

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**JANUARY 14, 2021  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, January 14, 2021 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA in person and by Zoom technology.

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Todd King, Police Chief  
Teresa Hummel, Director of Finance  
Dennis Crabill, Director of Public Works/WWT  
Nitza Sanchez-Bowser, Director of Human Resources  
Colin Lacey, Director of Parks and Recreation  
Ray Markey, Acting Director of Community Development  
Dan Hoff, YAUFRR Chief  
Abby Gibb, Communications Manager  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**SWOMLEY** Chairman Swomley called the meeting to order at 7 p.m. and led the Pledge of Allegiance.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

A. December 10, 2020 – 6:30 p.m. – Legal Matters

**SWOMLEY** Chairman Swomley announced that an Executive Session was held on December 10, 2020 to discuss legal matters.

**3. COMMUNICATION FROM CITIZENS**

There were no citizen comments.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart-Horn, Inc.

**YOUNG** Diana Young had provided her monthly report. She noted no changes to her report as submitted.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani reported an update on Davies Drive. A meeting is scheduled with York County Engineer and Mr. Hodgkinson to discuss the project on January 27<sup>th</sup>. At the Zoning Hearing Board meeting on Thursday, January 7<sup>th</sup> there were two cases. The meeting was partially in-person and partially Zoom. In addition, he had some discussions with Chief King about a towing business that is operating out of a residential area. A Cease and Desist Order will be issued.

**5. CONSENT AGENDA**

A. Acknowledge Emergency Declaration by Township Manager and Rescission Thereof Due to Snow Emergency of December 16, 2020 through December 18, 2020

B. Board of Supervisors Regular Meeting Minutes – December 10, 2020

C. Regular Payables as Detailed in Payable Listing of January 14, 2021

D. Heisey Mechanical, Ltd. Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Change Order No. 8 in an amount not to exceed \$14,061.20.

E. Heisey Mechanical, Ltd. Raw Pump Upgrade/Fat Oil and Grease Acceptance Project – Change Order No. 9 in an amount not to exceed \$27,759.83.

F. Heisey Mechanical Ltd. – Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Application for Payment No 12 in an amount not to exceed \$112,182.70.

G. York Excavating Co. – Augustus Schaefer Project - Change Order No 1 in an amount not to exceed \$2,932.50.

H. York Excavating Co. – Augustus Schaefer Park Project – Application for Payment No. 2 in an amount not to exceed \$12,672.46.

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

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

A. Authorization to Advertise Bids for New Police Station/Renovations to Administration Building Project.

**HODGKINSON** Mr. Hodgkinson stated that the action is to authorize advertisement for bids. He noted that the township was unsuccessful in obtaining the RCAP Grant. A new application period is approaching in which there is an opportunity to apply. However, one of the biggest concerns with that was mentioned in his report. None of the project would qualify for the funding and could start prior to our

receiving notification of award if we were successful and that is not anticipated to be sent out until the fall of 2021. That would delay the police moving into their new facility and being operational until May/June of 2023. His second concern would be the expense of phasing the project with additional expense that the contractors would add to their bids because of the contract being pushed out so long.

The board had a lengthy discussion which is summarized for the purpose of these minutes:

- Cost of capital may change between now and a year from now.
- Phasing is possible; phase 1 soon and phase 2 in fall of 2021; additional costs to phasing a project.
- 10-Year Treasury previously at under 1%; currently over 1%; uptick in rates.
- Bond Financing may have to be delayed.

**LOERCHER** Scott Loercher offered the following:

- Notice of Intent to Award given to Contractors mean they would buy out the project quickly. Their pricing is set to move forward within the first one or two months. Purchasing units to be done in phases would add costs.
- Delay could affect some utilities and site work.
- Rework the plan divided into two phases and change the timing of all phases.
- Police addition to start day one as it is the largest section to build. Moving back creates phasing issues.
- Renovations could be done to the current building: library/community room; Administration.
- Timing of purchase of equipment and how bid price would be reflected.
- Percentage-wise costs for phasing would be negligible. However construction materials could be at 20%.

**COX** Mr. Cox wondered whether there had been any feedback as to why the township did not receive the grant.

**WURSTER** Mr. Wurster responded that one must look at the very competitive nature of all the grant funding throughout the Commonwealth. A large majority of the grant funding goes to the high population centers such as Philadelphia, Pittsburgh. The process is to continually apply and become familiar with the process and continue to develop relationships with the state legislators.

**DVORYAK** Mr. Dvoryak commented that he was not inclined to take any risk to delay further cost or interest rate increases. The project needs to get moving.

**BISHOP** Mr. Bishop emphatically agreed with Mr. Dvoryak.

**WURSTER** Mr. Wurster noted he was thinking of higher interest rates for getting the project moving; could be lower at the back end of the project if a grant were received.

**SWOMLEY** Chairman Swomley indicated he was not in favor of moving the police station occupation out into 2023. The current building is a serious hazard to the township's ability to provide professional services. He stated it has to move forward.

**COX** Mr. Cox agreed and noted that pushing it off would be a mistake.

**WURSTER** Mr. Wurster noted his takeaway from this is that it is possible; however, it increases risk and delay, and he would not want the project outcome to deter from going after other grant funding opportunities. He commented that there are other opportunities to use RCAP funding for Transportation projects funded through PennDOT; Intermodal grant programs, etc. He would not want to deter the project in that respect.

**HODGKINSON** Mr. Hodgkinson agreed and noted that Davies Drive should be on the immediate radar for grant opportunities.

**MR BISHOP MOVED FOR THE AUTHORIZATION TO ADVERTISE BIDS. MR. DVORYAK WAS SECOND**

**DVORYAK** Mr. Dvoryak stated that the board did not receive a list of what was in the bid, but he questioned whether there are any alternates in the bid process or whether everything is wrapped into the bid.

**LOERCHER** Mr. Loercher responded that there are no alternates in terms of substantial building sizes, but there are some unit prices for extra material outlets data. There is some unit pricing for fencing replacements so there's some flexibility there but nothing in terms of the building footprint. There is no alternate for enclosed program space.

**MOTION UNANIMOUSLY CARRIED.**

B. Authorization to Execute Amendatory Contract No. 2 for York County CDBG Funding for the Township's Comprehensive Plan (Extending Time of Performance to June 30, 2021)

**MR. DVORYAK MOVED TO AUTHORIZE EXECUTING AMENDATORY CONTRACT NO. 2. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**BISHOP** Mr. Bishop noted that the board needed to make sure to have a plan to have something done by June 30<sup>th</sup>. It could be placed on a future Agenda.

**SWOMLEY** Chairman Swomley requested Dori Bowders to resurrect the Old Business list in order to keep the item in front of the board.

**BOWDERS** Ms. Bowders responded that she would do so.

C. Authorization to Approve First Capital Engineering, Inc. Scope of Services for Davies Drive Extension Project in an amount not to exceed \$220,000.

**HODGKINSON** Mr. Hodgkinson stated he requested a Scope of Services from Mr. Luciani from First Capital Engineering to start design work for the Davies Drive Extension At-Grade Rail Crossing. This Scope of Services covers everything from the beginning of the project, coordination with the railroad company to the finalized project to include inspection.

The board had several questions as to what was included in the costs. Mr. Luciani responded with several important factors: The project began 10 years ago and was to have been bid along with a sewer project. Drawings are 10 years old and area will be resurveyed, new permits, T&M contract, construction costs and administration, permits, etc.

**WURSTER** Mr. Wurster asked what was in the budget for Davies Drive for this year.

**HUMMEL** Ms. Hummel responded that from the Capital Improvements Plan for Davies Drive \$1,034,900 was included..

**MR. DVORYAK MOVED TO APPROVE THE SERVICES AGREEMENT WITH FIRST CAPITAL ENGINEERING FOR THE DAVIES DRIVE EXTENSION PROJECT IN AN AMOUNT NOT TO EXCEED \$220,000. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

D. Authorization to Approve First Capital Engineering, Inc. Scope of Services for Memory Lane/Industrial Highway Traffic Signal Project in an amount not to exceed \$101,768.

**MR. BISHOP MOVED TO AUTHORIZE EXECUTION OF THE FIRST CAPITAL ENGINEERING PROPOSAL FOR ADMINISTRATIVE AND ENGINEERING SERVICES FOR THE ARLE PROJECT INDUSTRIAL HIGHWAY AND MEMORY LANE. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

There were none for action.

**8. COMMUNICATON FROM SUPERVISORS**

**SWOMLEY** Chairman Swomley noted for the board that the meeting for the Pleasant Acres facility will be held on January 27<sup>th</sup>, Noon to 2 p.m.

**COX** Mr. Cox reported that he had contacted Bob Cronheim who owns that property beside the Farmers Market trying to get him to agree to give us the sliver of land that has the stream running through it, He had spoken to him last year before COVID, and he seemed amenable to it; however he stated that it would up to his son as he is running the company. Mr. Cox stated that he had sent the plan that

John Luciani provided to him. Mr. Cox had called and left word for him twice. He has not returned his calls. He believes this would not materialize.

**SWOMLEY** Chairman Swomley noted that it would be something to keep in mind while they are working on the improvements there. He added that there are other options.

**9. COMMITTEE REPORTS**

There were none for action.

**10. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rausch stated he had nothing to report this date.

**11. MANAGER'S REPORT**

A. Manager's Report

**HODGKINSON** Mr. Hodgkinson indicated he had nothing further to add to his written report.

**SWOMLEY** Chairman Swomley commented on a section in his report marked in yellow, which would be the answer to Mr. Bishop's question from the last meeting. He referred to the discussion on audio recordings and what was included.

**BISHOP** Mr. Bishop indicated that he very much appreciated the information. He added that it would be incumbent upon the board to devise a policy that takes into account the current situation.

**SWOMLEY** Chairman Swomley requested the staff to draft the policy for the board's review and formalization.

**DVORYAK** Mr. Dvoryak asked Mr. Hodgkinson for an update or progress on the on-going saga with Comcast.

**HODGKINSON** Mr. Hodgkinson reported that progress has been made as to where they have done some of the restoration. They have more to do. He noted that he now has a good contact, and it seems to be going more smoothly.

**DVORYAK** Mr. Dvoryak commented that what had piqued his interest was that there is some leverage in the Ordinance where the township can begin fining Comcast. He personally has no opposition to using any and all means necessary to encourage them to get this project wrapped up as soon as possible.

**SWOMLEY** Chairman Swomley questioned Solicitor Rausch what the options would be.

**DVORYAK** Mr. Dvoryak indicated that there was a daily fine if the work done is not done. He noted it should have been done last year.

**RAUSCH** Solicitor Rausch stated that they had 10 days to get the repairs done, and then the township must give them notice. He added that the township was past that point, but there was a daily fine that could be imposed.

**SWOMLEY** Chairman Swomley suggested that Comcast be given notice and start the clock running.

**WURSTER** Mr. Wurster concurred.

**RAUSCH** Solicitor Rausch stated he would coordinate with Mr. Hodgkinson.

**11. ORDINANCES AND RESOLUTIONS**

There were none for action.

**12. OLD BUSINESS**

**BISHOP** Mr. Bishop reiterated his question with regard to a Springettsbury Strategic Plan. He had not been able to find a copy.

**SWOMLEY** Chairman Swomley responded that the Strategic Plan is about a year and a half old at this point.

**BISHOP** Mr. Bishop noted that the Township Manager should have a copy of it.

**HODGKINSON** Mr. Hodgkinson responded that he would research the files.

**SWOMLEY** Chairman Swomley commented that the Secretary could probably find a copy.

**WURSTER** Mr. Wurster agreed and suggested that she send a copy to each of the board members.

**13. NEW BUSINESS**

There was no New Business to discuss

**14. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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