

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**MARCH 25, 2021  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, March 25, 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  
Nitza Sanchez-Bowser, Director of Human Resources  
Dennis Crabill, Director of Public Works/WWT  
Terry Hummel, Finance Director  
Todd King, Police Chief  
Colin Lacey, Director of Parks and Recreation  
Ray Markey, Acting Director of Community Development  
Dan Hoff, YAUFR Chief  
Abby Gibb, Communications Manager  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**SWOMLEY** Chairman Swomley called the Regular Meeting of the Board of Supervisors to order at 7:13 p.m. and led the Pledge of Allegiance.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**SWOMLEY** Chairman Swomley announced that there had been no Executive Sessions since the last meeting.

**3. COMMUNICATION FROM CITIZENS**

**WOJCIECHOWSKI** Mark Wojciechowski of 1893 Deamerlyn Drive addressed the Board as a follow up to a letter he had sent to Mr. Hodgkinson. The letter was a joint

complaint with his neighbor, Edward Irelan at 1894 Deamerlyn submitting a noise disturbance issue and with Andrew Stefanowicz, 3601 and 3609 Ridgewood within the Township. This had been a persistent issue last year continuing through the summer into the fall. He requested assistance from the township.

**SWOMLEY** Chairman Swomley indicated that the township had reviewed his complaint, and to their knowledge they are not causing noise during hours where they are not to be causing noise. He noted that the Zoning Officer had reviewed the zoning issue, as well as the Police Department.

**RAUSCH** Solicitor Rausch noted that there had been issues in Windsor Township and Dover Townships where an ATV Ordinance restricted the time, manner and place. He offered to provide the ordinances for review.

**SWOMLEY** Chairman Swomley indicated that would be a good place to start.

**WOJCIECHOWSKI** Mr. Wojciechowski commented that it appeared it is more of a private legal matter to deal with and that he may obtain legal representation. He appreciated the Board's concern.

**HEILAND** Christopher Heiland, 2505 Schoolhouse Lane, requested an update concerning the stop sign at Schoolhouse and Sundale.

**HODGKINSON** Mr. Hodgkinson reported that the Police Department had done two different studies, speed and running stop signs. It was determined that there is a problem. They increased the size of the stop signs and put reflective red striping on the posts. Stop bars will be placed on the roadway, which is being scheduled. It is hoped that those measures bring it to people's attention.

**SWOMLEY** Chairman Swomley noted it was a difficult situation, and if it continued he should come back to the township for further discussion.

**HERSHEY** Luann Hershey, 910 Sundale Drive spoke on the same subject of cars running the stop sign and intersection trouble. She suggested putting a sign out to the people on Schoolhouse that says the stops are only for Sundale.

**LUCIANI** Mr. Luciani stated that there is a sign that says, "opposing traffic does not stop."

**HERSHEY** Ms. Hershey responded that it would be a helpful sign.

**SWOMLEY** Chairman Swomley noted that they are hoping that the measures that are taken will help, and if not, please come back for further discussion.

**SWOMLEY** Chairman Swomley moved item 12.B. forward on the Agenda.

12. B. Ordinance No. 2021-01 – Authorizing and Securing the Issuance of General Obligation Bonds, Series of 2021, in the Aggregate Principal Amount of \$16,060,000

**HUMMEL** Ms. Hummel stated that Professional Consultant, Christopher Gibbons of Concord Public Financial Advisors had been working on the Capital Improvements Financing Package. He was present to update the Board on the Bond Auction held earlier this date, as well as the final financing numbers. Also present was Jennifer Caron of Eckert Seamans, Bond Council, who had prepared the Debt Ordinance, Ordinance No. 2021-02 for the Board’s consideration and approval.

**GIBBONS** Christopher Gibbons stated that the Board had decided to go with Bond Financing rather than a Bank Loan. They had put together a prospectus, a preliminary official statement on the economic, demographic, and financial conditions of the Township and distributed that to over 100 underwriters across the country. A bond rating AA- was secured from Standard and Poors Corporation. Five bids were received. The best bid received was from Janney Montgomery Scott at a 2.297% fixed rate for a 30-year term. The borrowing would be for \$16,060,000 with an additional \$849,000 of Bond Premium.

**MR. WURSTER MOVED FOR THE ADOPTION OF ORDINANCE NO. 2021-02 TO INCUR THE INDEBTEDNESS AS OUTLINED. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED BY ROLL CALL VOTE: MR. COX-YES; MR. BISHOP-YES; MR. WURSTER-AYE; MR. DVORYAK-YES; MR. SWOMLEY-YES.**

**BISHOP** Mr. Bishop commented that, aside from the fact that the rates are unbelievable, he had been on and off this Board for the last 25 years, he had never had more confidence in the Finance Department of Springettsbury Township than he has over the last year or so.

**Consensus of the Board agreed.**

**4. ENGINEERING REPORTS**

- A. Environmental Report – Buchart Horn, Inc.

**YOUNG** Diana Young submitted her written report and had no additions to that report. She offered to respond to questions.

**DVORYAK** Mr. Dvoryak questioned whether she had an operational target date as to the FOG Project.

**YOUNG** Ms. Young responded that the next big step is to get the new pumps in. The plan is to work on that in April. She expected that within the next few months it should be operational.

B. Civil Engineering Report – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani had submitted his written report. He had several updates:

- Sundale and Schoolhouse; 10<sup>th</sup> and 11<sup>th</sup> Avenues Traffic Issues – Plans underway for implementation.
- Market Street scheduled to be closed for approximately two months. Simultaneous work continues on North Hills Road. Both corridors shutdown will create traffic congestion. PennDOT advised that when the Market Street closure takes place, the Mt. Rose Avenue project will be completed.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of February 28, 2021 Treasurer’s Report
- B. Board of Supervisors Work Session Minutes – March 2, 2021
- C. Board of Supervisors Public Hearing Minutes – March 11, 2021
- D. Board of Supervisors Regular Meeting Minutes – March 11, 2021
- E. Board of Supervisors Work Session Minutes – March 17, 2021
- F. Regular Payables as Detailed in Payable Listing of March 25, 2021
- G. Heisey Mechanical, Ltd. – Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Application for Payment No. 13 in an amount not to exceed \$438,901.89
- H. Reapproval of LD-19-02 – 125 Stonewood Road Preliminary/Final Land Development Plan for Recording Purposes

**WURSTER** Mr. Wurster requested that Item H be removed for further discussion.

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

**WURSTER** Mr. Wurster questioned what the changes are that caused the need for a re-approval.

**LUCIANI** Mr. Luciani responded that they were waiting for some HOP confirmations. That work had been ongoing and the Board had approved the plan more than 90 days ago. This re-approval complies with the PennDOT permits for changes on the plan.

**MR. WURSTER MOVED FOR REAPPROVAL OF THE 125 STONEWOOD ROAD PLAN AS PRESENTED ON THE CONSENT AGENDA. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

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

- A. Authorization to Submit Payment to York County Stormwater Consortium for 2021 Participant Share of Intergovernmental Cooperative Agreement in the total amount of \$224,138 (Pay \$112,069 by 4/30/21 and \$112,069 by 8/31/21)

**MR. BISHOP MOVED FOR APPROVAL FOR THE ANNUAL PAYMENT, FIRST AMOUNT BY APRIL 30<sup>TH</sup>(\$112,069) AND THE SECOND AMOUNT (\$112,069) BY AUGUST 31<sup>ST</sup> 2021. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. Authorization to Enter into Agreement with Griffin Stevens & Lee Consulting, LLC for Assistance in Identifying, Securing and Implementing Grants through the Commonwealth of Pennsylvania.

**HODGKINSON** Mr. Hodgkinson stated that this specific Agreement is for assistance with an RCAP Grant application to go towards the new police station administration building renovation. He had forwarded the Agreement to Solicitor Rausch for review.

**RAUSCH** Solicitor Rausch stated he had reviewed the Agreement and the Supplemental follow up in writing, which clarifies the extent of Griffins, Stevens, and Lee services and he is satisfied with it. The Motion should be limited to the RCAP grant, which defines the Township's obligation. He questioned whether RACP and R-CAP are the same.

**WURSTER** Mr. Wurster stated that it is the Redevelopment Assistance Capital Program, RACP; however, the Commonwealth defines it as R-CAP on the website.

**MR. WURSTER MOVED TO ENTER INTO THE AGREEMENT WITH GRIFFIN STEVENS & LEE CONSULTING FOR THE SOLE PURPOSE OF SECURING REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) FUNDING FOR THE POLICE STATION PROJECT. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- C. Authorization to Award General Construction Bid to Uhrig Construction, Inc. for Township Building Renovation and Expansion Project in an amount not to exceed \$11,414,341.

**MR. BISHOP MOVED TO AUTHORIZE AWARD OF THE CONSTRUCTION TO UHRIG GENERAL CONTRACTORS NOT TO EXCEED \$11,414.341. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- D. Authorization to Award Electrical Construction Bid to MidState Mechanical and Electrical, LLC. For Township Building Renovation and Expansion Project in an amount not to exceed \$3,349,423

**MR. BISHOP MOVED TO AUTHORIZE AWARD OF THE ELECTRICAL CONSTRUCTION BID TO MIDSTATE MECHANICAL AND ELECTRICAL, LLC (\$3,349,423). MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- E. Authorization to Award Heating, Ventilating and Air Conditioning Construction Bid to Frey Lutz Corp., for Township Building Renovation and Expansion Project in an amount not to exceed \$1,792,220

**MR. DVORYAK MOVED TO AUTHORIZE AWARD FOR THE HEATING, VENTILATING AND AIR CONDITIONING CONSTRUCTION TO FREY LUTZ CORP (\$1,792,220). MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- F. Authorization to Award Plumbing Construction Bid to Jay R. Reynolds, Inc. for Township Building Renovation and Expansion Project in an amount not to exceed \$968,800.

**MR. COX MOVED TO AUTHORIZE THE AWARD TO JAY R. REYNOLDS, INC. PLUMBING (\$968,800). MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- G. Authorization to Enter into Agreement with Buchart Horn Architects for Full-Time Resident Representative Services and Arc Flash Study for the Administration/Police Building Project in the total amount of \$369,844

**MR COX MOVED TO AUTHORIZE BUCHART-HORN TO HAVE FULL-TIME RESIDENT REPRESENTATIVE SERVICES AND ARC FLASH STUDY FOR THE ADMINISTRATION/POLICE BUILDING PROJECT (\$369,844). MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**LOERCHER** Scott Loercher thanked the Board for approving the Agreement with Buchart-Horn. He apologized for some of the bidding climate and any inconvenience to the Township. He looks forward to moving ahead.

- H. Authorization to Enter into Collective Bargaining Agreement with the Springettsbury Township Police Officers' Association for the Period January 1, 2021 through December 31, 2025

**MR. DVORYAK MOVED TO APPROVE THE COLLECTIVE AGREEMENT AS PROPOSED. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**HODGKINSON** Mr. Hodgkinson thanked Ms. Bowders and Ms. Sanchez-Bowser for their assistance and for the professionalism of the police group. He stated it was a good set of meetings.

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. CU-2020-01, Conditional Use Application to Allow Medical Marijuana Dispensary Center in the Town Center Overlay at 100 Memory Lane. So, discussion on this topic.

**RAUSCH** Solicitor Rausch stated that, under the Conditional Use, the Board has 45 days since the close of the Hearing to issue a written decision since the application was contested. He stated it was not necessary or required to make a decision this date. Further discussion can be held in either a Public Session or an Executive Session if needed. He added that as to the Standing issue, that was an issue with the first application that was withdrawn. The Owner of the property has submitted a Written Consent and Approval of the application, which is sufficient to overcome any standing problem.

**SWOMLEY** Chairman Swomley called for any further discussion of the issues.

A summary of the discussion follows:

- Application under the Town Center Overlay is for reuse of an existing building. Applicant indicated they will make every effort to comply.
- Purpose of the Town Center Overlay is more of a design criteria; testimony and evidence heard shows they have complied with what the TCO requires.
- Zoning Officer has made a prior determination that it is classified under a Medical Office – a permitted use in both the Mixed Use District and the Town Center Overlay.
- Because the use is changing from the former Ember’s Restaurant, Section H under 325-200H should be addressed. A Condition will be placed that the Applicant will follow the design criteria shown on Site Plan, Exhibit D.
- The normal Plan Review Process will be followed.
- Footprint is not changing; chain-link fencing is the only change.
- Under the Town Center Overlay, a permitted use is presupposed to be in the public health, safety and welfare of the community.

**MR. BISHOP MOVED TO APPROVE THE CONDITIONAL USE APPLICATION AS PRESENTED WITH THE CONDITION THAT THEY FOLLOW EXHIBIT D PRESENTED IN THE HEARING. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**WURSTER** Mr. Wurster stated that he was enthralled with the efforts of Strategic Planning that the Board have undertaken so far and look forward to more evenings of the same.

**SWOMLEY** Chairman Swomley agreed.

**9. COMMITTEE REPORTS**

There were no Committee Reports.

**10. SOLICITOR’S REPORT**

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

**11. MANAGER’S REPORT**

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

**12. ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2021-01 – Amending Chapter 312, Vehicles and Traffic, Article IV, Adding New Section 312-41a, Disabled Person or Severely Disabled Veteran Restricted Parking Spaces

**MR. DVORYAK MOVED TO APPROVE ORDINANCE NO. 2021-01. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. Ordinance No. 2021-02 – Authorizing and Securing the Issuance of General Obligation Bonds, Series of 2021, in the Aggregate Principal Amount of \$16,060,000

This Ordinance was acted upon earlier during the Agenda.

- C. Resolution No. 2021-31 – Amendment to Designated Depositories

**MR. WURSTER MOVED FOR ADOPTION OF RESOLUTION NO. 2021-31 THE OPENING OF AN ACCOUNT WITH THE PENNSYLVANIA LOCAL GOVERNMENT INVESTMENT TRUST FOR THE RECEIPT OF THE BOND PROCEEDS. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- D. Resolution No. 2021-32 Temporarily Extending Payment Deadline for 2020 Final and 2021 Estimated Mercantile License and Business Privilege Tax Returns from April 15, 2021 to May 17, 2021.

**MR. DVORYAK MOVED FOR THE ADOPTION OF RESOLUTION 2021-32. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**Consensus of the Board was to communicate the Temporary Extensions to the business community via YATB, Township Newsletter and Social Media.**

**13. OLD BUSINESS**

- A. Old Business Listing

There was no Old Business for discussion this date.

**14. NEW BUSINESS**

**SWOMLEY** Chairman Swomley adjourned the meeting at 8:41 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

ja