however, there was little improvement.
3. Sidewalks in the same area
4. American Rescue Plan
5. Use of funds received for COVID Relief

**C. Davies Drive**

Discussion was held regarding the intersection at Concord Road. It was noted the stop sign will not change. On the other end of the street a signal update will occur at Davies Drive and Market Street.

**D. Schoolhouse and Sundale Streets**

Discussion regarding the sign placement which were effective in slowing traffic. It was noted the signs were removed for snow removal but will be back in place by the end of March. The signs say, “Stop for Pedestrians”.

**14. NEW BUSINESS**

There was none.

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**15. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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