

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**APRIL 14, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, April 14, 2022 at 7 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

MEMBERS IN

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

NOT PRESENT: Mark Swomley, Chairman

ALSO IN

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

1. CALL TO ORDER

A. Opening Ceremony

DVORYAK Vice Chairman Dvoryak called the Regular Meeting to order and led the Pledge of Allegiance.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

DVORYAK Vice Chairman Dvoryak announced no Executive Session was held since the last meeting, and none this evening.

3. COMMUNICATION FROM CITIZENS

There was none.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Diana Young indicated she had no additions or corrections to the submitted report and offered to respond to questions.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani indicated he had two updates to his submitted report.

1. Regarding Green Light Go there are two intersections – one at Kingston Road and at Edgewood Road and Eastern Blvd to which they applied and received funding. As part of the upgrades to those intersections they are removing the old loop detectors and installing radar which will improve the sensibility to seeing vehicles and having the light react. They are also adding pedestrian buttons in a new controller cabinet. They were planning on using the existing conduit which connects the four signal poles around the intersection, however the conduit was broken. They obtained a price to replace it. He noted the additional cost for both intersections is \$20,000. However, a battery backup and signal head changes will need to be included which will incur a price increase at a total amount of \$30,600.
2. Mr. Luciani indicated he had a meeting with the owner of Kmart. Kmart will become a facility for Wellspan using it for laboratory services and outpatient work. They will be providing pedestrian accommodations along Washington Street. He noted they also own an outparcel which was formerly the M&T Bank. He noted their true frontage will be on Washington Street with a driveway on Haines Road and the rest of the site will remain The Salvation Army. Mr. Luciani indicated Wellspan is applying for a hearing for conditional use since they are in the Town Center Overlay.

WURSTER Mr. Wurster asked about a letter from the York County Planning Commission regarding development in Manchester Twp., as to what is the mechanism in the Township to vet these circumstances to determine influences to be made as reiterated by the set of projects.

LUCIANI Mr. Luciani stated if a proposed development adds an additional 100 peak hour trips it would be put on the radar. If someone is proposing a type of development and completes a traffic study, they submit the documentation to the York County Planning Commission which goes to their traffic reviewer. If they see the number of trips exceeds 100 peak hour trips or a certain number of daily trips, they will send it to adjoining municipalities to inform them there is a project of regional traffic significance.

5. CONSENT AGENDA

- A. Board of Supervisors Regular Meeting Minutes - March 24, 2022
- B. Regular Payables as Detailed in Payable Listing of April 14, 2022
- C. Jay R. Reynolds, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 7 in an amount not to exceed \$26,645.53

- D. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 9 in an amount not to exceed \$206,044.29
- E. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 10 in an amount not to exceed \$96,702.98
- F. AKRF Invoice No. 4 - WWT West Tributary Site - Substantial Completion of Construction in an amount not to exceed \$428,175.66.

MR. WURSTER MOVED TO APPROVE ITEMS A THROUGH F ON THE CONSENT AGENDA. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Acceptance of Deed of Dedication from Yorlan Associates for Lot Numbers 95 and 96, Crossfield Lane (Parcel Nos. 46-000-36-0095 and 46-000-36-0096).

RAUSCH Solicitor Rausch stated this is to accept the Deed of Dedication.

MR. WURSTER MOVED TO ACCEPT THE DEED OF DEDICATION OF THE TWO LOTS. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Execute Contract with Buchart Horn, Inc. for Design and Bid Phase Services for East York Pumping Station Rehabilitation in an amount not to exceed \$64,300.

HODGKINSON Mr. Hodgkinson stated the East York Pumping Station located on Stonewood Road is their major pump station within the Township. It was originally built in 1996. He noted there is a list of items which need repaired and replaced, which is significant enough to vet the project. This amount is for Buchart-Horn to go through the bidding phase. He noted it was budgeted in the Springettsbury sewer capital fund.

MR. WURSTER MOVED FOR AUTHORIZATION TO EXECUTE THE CONTRACT WITH BUCHART-HORN RELATIVE TO THE EAST YORK PUMPING STATION FOR THE AMOUNT OF \$64,300. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- C. Authorization to Execute Contract with Buchart Horn, Inc. for Design, Permitting and Bid Phase Services for Grinder Pump Replacements in an amount not to exceed \$17,450.

HODGKINSON Mr. Hodgkinson stated there are five individual grinder pumps within Springettsbury Township and a grinder pump is individual to a particular home. When they were installed the Township took ownership. He noted all five need replacement. The contract with Buchart-Horn is to design the appropriate replacements for each. This is in the Springettsbury sewer capital fund. Mr. Hodgkinson stated it is one contract to replace all five grinder pumps.

MR. WURSTER MOVED TO AUTHORIZE THE CONTRACT WITH BUCHART-HORN FOR DESIGN, PERMITTING AND BID PHASE FOR THE GRINDER PUMP REPLACEMENTS PROJECT IN A COST NOT TO EXCEED \$17,450. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- D. Authorization to Award Furnishings Proposal to Benjamin Roberts, Ltd. for the Springettsbury Township Building Renovation and Expansion Project in an amount not to exceed \$284,398.14 (PA State Contract and COSTARS).

HODGKINSON Mr. Hodgkinson stated over the past several months he and Ms. Bowders have met regarding furniture selection resulting in a plan to furnish the new police station and the administration building. Some of the existing furniture in the administration building is in mixed condition so some will be replaced, and others will be reused in the building. He noted the amount is under-budget for the project. The vendor will store the furniture in their warehouse and deliver it as needed. Mr. Hodgkinson indicated the budgeted amount was \$400,000.

MR. WURSTER MOVED FOR THE AUTHORIZATION TO ENGAGE IN THE PURCHASE OF OFFICE FURNITURE WITH BENJAMIN ROBERTS, OFFICE INTERIORS, IN THE AMOUNT OF \$284,398.14. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. CU-2022-0001 Raymour & Flanigan, 380 N. Northern Way

MR. WURSTER MOVED WITH REFERENCE TO CU-2022-0001 RAYMOUR & FLANIGAN, 380 N. NORTHERN WAY TO RECOMMEND APPROVAL OF THE MODIFICATIONS AS PRESENTED AT THE CONDITIONAL USE HEARING AND APPROVAL FOR THE CONDITIONAL USE APPLICATION. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

COX Mr. Cox stated a meeting of the Local Government Advisory Committee was held on Monday and the Springettsbury proposal to increase the density on the property at the northwest corner of Pleasant Valley Road and Mt. Zion Road was denied by vote. The reason was from the recommendation of the Planning Commission that it be denied. The three items raised were that the 40 units per acre would be the highest density in York County with York City's density only 20 per acre. Consequently, going from 30 to 40 seemed excessive. Mr. Cox also noted there was concern about the 35 ft. height limitation which would only accommodate a three-story building. He noted that is a non-binding recommendation to the Planning Commission. Mr. Cox indicated he recused himself from the debate.

RAUSCH Solicitor Rausch questioned how that translates into the density factor. He noted there may have been confusion on the comparison. It was noted the York County Planning Commission report will be posted on the 19th.

WURSTER Mr. Wurster stated he had the opportunity to attend the York County Economic Alliance legislative luncheon where the Secretary of Transportation made a presentation about federal funding coming through some of the infrastructure legislation passed last year. He noted the Commonwealth will be receiving federal funds to help fund some of the existing projects on the transportation improvement plan, which ripples through to municipalities. One of the other items discussed was an initiative by the county commissioners, the York County Economic Alliance, and the YoCo Fiber Broadband Taskforce. This was about expanding broadband capabilities throughout the county. He noted the Secretary mentioned PennDOT is moving forward as they do new roadway improvements, to start creating a channel for any conduit for expanding broadband. Mr. Wurster encouraged visiting the website YoCoFiber.com which is a survey as to the need for faster internet in York County.

DVORYAK Vice Chairman Dvoryak indicated he spoke with Mr. Swomley today about a call he received from a resident who was excited about the installation of the pickle ball courts but was disappointed to hear about the reservation system which was selected and felt it was unfair.

HODGKINSON Mr. Hodgkinson commented prior there were four pickle ball courts and with the revisions there will be eight. He noted for many years they used the pickle ball courts and the tennis courts the same as others with field allocations. There is a group who has been reserving all four currently. When the eight courts are ready, there will always be two courts unreserved and open for anyone at any time. He noted they will continue to review it to determine if it needs to be adjusted.

9. COMMITTEE REPORTS

A. Historic Preservation Committee Annual Report – Stephen Smith

SMITH Mr. Smith indicated he had an addendum to his annual report which he distributed to the Board. He noted this is his first annual report in three years due to Covid. They have been meeting regularly during this time via Zoom and outside locations. There are currently eight members with one new member Jessica Hilt in 2019 who has since resigned.

Mr. Smith indicated other items on the report include the list of the most historically significant sites and structures. He noted they added three properties most of which are in the lower Pleasureville area. There were two properties on the list which have been demolished so the count remains at 108. Mr. Smith indicated the property at 175 North Hills Road was demolished and the owner allowed the Historic Society to photo document the interior prior. He noted the other structure was the Township farmhouse which was demolished and they also photo-documented that structure as well.

Mr. Smith indicated they have two members on the Comprehensive Plan Steering Committee who continue to serve as meetings are scheduled. The committee approves grants for the Camp Security Preservation area.

Mr. Smith indicated History Nights were delayed due to COVID-19, but the first event was last July which was *Aviation* in Springettsbury. There were 62 people in attendance. In October the topic was *Codorus Creek and the Codorus Navigation Works*. 54 were in attendance. April 13 the event was held at Glades Auction with the topic *Early Schooling* with 48 in attendance.

Mr. Smith stated Univest located on 191 Whiteford Road, moved into the Township last year and they plan to do an “Under the Sycamore Tree” event on May 14 at 10:30.

Mr. Smith indicated he was involved with the re-dedication of the Augustus Schaefer Park at the facility on August 23, 2021.

Mr. Smith presented two examples of interpretive panels for the park, noting the one with the yellow is the original design which was used for the “Saturday in the Park” event in 2019. Comments were received with one indicating the script was distracting. Consequently, a new design was developed working with Pannier Graphics.

Mr. Smith stated the project for Deed of Gift was included in the presentation yesterday and he received donations from several individuals. The committee created a pamphlet to encourage people to donate. Another idea was to develop business cards to hand out rather than a pamphlet. He provided sample cards.

Mr. Smith provided a sample of letterhead he developed to identify the organization with a tag line. He asked if the Board agreed to use the letterhead.

WURSTER Mr. Wurster determined it was a good tool. He asked if they could provide a bullet point about digital assets.

SMITH Mr. Smith indicated he has received information about that to use on his blog site.

BISHOP Mr. Bishop suggested in terms of the card the Township should consider whether they can make available an email address for the committee to use.

DVORYAK Vice Chairman Dvoryak asked how they promote their public education events.

SMITH Mr. Smith indicated the newsletter is very helpful. He promotes it on his blog site and Retro York also.

Mr. Smith mentioned an upcoming event on July 13 will focus on early businesses in Springettsbury before 1940 which will cover mills, dress shops, early factories and restaurants and taverns.

Mr. Smith stated the last item is the addendum for review. He indicated previously in the discussions of the Historic Preservation Committee regarding the park signs, Dave Hetzel sent him a six-page licensing agreement to use a sign he developed for Orchard Hills. Mr. Smith stated the other sign was developed with Pannier Graphics which is the Schaefer Park Sign. Mr. Smith indicated Mr. Hetzel’s sign would not be used since the

Commission is going with the alternate sign. It was determined discussion would need to be held with Mr. Hetzel.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch stated he had no report.

11. MANAGER'S REPORT

HODGKINSON Mr. Hodgkinson suggested the Board hold a work session for the Comprehensive Plan with Marian Hull to determine a plan of action to proceed. He noted there are no time constraints. Ms. Hull believes the process will take 18 -24 months. The end of the process would entail a comprehensive review of the current zoning ordinances for suggested changes.

WURSTER Mr. Wurster noted Mr. Hodgkinson provided a scope of work for project areas. He believed there was merit in the Board coming together to meet with Ms. Hull to assure everyone agrees in terms of developing the expectations on the comprehensive plan. Given the fact the process was started in 2017-2018 with the transportation piece there was some urgency to get it moving.

All Supervisors agreed with the proposal for a work session with Ms. Hull.

HODGKINSON Mr. Hodgkinson stated he would advise the Board of a meeting date.

12. ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2022-01 - Amending Code of Ordinances, Chapter 325, Zoning

MR. WURSTER MOVED TO TABLE ORDINANCE NO. 2022-01. MR. COX WAS SECOND. MOTION UNANIMOUSLY PASSED.

B. Resolution No. 2022-33 - Authorizing Township Manager to Execute and Submit PennDOT Traffic Signal Maintenance Agreement.

HODGKINSON Mr. Hodgkinson stated as indicated in his report this is an agreement between PennDOT and the Township as to what the Township is responsible for and what they will do with their traffic signals. He noted Solicitor Rausch reviewed the agreement as well.

MR. WURSTER MOVED TO APPROVE RESOLUTION NO. 2022-33 AUTHORIZING THE TOWNSHIP MANAGER TO ENGAGE IN THE TRAFFIC SIGNAL MAINTENANCE AGREEMENT. MR. COX WAS SECOND. MOTION UNANIMOUSLY PASSED.

13. OLD BUSINESS LISTING

1. RFQ to Complete Update of Comprehensive Plan

2. Traffic Calming – Tenth Avenue, Eleventh Avenue and Whiteford Road
3. Sidewalks – Eleventh Avenue and Whiteford Road
4. American Rescue Plan

14. NEW BUSINESS

- A. Friends of Camp Security 2021 Archeological Investigation Presentation

TANZOLA Carol Tanzola stated a report was prepared by John Cawmer regarding the excavation work done during the past year which includes the findings and future work. She noted they applied for two grants to help fund these projects. She noted the coming year will encompass a smaller area to investigate.

CRAWMER Mr. Cawmer provided a PowerPoint presentation to illustrate the work and findings at Camp Security in 2021 as follows:

- The area was a complex of two camps – Camp Security and Camp Indulgence
- Map of the preservation area which is divided into four fields
- Excavations have been primarily in the lower fields because of the elevation difference
- Significance of Camp Security is it is the last site of its kind – no other prison camps in the US that have survived modern development
- It is qualified for the National Register of Historic Places
- 2020 a survey was done of approximately 20 acres
- The map (red dots) shows the location of an artifact found on the surface of the site
- In 2020 a button was found stamped with 33 which is from the British 33rd Regiment who were captured after the Battle of Yorktown and held prisoner at Camp Security
- They found a large pit which they could not dig in one season
- They found a large post hole one foot in diameter.
- All of these were found in the Wiest lower field
- Spring of 2021 a shovel test pit survey was conducted in the tree line separating the Wiest upper field and lower field.
- He pointed out purple blocks on the map which represent the excavation trenches used in 1979, which is a reference to the location of Camp Indulgence.
- Previous investigators have seen terraces in the tree line, and it was assumed the terraces were associated with either Camp Indulgence or Camp Security so to test it a survey was completed in the tree line
- The survey found some 18th century pottery
- Test units in the area found that the landscape had been altered to the point where the bedrock had been cut into and fill had been added to level out the terraces
- In the fill they found 18th century artifacts as well as modern glass
- They found aerial photos from 1937 which showed no terraces in the tree line with aerial photos from 1947 which show the terraces - this proved the terraces are from the 20th century and not associated with the camps
- In the Fall of 2021, they began excavation in the Wiest lower field and made some significant discoveries, i.e., a large trash pit from the 20th Century - they also found two wells but no artifacts
- Another large post hole was found approximately a foot in diameter.
- In total they discovered 11 post holes, which are far apart and no way of being able to connect one post to another, except for three which are in align with each other

- In 2022 the primary range of focus will be to identify the cluster of post holes to find partners

Mr. Crawmer thanked Springettsbury Township, the Friends of Camp Security and all the volunteers. He noted there have been over 300 volunteers excavating at Camp Security and they have donated 8,300 hours.

TANZOLA Mrs. Tanzola related how a representative from Valley Forge came to see the Camp Security property and stated the site is as significant as Valley Forge if not more so because of the amount of time it was in existence and the number of people who were there.

Mrs. Tanzola indicated the next stage is to locate where the posts are located to identify the area where the stockage was located.

CRAWMER In answer to a question as to whether most artifacts have been found, Mr. Crawmer indicated they sampled the plow zone in the field and underneath are features and trash pits which will contain 90% of the artifacts on the site. He noted at Camp Indulgence they found 80 trash pits and recovered approximately 30,000 artifacts.

- B. Authorization to Approve and Execute Accessions and Gift Agreement with the Pennsylvania Historical and Museum Commission for Artifact Collection of 447 Objects from 2021 Camp Security Archaeology Excavation.

TANZOLA Mrs. Tanzola indicated even though the artifacts go to the museum, they are permitted to request some of them to display within the township building.

MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE THE FORM WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION TO TRANSFER ARTIFACTS FOUND BY THE FRIENDS OF CAMP SECURITY. MR. COX WAS SECOND. MOTION UNANIMOUSLY PASSED.

- C. Acknowledge Receipt of Letter of Resignation from Historic Preservation Committee – Jessica Hilt.

MR. WURSTER MOVED TO ACKNOWLEDGE RECEIPT OF LETTER OF RESIGNATION FROM JESSICA HILT AND THANK HER FOR HER SERVICE TO THE COMMITTEE. MR. COX WAS SECOND. MOTION UNANIMOUSLY PASSED.

D. WURSTER PSATS 2022 Proposed Bylaws Changes, Nominations Report and Resolutions
Mr. Wurster indicated each year at the PSATS Convention there is a voting delegate from the various townships who meet to conduct business. This year there were bylaw changes and resolutions which came from the Resolutions Committee. Many of the townships have provided feedback from their various boards relative to the resolutions. Mr. Wurster stated this is an opportunity for the Supervisors to express their opinions as to the resolutions presented. He commented there always has been a great representation by many of the rural townships in the second class throughout the Commonwealth. Springettsbury Township is one of the largest of the second-class townships represented

at the convention. He noted many of issues affecting Springettsbury may differ from what is described in the resolutions. There is also a growing interest for some of the urban townships to develop resolutions which affect more of the concentrated urban areas. Mr. Wurster stated as the voting delegate at the convention next week, he will have the opportunity to vote on each resolution, bylaw changes and nominations for leadership. He noted he was looking for guidance from the supervisors as to how they would like him to vote and represent Springettsbury Township.

DVORYAK Vice Chairman Dvoryak asked if there were any items Mr. Wurster took exception to the decision of the committee.

WURSTER Mr. Wurster stated generally he found that following the guidance PSATS has presented is reasonable since they have all been vetted through a Resolutions Committee. There are some that are not germane to Springettsbury of size and suburban or urban character that could go either way. He concluded he was not opposed to any.

It was noted all Supervisors were in support of Mr. Wurster to vote as he deems appropriate.

15. ADJOURNMENT

DVORYAK Vice Chairman Dvoryak adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

ses