

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**FEBRUARY 14, 2019
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, February 14, 2019 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
Charles Wurster
Justin Tomevi
Robert Cox

ALSO IN

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

1. CALL TO ORDER

A. Opening Ceremony

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

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

A. January 24, 2019 – 8:00 p.m. – Legal Matters

SWOMLEY Chairman Swomley announced that an Executive Session was held following the January 24th Regular Meeting at 8 p.m. for a legal matter.

3. COMMUNICATION FROM CITIZENS

There were no citizen comments.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Mr. Crabill had provided a written monthly report. He had no alterations to his report but offered to respond to questions.

SWOMLEY Chairman Swomley questioned his mention of the Conference No. 2 that had been held on February 6th and that the contractors will be on site by the end of two weeks. He asked if everything was on schedule.

CRABILL Mr. Crabill responded yes. He asked Mr. Hodgkinson if they are beginning to show up.

HODGKINSON Mr. Hodgkinson responded that the electrical contractor is on site and doing work. The general contractor had not moved on site yet.

CRABILL Mr. Crabill indicated he would expect them any day. They wanted to come in and start doing core borings and get ready.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani had provided his monthly written report as well. He commented that the agenda for this date indicates a number of Bond Reductions.

5. CONSENT AGENDA

A. Board of Supervisors/Parks and Recreation Board Joint Work Session Minutes – January 10, 2019

B. Board of Supervisors Regular Meeting Minutes – January 24, 2019

C. Regular Payables as Detailed in Payable Listing of February 14, 2018

D. Authorization of Bond Reductions

1) Triplett Springs in an amount not to exceed \$3,005,166.35

2) Candlewood Suites in an amount not to exceed \$115,838

3) Rutter's in an amount not to exceed \$98,171

4) Brewery Products in an amount not to exceed \$517,458.60

5) LCBC in an amount not to exceed \$54,214

6) Beck Funeral Home in an amount not to exceed \$520,389.10

MR. WURSTER MOVED TO APPROVE CONSENT AGENDA AS PRESENTED. MR. TOMEVI WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Extend Agreement with Highway Safety Network, Inc. for Pennsylvania Aggressive Driving Enforcement and Education Project for the Period October 1, 2018 through September 30, 2020

MR. DVORYAK MOVED TO AUTHORIZE EXTENDING THE AGREEMENT AS PRESENTED ON THE AGENDA. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Advertise Bids for Lease of Land for Agricultural Purposes along Locust Grove Road (Parcel No. 46000JJ520000000)

MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP TO ADVERTISE BIDS FOR THE LEASE OF LAND. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. Sketch Plan – Penn National Gaming/CBL Properties

COURTNEY Charlie Courtney, McNees Law Firm, appeared along with Mike Carroll, Penn National Gaming, Darlene Whitmore, JCJ Architecture, and Tom Englerth, Site Design Concepts. Mr. Courtney noted that they are in the process of preparing the Conditional Use Plans. They had been working through some of the site plan changes. They had presented their progress at the January Planning Commission. Mr. Englerth will provide the site plans and building elevations. Modifications that are anticipated will be discussed. A traffic study has been done. TRG is in the process of updating the traffic study.

Site Plan:

- Five existing entrances to the Mall: Mt. Zion Road, Whiteford Road, western intersection; backside of the Mall, and one behind Michaels.

Existing conditions and demo plan:

- Upper level parking lot includes a significant retaining wall separating two parking lots. There's an additional parking field north of there.
- 3,000 square foot building addition; an entranceway. It is a staired and elevator tower to get from the upper level parking area down to the first floor of the building. That continues across the west side of the building to be the main entrance to the Casino.
- Part of that will be a porte-cochere that sticks out and covers an access drive.
- VIP parking area will be gated. Concrete pad created for MEP facilities.
- Entrance road straightened; more perpendicular to entrance road.
- Entrance out onto Whiteford Road will be right-in, right-out only.

- Planning Commission suggested parking will be too close to intersection; some parking removed. An additional change at end of retaining wall suggested to put a crossing there to connect to existing sidewalk on Whiteford.
- Much of the parking lot maintained; required overlays and sealcoating to be done.
- Utilities and grading to be maintained
- Modification to be requested for trees in the islands for better visibility; security cameras to have full access.

RAUSCH Solicitor Rausch questioned the ring road as to whether Michaels, Kohls and Target will be affected.

ENGLERTH Mr. Englerth responded that it remains to be discussed.

COURTNEY Mr. Courtney responded that there is an easement right for access, which does not prevent the restriction.

RAUSCH Solicitor Rausch asked about the right in, right out.

COURTNEY Mr. Courtney responded that there is nothing in the easement document that precludes them from doing that. It would be done for safety purposes.

COX Mr. Cox questioned whether another hearing had taken place, and if not, when.

COURTNEY Mr. Courtney responded that it had not taken place, but it will likely be mid-summer.

Elevations:

WHITMORE Darlene Whitmore of JCJ Architecture provided discussion surrounding the proposed elevations of the building.

- Planning to manipulate the elevations slightly.
- Painting existing brick to make the building stand out.
- **North elevation** signage can be seen coming in from entrance at Pleasant Valley Road.
- Lower level entry – some painting.
- Reusing existing loading dock; screening in rooftop units.
- **West elevation** to be painted with a bit of detail added.
- New entry, the porte-cochere toward southwest part of building, little pizzazz entry.
- Signage will be placed at the upper level of the vertical circulation tower. Covered canopy over the bridge where guests can go under cover and into the casino.

WURSTER Mr. Wurster questioned whether the wall graphic display on the west elevation will be a static display or an electronic signing.

WHITMORE Ms. Whitmore responded that it is a static display, and it will be more of an art piece than a sign. In addition, there will be some internally lit decorative lights on the piers at the top.

Signs:

- Three types of signs to be discussed identifying the Casino. There will be four monument signs located at the entrances. They are 10 feet wide by 20-1/2 feet, 205 square feet per side; double-sided.
- Planning Commission noted that the sign can be a little more decorative.
- Three wall signs, one on each façade of the Casino 7 ft high; 30 ft. wide, 210 sf. Provides for identity and visibility. Monument signs at the entrance.

SWOMLEY Chairman Swomley noted that it is important that the sign be big enough to be clearly seen.

COURTNEY Mr. Courtney commented that he hoped to coordinate planned submission of the Conditional Use within a month.

RAUSCH Solicitor Rausch questioned whether the Gaming Commission has any say over any of the planning. He would not expect to go through the Conditional Use only to have the Gaming Commission come back and say it was not acceptable.

COURTNEY Mr. Courtney responded that they review security, traffic, comments.

RAUSCH Solicitor Rausch questioned whether it helps to go through the whole process first.

COURTNEY Mr. Courtney responded that it does help.

8. COMMUNICATION FROM SUPERVISORS

WURSTER Mr. Wurster reported that he had attended some of the Emergency Management Training that had been offered February 9, 2019. He stated it had been worthwhile to hear from the PEMA Representatives. In addition, he met some fellow elected officials throughout the County.

9. COMMITTEE REPORTS

A. Historic Preservation Committee Update

SMITH Steve Smith presented the revised historic site signs planned for the township parks. Mr. Hentzel had done some redesign with more natural colors and tweaking the placement of "About Springettsbury."

Consensus of the board was approval of the upgraded signage.

SMITH Mr. Smith presented historical information with regard to several parks as follows: Augustus Schaefer Memorial Park; Rockburn Park, Fayfield Park; Springetts Oaks. Park.

10. SOLICITOR’S REPORT

RAUSCH Solicitor Rausch stated he had nothing to add to his written report. He offered to respond to questions.

WURSTER Mr. Wurster questioned whether the Darrah lien was still unsatisfied and whether it is still attached to the property.

RAUSCH Solicitor Rausch responded that it is attached, and they are pursuing it.

11. MANAGER’S REPORT

A. Manager’s Report

MARCHANT Mr. Marchant stated he had nothing to add to his written report and he offered to respond to questions.

WURSTER Mr. Wurster questioned whether he would have any insight of timing on Davies Drive.

MARCHANT Mr. Marchant indicated that in about three months they would schedule the pre-hearing and the final hearing would be another three months after that and then the Judge would have six months to deliberate and render a decision.

SWOMLEY Chairman Swomley commented that it might be next year at this time.

MARCHANT Mr. Marchant noted that it would depend upon the length of the hearing, scheduling, depositions and discovery, etc.

12. ORDINANCES AND RESOLUTIONS

A. Resolution 2019-31 – Authorizing Request for Transfer of Restaurant Liquor License No. R-20623 to Two Farms, Inc., 3401 Concord Road (Royal Farms)

MR. DVORYAK MOVED TO APPROVE RESOLUTION 2019-31. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

B. Resolution No. 2019-32 – Amending Fee Schedule (Summer Park Program Registration Fees)

SWOMLEY Chairman Swomley questioned the amounts 30/60 versus 30/50.

MARCHANT Mr. Marchant stated that Supervisor Wurster had recommended 30/60, which was what the head nod represented.

WURSTER Mr. Wurster confirmed that was what he had indicated.

MR. WURSTER MOVED TO ADOPT RESOLUTION NO. 2019-32 AMENDING THE GENERAL TOWNSHIP FEE SCHEDULE WITH THE RECREATION FEE CHANGES TO \$30 FOR RESIDENT AND \$60 FOR NON-RESIDENT. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. OLD BUSINESS

A. Old Business

SWOMLEY Chairman Swomley questioned the status of items on the Old Business list.
Results of the review below:

1. Accessory Use – Work Session, Second Quarter
2. Resolution No. 2018-43 – YATB Open House in May. Opposition to House Resolution for Tax Collection:
 - Option 1 – Status quo
 - Option 2 – Statewide Collection; startup cost \$56 million; est annual cost \$36 million with five years to get set up.
 - Option 3 – Hybrid process; state assume front end processing of collection; moves funds to local tax bureau for distribution; startup cost \$75 million; estimated annual cost \$61 million.
3. Storm Water Inquiries – Remove from list.
4. Mercantile Tax – Percentage of collection higher than expected. Terry is working on a YATB Collection Analysis 2010 through 2018. Hold item for report.
5. Wallace Street – Potential to sell to Habitat. Adding Eberts Lane property to subject.

14. NEW BUSINESS

There was no New Business.

15. ADJOURNMENT

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

Respectfully submitted,

Doreen K. Bowders
Secretary

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