

**SPRINGETTSBURY TOWNSHIP  
WORK SESSION – POLICE FACILITY**

**JANUARY 23, 2020  
APPROVED**

The Springettsbury Township Board of Supervisors held a Work Session on Thursday, January 23, 2020 at 6 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  
Charles Wurster, Assistant Secretary/Treasurer  
Don Bishop  
Robert Cox

**ALSO IN**

**ATTENDANCE:** Benjamin Marchant, Township Manager  
Charles Rausch, Solicitor  
Dennis Crabill, Environmental Engineer  
Jacob Dortch, MS, PE, Civil Engineer  
Dori Bowders, Manager, Administrative Operations  
Lt. Todd King, Chief of Police  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Teresa Hummel, Finance Director  
Nitza Sanchez-Bowser, Director of Human Resources  
Colin Lacey, Director of Parks and Recreation  
Dan Hoff, Chief, YAUFRR  
Andy Hinkle, Manager, Information Systems  
Jean Abrecht, Stenographer

**1. CALL TO ORDER**

**SWOMLEY** Chairman Swomley called the Work Session to order for the purpose of discussing future options for the police facility.

**2. NEW BUSINESS**

A. Discussion – Future Police Facility Options

**SWOMLEY** Chairman Swomley stated that the present conditions of the police facility are horrendous and getting worse with every electrical fire and HVAC failure. He itemized three options for the board's review:

- Build on to the township building on the northeast corner of this property and have a shared facility with the township location. This would provide a synergy of having the workforce together and would be one face to the community. This option affects the land swap issue but is a reasonable option.

- Move Public Works to the Wastewater Treatment Facility and build new facilities there. Then move the Township Offices up to the current site of Public Works. This option would involve exorbitant cost. Not the best option.
- Look for an offsite location for the police facility, purchase land, and build the facility.

**KING** Police Chief King recalled a Space and Needs Study that was done in 2009. He pointed out several items:

- The current footprint and current square footage for the police department is approximately 10,900 square feet.
- The Need Study stated that at that current time they basically needed to double that, about 26,000 square feet.
- Push that out the Need Study, 6 to 15 years, it is up to 36,000 square feet.

Concern for traffic with the park with emergency vehicles in and out.

**BISHOP** Mr. Bishop commented that the current situation in the police facility is more important than many other factors. He urged the board to determine what options could be done more quickly, not to be in a rush, but to recognize the urgency of the matter.

**WURSTER** Mr. Wurster highlighted Chief King's commentary on the critical nature of protecting the chain of evidence in the current police facility, especially if the building is compromised by fire. He stated it is a critical issue to preserve the quality of that evidence. This chain of evidence must be in a climate controlled facility.

**SWOMLEY** Chairman Swomley brought up the issues surrounding the National Park Service. He indicated that it may be necessary to pay the Park Service for a piece of property. He would prefer to focus on the option of attaching the police facility to the township building and starting as soon as possible to pull things together, do a final review of the plans, make sure everything is in order and be satisfied with the cost.

**DVORYAK** Mr. Dvoryak indicated he would like a better understanding of the worst case scenario with the National Park Service if the decision is to move forward and build the facility.

**RAUSCH** Solicitor Rausch stated his understanding under the grant, Section 6(f) is that the township would have to replace land at current market value under the 1980 Land Swap Order.

**SWOMLEY** Chairman Swomley noted that the property that the police station is on now could be turned over to the National Park Service. It would be prime real estate in the same location and should highly valuable.

**MARCHANT** Mr. Marchant noted that everything would be conditional upon their approval. He thought the land would be credible although it is a smaller footprint, but it would be exchangeable. Mr. Marchant added that the township's concern for health and safety far exceed their interest in a National Park's Estate. However, it will make the negotiated resolution more difficult. He did hear from the National Park's Ombudsman that there are several cases that have been settled and resolved, including demands by the National Parks Service to repay the grants with interest, which I think they would be more inclined to do with their request than the township's if offered. He presented a rough estimate of grants received:

- 1983 - \$11,000 grant - \$35,000 to \$40,000 based on interest rates;
- 2003 - \$250,000 - \$330,000 to \$350,000 based on lower interest rates;
- Market value of land would be closer to \$1.25 million.

**WURSTER** Mr. Wurster suggested escrowing in 2020 dollars the amounts as part of this; set that aside with the expectation that at some date the township pay back the grants and allow that to earn interest to whatever time that resolution is reached. That helps to mitigate some future planning.

The board discussed other areas as options including between the Galleria and the former Girl Scout building; White Deer Run, north east corner of the park farmer's field, south side of Pleasant Valley Road; also along the curve at Pleasant Valley and Memory Lane Extended.

**SWOMLEY** Chairman Swomley noted that the Casino is close to that along with the huge office building, school and houses. It could be a valuable option to a land swap.

**MARCHANT** Mr. Marchant noted it would be overkill, 30 acres to satisfy 8, but it could be a better use than anything because nothing else is going in there.

**HODGKINSON** Mr. Hodgkinson commented that the township owns the land from Mundis Mill Road to the creek, the whole way out to Mount Zion Road. All this was purchased with an EPA Grant, which is restricted. When Scott Loercher was looking at this land for a combined facility, this was the location. The only land that does not have grant ties to it is what was originally the Long Farm. The Springettsbury Sewer Fund bought the 25 acres, and that land has no restrictions on it. If anything were to be done at Wastewater Treatment, the two parcels would have to be swapped with EPA.

**MARCHANT** Mr. Marchant commented that a land swap might be a lot easier with EPA.

**COX** Mr. Cox commented on identifying the owner of the parcel to the east on the south side of Pleasant Valley. He asked about the size of the parcel.

**MARCHANT** Mr. Marchant responded that it is 11 acres.

**COX** Mr. Cox asked if it could be purchased.

**MARCHANT** Mr. Marchant responded that it is part of a 80-acre farm to the north of the road. It was identified on the Planning and Zoning Map as Commercial Highway.

**BISHOP** Mr. Bishop noted it is owned by Don Miller.

**HODGKINSON** Mr. Hodgkinson added that he and his sister own it jointly.

**SWOMLEY** Chairman Swomley commented that several options for land purchase have been identified for further review. He asked Mr. Marchant what he expected from the discussion.

**MARCHANT** Mr. Marchant indicated he would like direction to move forward with the planning, design, and construction of a police facility and prepare for Bond Issuance in late 2020 for construction in 2021. He stated that they would work toward whatever can be done to resolve any of the grant issues. He requested the board to grant him license to talk with different property owners about the 11-acre parcel and/or the 30-acre parcel to determine any feasibility of acquisition. An Executive Session can be scheduled to discuss land acquisition and put together a proposal to DCNR and the National Park Service to make another go at that simultaneously. He stated that the liabilities do not allow them to wait for the resolution of the grant issue. He indicated he would much rather be on the wrong side of the grant issue than the wrong side of the police facility matter.

**BISHOP** Mr. Bishop agreed with Mr. Marchant's approach. However, he challenged his schedule to speed up the process by three months.

**COX** Mr. Cox agreed.

**DVORYAK** Mr. Dvoryak agreed with the approach as well. However, he referred to his earlier question as to the worst case scenario. He wondered what Counsel had reviewed and he would like to understand what that worst case scenario looks like before moving forward.

**MARCHANT** Mr. Marchant responded that it would depend on the National Park Service. The only thing they can do is withhold grants from the township or demand repayment of the grants.

**DVORYAK** Mr. Dvoryak thought perhaps there was some case law where the municipalities were asked to pay back money with interest.

**RAUSCH** Solicitor Rausch commented that as far as he could ascertain, all challenges to the Section 6(f) Grants have gone nowhere and the courts have not found in favor of the municipalities in terms of having to find replacement land.

**SWOMLEY** Chairman Swomley noted to help the board's understanding, they've already told the township of a repayment back or replacement property to the tune of \$1.5 million. If the township doubles that amount of land, perhaps \$3 million would be a reasonable upper-end liability. It could be somewhere around there or less,

and if there could be some other type of agreement, it could potentially be much less. He noted if some money could be put aside and planning is done with the potential land swaps, there could be some mitigation to a major extent. In the meantime, the police facility issue can move forward.

**DVORYAK** Mr. Dvoryak stated that he thought that the board could move forward with the plan as it wants to do. The worst case scenario is to end up having to spend \$3 million dollars to buy a parcel of land that could be a future park someday. He didn't think that would be a problem for him.

**WURSTER** Mr. Wurster noted that, in the interim, how many millions of dollars of grant money is held up until that's resolved.

**BISHOP** Mr. Bishop indicated that it is important to keep the focus on the potential police facility issues and the critical piece of the chain of evidence.

**3. PUBLIC COMMENT**

There was no public comment.

**CONSENSUS OF THE BOARD WAS FOR MR. MARCHANT TO PROCEED WITH THE CONTRACT PROPOSAL FROM BUCHART HORN ARCHITECTS ON A DEVELOPMENT PROCESS FOR THE BOARD'S REVIEW AND APPROVAL. HE WILL REVIEW POTENTIAL LAND ACQUISITION TO SATISFY THE REQUIREMENTS OF THE GRANT TO PUT THE TOWNSHIP IN A POSITION TO BUILD THE EXTENSION TO THE TOWNSHIP BUILDING FOR A NEW POLICE FACILITY AS SOON AS POSSIBLE. HE WILL BEGIN THE PURSUIT OF FINANCING OPTIONS.**

**4. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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