

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**APRIL 28, 2016  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, April 28, 2016 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  
Blanda Nace  
Kathleen Phan

**NOT IN**

**ATTENDANCE:** Bill Schenck

**ALSO IN**

**ATTENDANCE:** Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Mark Hodgkinson, Director of Wastewater Treatment  
Dori Bowders, Manager of Administrative Operations  
Barbara Lindeman, Director of Finance  
Dan Stump, Chief, Police Department  
John Woods, Battalion Chief, YAUFRR  
Don Eckert, YAUVFR  
Jean Abrecht, Stenographer

**1. CALL TO ORDER:**

**A. Opening Ceremony**

**SWOMLEY** Chairman Swomley called the meeting to order and led the Pledge of Allegiance.

**B. Oath of Office – Fire Police Officer Brandon Poole**

**SWOMLEY** Chairman Swomley presented the Oath of Office for a new Fire Police Officer, Brandon Poole.

**ECKERT** Don Eckert commented that the Fire Police are always happy when a new officer joins the family. They are especially pleased when a young person comes on board who is willing to give of his time and serve his community. He noted that Officer Poole had finished his classroom work and will be assigned on duty on the street. He will be under the watchful eye of some very experienced Fire Police Officers. He presented Officer Poole with his badge and stated it was good to have him.

**POOLE** Officer Poole thanked Mr. Eckert and the board.

**C. Introduction of Colin Lacey, Parks and Recreation Director**

**SWOMLEY** Chairman Swomley introduced Colin Lacey, the new Parks and Recreation Director.

**LACEY** Mr. Lacey thanked him and stated that he had received a warm welcome from the community over the past two weeks. He indicated he is really enjoying the situation and the support. He noted he believed in the power of a unified community, which begins with public forum and everyone coming together, communicating and pushing forward for new opportunities.

**SWOMLEY** Chairman Swomley congratulated Mr. Lacey.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

- A. April 12, 2016 – Personnel**
- B. April 14, 2016 – Personnel**
- C. April 21, 2016 – Personnel**
- D. April 28, 2016 - Personnel**

**SWOMLEY** Chairman Swomley announced several Executive Sessions that had been held between the last meeting and this date: April 12<sup>th</sup> for personnel, the 14<sup>th</sup> for personnel, the 21<sup>st</sup> for personnel, and this date, April 28<sup>th</sup>, prior to this meeting for personnel.

**3. COMMUNICATION FROM CITIZENS**

There were no citizen comments.

**4. ENGINEERING REPORTS**

- A. Environmental Engineer – Buchart Horn, Inc.**

**CRABILL** Dennis Crabill stated he had provided his written monthly report and he had no changes to his report. He offered to respond to questions.

**NACE** Mr. Nace questioned the next step on the fat, oil and grease separator.

**CRABILL** Mr. Crabill responded that he understood that the board liked the process, but there are pieces of the puzzle that go together. That is what needs to be done to move forward.

- B. Civil Engineer – First Capital Engineering, Inc.**

**LUCIANI** Mr. Luciani had provided his written report and had several updates:

- Evaluation of Market Street and Mt. Zion Road. A plan had been provided to the York County Planning Commission with a request to rezone from Industrial Highway with a portion of Springetts Apartments in an attempt to make that whole area Commercial Highway with a Town Center Overlay. The evaluation will not be on the YCPC Agenda until June, 2016.

**MR. NACE MOVED TO RATIFY THE AUTHORIZATION AND RATIFY THE SUBMISSION OF THE REQUEST TO THE PLANNING COMMISSION TO EVALUATE THE REZONING OF A PORTION OF LAND AT THE INTERSECTION OF MT. ZION AND EAST MARKET STREET. MOTION UNANIMOUSLY CARRIED.**

- Saxe Subdivision at Memory Lane Extended and Ridge Road – Time Extension appeared on the Agenda
- Roberts Oxygen – Zoning Ordinance required applications to sell welding masks, gloves and tools for the welding industry to be in the Industrial Zone. The original application was opposed due to the location of gas storage; however, they moved their storage behind the building and the gases to fit in a 10 by 20 fenced in area. Board approval was needed to authorize the Solicitor to enter into a stipulation agreement for the storage.

**MR. DVORYAK MOVED TO AUTHORIZE THE SOLICITOR OR THE ZONING OFFICER TO ENTER INTO THE STIPULATION AGREEMENT REGARDING SAFETY ISSUES WITH ROBERTS OXYGEN. MOTION UNANIMOUSLY CARRIED.**

- Truck parking near McDonalds area. Parking Ordinance prohibits truck parking on Market Street from Yorklyn Gate 500 feet east only. Four and five trucks along with a car carrier parking there cause an unsafe sight distance for residents wanting to enter Market Street. Board approval is needed to conduct a Traffic and Engineering Study to evaluate the sight distances.
- Trucks traveling through Yorklyn Gate is a separate issue but continues to be problematic. Additional study is needed.

**Consensus of the Board was to proceed with a Traffic and Engineering Study from Yorklyn Gate to Danskin.**

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of March 15, 2016 York Area United Fire and Rescue Commission Meeting Minutes**
- B. Acknowledge Receipt of March 31, 2016 Treasurer's Report**
- C. Board of Supervisors Meeting Minutes – April 14, 2016**
- D. Regular Payables as Detailed in Payable Listing of April 28, 2016**
- E. SD-16-02 – Time Extension – Saxe Subdivision – Plan Expires 5/3/16 (New Plan Date 6/23/16)**

**MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH E. MOTION UNANIMOUSLY CARRIED.**

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

There were none for action.

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. Authorization to Submit Request to York County Planning Commission to Evaluate the Rezoning of a Portion of Land at the Intersection of Mt. Zion Road and East Market Street from Neighborhood Commercial (NC) to Commercial Highway (CH) with the Town Center Overlay.

This item was discussed earlier during the Agenda.

**8. COMMUNICATION FROM SUPERVISORS**

There were no Supervisor comments.

**9. SOLICITOR'S REPORT**

- A. Solicitor's Report

**RAUSCH** Mr. Chairman, may I recommend that we jump to 11. A, the debt ordinance since Attorney Mehok and Chris Gibbons are here.

**Consensus of the Board was to move the Agenda item forward.**

**11. ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2016-03 – Authorizing General Obligation Note Series 2016

**GIBBONS** Chris Gibbons, Concord Finance, stated that the board had authorized them to solicit financing proposals for both bank loan financing and bond issue financing, which included financing of the General Obligation Bond, Series 2015 at \$3.7 million, and Capital Projects for \$1.3 million. They solicited 30 different banks, received seven proposals from four different banks and compared them with what was available in the Municipal Bond market. The township will get lower borrowing costs by going through the bond issuing process. He thanked both Solicitor Rausch and Ms. Lindeman for their assistance in moving the process forward. Mr. Gibbons concluded with additional information which is summarized:

- Documentation provided to the board included the economic demographic and township financial information.
- Townships bond rating AA- was approved and reaffirmed, which reduces borrowing costs significantly.
- Bids were taken over the Internet and a total of 32 bids were received.
- The best bid received was from PNC Capital Markets at 2.35% rate of interest. Proposal documents presented to the board. Borrowing would be \$5,150,000.

**DVORYAK** Mr. Dvoryak thanked everyone involved in the process, Solicitor Rausch, the staff and Mr. Gibbons and Mr. Mehok for their efforts. He noted they had put together a great package which lowers the township's borrowing costs.

**MEHOK** Scott Mehok of Eckert Seamans Law, Harrisburg, indicated they were serving as the township's "no counsel" in this case. Usually it's bond counsel because of the issuance of bonds. The ordinance provided authorizes the board to accept the proposal from PNC Bank. The use of the proceeds will be to refund the General Obligation Bond Series of 2015, which matures June 1; funding certain road improvements, playground equipment, the gas management system and a dump truck. Mr. Mehok itemized other aspects concerning the financing:

- Security is the township's full faith credit and taxing powers.
- Schedule A – A list of the township's maturities.
- Schedule B – Full Debt Service Schedule
- Schedule C – Provision for redemption rights for ability to refinance.
- Interest rates start at a low of 0.65% for less than a year and long interest rate in 2035 is 2.6%.

Mr. Mehok indicated that the Ordinance had been prepared under the Pennsylvania Local Government Unit Debt Act, state law governing how municipalities borrow funds. It authorizes the preparation of a borrowing base and debt statement, which is required to be filed at the Department of Community and Economic Development for review. He stated that since the borrowing is publicly issued, the township will be subject to Federal Securities Laws requiring submission of its audited financial statements through MSRP.

**SWOMLEY** Chairman Swomley thanked them for doing a great job in a short period of time.

**MS. PHAN MOVED TO ADOPT ORDINANCE 2016-03. MOTION UNANIMOUSLY CARRIED.**

## **9. SOLICITOR'S REPORT**

### **A. Solicitor's Report**

#### **Township Manager**

**RAUSCH** Solicitor Rausch reported that Kristen Denne, the Manager, and the township had come to a mutual agreement to separate their relationship. He had met with Ms. Denne and they had prepared a separation agreement for approval by the township. The agreement tracks the Manager's Contract in terms of the severance amount and leave to which she is entitled. He requested the board to authorize the agreement and the Chairman to sign it as of today; however, it will become effective as of April 13, 2016.

**MR. DVORYAK MOVED TO AUTHORIZE SIGNING THE SEPARATION AGREEMENT. MOTION UNANIMOUSLY CARRIED.**

#### **Market Street Commons, Lot 18**

**RAUSCH** Solicitor Rausch reported that the vacant lot next to the fire station, Market Street Commons, Lot 18 is owned by Tim Pasch. He had planned to put town homes on

that lot and the plan had been approved since 2006. At this time Mr. Pasch has a potential buyer. An issue that had been holding things up was the financial security before the plan could be recorded. There had been some discussions between John Luciani and Jerry Stahlman, Mr. Pasch's engineer concerning the amount of security, and in accordance with the MPC if the engineers cannot agree then a third engineer is called in to make the determination. That costs is split between the parties. Solicitor Rausch suggested having one more meeting with Mr. Pasch and Mr. Stahlman in order to narrow the dispute.

**Crookson Property**

Solicitor Rausch reported an additional item surrounding the East York Interceptor Project in conjunction with Windsor Township, which requires Springettsbury to acquire sewer easements. One of the items needed is for property owned by Mr. and Mrs. Crookson, about 3-1/2 acres. A portion of his property abuts Camp Security that the township owns. Mr. Crookson is somewhat interested in selling that property. An appraisal was done which came in at \$15,000. If the township was only going to acquire the sewer easement, that would be \$1,500. The issue is whether or not the board would be interested in purchasing the entire 3.44 acres or just acquiring the sewer easement. He added that he believed the property would qualify towards the matching land issue with DCNR. In addition, it would add to the Camp Security area as a buffer; could be a walking trail and recreation area.

**MR. NACE MOVED TO AUTHORIZE THE SOLICITOR TO NEGOTIATE THE PURCHASE OF THE CROOKSON PARCEL WITH THE CONDITION THAT AN ATTEMPT IS MADE TO FOLLOW UP WITH DCNR; ALSO TO NOTE THAT THE FUNDS WILL COME FROM THE SEWER FUND TO BE USED FOR SEWER PROJECTS. MOTION UNANIMOUSLY CARRIED.**

**10. MANAGER'S REPORT**

There was no Manager's Report.

**11. ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2016-03 – Authorizing General Obligation Note Series 2016

This item was acted upon earlier during the Agenda.

**12. OLD BUSINESS**

There was no Old Business

**13. NEW BUSINESS**

- A. Request for Proposals  
1) Grass Cutting Services

**MR. NACE MOVED TO ADVERTISE FOR THE REQUEST FOR PROPOSAL FOR THE AD HOC GRASS MOWING SERVICES. MOTION UNANIMOUSLY CARRIED.**

- B. Appointment of Two (2) Voting Representatives to the York County Stormwater Consortium Regional Committee (One Primary, One Alternate)

**MR. DVORYAK MOVED TO APPOINT BLANDA NACE AS PRIMARY REPRESENTATIVE AND JOHN LUCIANI AS ALTERNATE VOTING MEMBER TO THE YORK COUNTY STORMWATER CONSORTIUM REGIONAL COMMITTEE. MOTION UNANIMOUSLY CARRIED.**

- C. Director Comments

**SWOMLEY** Chairman Swomley introduced an additional item and provided an opportunity for any of the Directors of the various departments to address the board if they so desired. This was not required, but rather just providing an opportunity to speak.

There were no Director Comments.

#### **14. ADJOURNMENT**

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

Respectfully submitted,

Doreen K. Bowders  
Secretary

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