

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**AUGUST 24, 2023
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, August 24, 2023 at 7:00 p.m. at the Municipal Complex, 1501 Mt. Zion Road, York PA in person and by Zoom.

MEMBERS IN

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

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Township Engineer
Diana Young, Environmental Engineer
Dori Bowders, Director of Administrative Operations
Nitza Sanchez-Bowser, Human Resources Director
Randall Heilman, Community Development Director
Todd King, Chief of Police
William Blackwell, YAUFRR Battalion Chief
Angel Diaz, HR Assistant
Sue Sipe, 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

SWOMLEY Chairman Swomley announced there would not be an Executive Session this evening.

3. COMMUNICATION FROM CITIZENS

SWOMLEY Maria Swomley congratulated the Board for achieving the move to the new building.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Ms. Young indicated she had no additional update to her report. She offered to answer any questions.

SWOMLEY Chairman Swomley asked if there was a change on the interceptor design on I-83.

YOUNG Ms. Young indicated they are doing the expansion now which will not be on both sides of I-83. She explained how the current plan has been altered.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani reported on Davies Drive, noting the railroad signal contractor will be on site September 11, 2023. Mr. Luciani also announced they will provide an ad for signal improvements at Davies Drive and Market Street to provide for handicap accessible ramps.

Mr. Luciani reported the TASA grant is ready for bid by the end of August.

Discussion was held regarding providing barricades at the site to prevent individuals from accessing the site. It was noted there are currently sufficient barricades, however, additional barricades may be necessary at one of the entrances.

5. CONSENT AGENDA

- A. Acknowledge Receipt of July 31, 2023 Treasurer's Report
- B. Acknowledge Receipt of June 23, 2023 York Area United Fire and Rescue Commission Meeting Minutes
- C. Board of Supervisors Regular Meeting Minutes - July 27, 2023
- D. Regular Payables as Detailed in Payable Listing of August 24, 2023
- E. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 21 in an amount not to exceed \$36,617.65
- F. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 26 in an amount not to exceed \$216,886.65
- G. York Excavating Co., LLC - Davies Drive Project - Application for Payment No. 4 in an amount not to exceed \$124,160.62
- H. CDM Smith, Inc. - Development of Comprehensive Plan and Updates to Zoning and Subdivision and Land Development Ordinances Project - Invoice #90185073 in an amount not to exceed \$8,590.47

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

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

- A. Smith Elliot Kearns and Company, LLC Auditing Proposal for the Years Ending December 31, 2023, 2024, 2025 and 2026:
 - 1) \$50,100 (2023)
 - 2) \$50,100 (2024)
 - 3) \$52,500 (2025 - Optional)
 - 4) \$52,500 (2026 - Optional)

HODGKINSON MR. Hodgkinson indicated the current agreement with SEK ran through 2022 which they presented to the Board at a recent meeting. This proposal would cover 2023 and 2024 with the option to accept year three and four.

MR. DVORYAK MOVED TO APPROVE THE AUDITING PROPOSAL WITH SMITH ELLIOT KEARNS AND COMPANY, LLC FOR THE YEARS ENDING DECEMBER 31, 2023, 2024, 2025 AND 2026. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. LD-2020-0005 - 4100 Lincoln Highway LLC
Dale Metzger, Site Design Concepts

HEILMAN Mr. Heilman indicated this plan was presented as a subdivision previously which was approved, and it is in the process of being signed by Hellam Twp. This portion is the land development which is for Lot #1 located in Springettsbury Twp. with a small piece located in Hellam. Lot #2 is entirely in Hellam Twp. The developer is proposing a 75,000 sq. ft. warehouse on Lot #1.

METZGER Mr. Metzger stated this is a 10-acre industrial property. They are subdividing the property down the municipal boundary. He pointed out the Lot #1 development plan on the drawing which is in Springettsbury Township. He noted there are two comments – (1) 4 ft. planting strip between the street and the proposed public sidewalk. Mr. Metzger noted this is shown on the plan, but it was not labeled. (2) extending concrete sidewalk across the proposed industrial driveway. He noted they do have a permit from PennDOT. The 75,000 sq. ft. warehouse has associated parking, loading spaces, stormwater management and required landscaping.

Waivers:

§289-10 – Preliminary plan

§289-13.A – Plan size and scale – requesting approval to provide 30x42 inch plan to allow better clarity.

§289-27.C – Street and Apron – modification to provide bituminous paved driveway

§289-26 – Monuments to be concrete – requesting not to have to remove existing rebar iron pipe markers

Regarding conditions on the plan, Mr. Metzger noted the first condition is regarding York County Sewer Authority who will service this property.

The second condition is regarding tax parcel numbers to be placed on the plans. Mr. Metzger indicated when the subdivision plan is recorded, they will have that information.

The third condition is to obtain the signature of the owner on the plan.

Conditions 4 and 5 - making minor changes to the public improvement security estimate which he noted was reviewed and submitted by First Capital. Once the amount is established, they will provide the bond.

Condition 6 and 7 – Dedication and Maintenance - After the improvements are made, the requirement for the maintenance bond which is for 18 months at 15% of the cost of actual construction will be fulfilled.

Condition 8 – Joint access easement – a draft has been created and they are waiting for the subdivision plan to be recorded for the shared access easement agreement can be finalized in terms of proper references for tax parcels. Both municipal solicitors have reviewed the draft.

Condition 9 – They have a four ft. grass strip showing on the plan

Condition 10 – Adding spot elevations to assist the contractor in constructing the access drive properly in terms of grades.

Condition 11 – The applicant is requesting a waiver to extending the concrete sidewalk through the driveway.

SWOMLEY Chairman Swomley asked if the grade of the access drive vs. the grade required for sidewalk is the 2% maximum side slope.

METZGER Mr. Metzger stated confirmed it stating it is part of the HOP documents which were reviewed in detail with comments about the handicap access and ramps

on both sides. He further noted they have no more than 5% longitudinal slope and no more than 2% cross slope.

Discussion was held regarding ADA compliance with providing sufficient access and ramps at the crosswalk.

Mr. Metzger confirmed the access point on East Market Street will be a full turn access for trucks. He noted a traffic impact study determined there was no issue with sight distance with vehicles as well as trucks.

MR. WURSTER MOVED TO APPROVE LD-2020-0005 - 4100 LINCOLN HIGHWAY LLC WITH THE FOLLOWING WAIVERS AND MODIFICATIONS:

- §289-10 – PRELIMINARY PLAN**
- §289-13.A – PLAN SIZE AND SCALE**
- §289-27.C – STREET AND APRON**
- §289-26 – MONUMENTS TO BE CONCRETE**

MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED TO APPROVE LD-2020-0005 - 4100 LINCOLN HIGHWAY LLC LAND DEVELOPMENT PLAN WITH THE FOLLOWING CONDITIONS:

- 1. §289-11.B(8)**
- 2. §289-11.B(22)**
- 3. §289-11.B(27)**
- 4. §289-12.C**
- 5. §289-38.B.**
- 6. §289-38.F(1)**
- 7. §289-38.F(2)**
- 8. §289-41.J(11)(c)**
- 9. Label the 4' grass strip between the roadway and the proposed 5' sidewalk on Lincoln Highway**
- 10. Show the proposed spot elevations on the access drive profile for construction**

MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

WURSTER Mr. Wurster commented on the newly renovated Township building and recognized all the employees from the sewer treatment plant who endured the transition. He indicated he appreciated the opportunity to welcome them back to the building and thanked them for their work. He also recognized Mr. Hodgkinson for all his tireless work in developing the building plan, reporting on his progress to the Board, providing updates and making key decisions on change

orders to get the project completed. All Board members echoed Mr. Wurster's commendations.

9. COMMITTEE REPORTS

There were none.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch had no additions to his report.

11. MANAGER'S REPORT

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

WURSTER Mr. Wurster asked if the Parks and Recreation director, Brandy Shope could provide information to the Board regarding Parks and Recreation programs, i.e., participants, number of attendees, etc. Mr. Wurster noted he received a comment from a constituent who complimented the programs. Other Board members indicated they also received compliments on the programs.

HODGKINSON Mr. Hodgkinson indicated he would pass that along to Ms. Shope.

COX Mr. Cox asked about the status of receipt of the anticipated grant money.

HODGKINSON Mr. Hodgkinson stated he would contact the intermediate group so they can check with the office budget, to determine when the grant money would be released.

12. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2023-02 - Authorizing Execution of Cable Franchise Agreement between Springettsbury Township and Shenandoah Cable Television, LLC (Shentel) Curt Kosko, Representative

HODGKINSON Mr. Hodgkinson indicated this was brought to the Board as a presentation several months ago. He noted Shentel is new to the area but not newly in business. The agreement was reviewed by Solicitor Rausch and Cohen Law Group with no issues. He introduced Mr. Kosko to explain the program.

KOSKO Mr. Kosko stated they hope to have construction started in 18 to 24 months. He noted they are working in numerous Townships of the County. He explained they

build a distribution system through the neighborhoods in front of homes and/or businesses. The owners would contact them to do the installation. Mr. Kosko confirmed they would implement a marketing campaign when they are ready to accept customers. He noted this is a complete fiber network installed into the home/business.

MR. WURSTER MOVED FOR ADOPTION OF ORDINANCE NO. 2023-02 - AUTHORIZING EXECUTION OF CABLE FRANCHISE AGREEMENT BETWEEN SPRINGETTSBURY TOWNSHIP AND SHENANDOAH CABLE TELEVISION, LLC. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Resolution No. 2023-38 - Designating Township Manager as Authorized Signatory for Execution of Documents, Notices and Contracts and Management of Projects through PennDOT's Reimbursement Agreement (RAS) System
1) Authorization for Township Manager to Sign the Reimbursement Agreements for the Bridge Replacement MPMS 117013, Industrial Highway over 3M Run

MR. COX MOVED FOR ADOPTION OF RESOLUTION NO. 2023-38 – AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE DOCUMENTS, NOTICES AND CONTRACTS AND MANAGEMENT OF PROJECTS THROUGH PENNDOT'S REIMBURSEMENT AGREEMENT (RAS) SYSTEM. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. COX MOVED FOR AUTHORIZATION FOR TOWNSHIP MANAGER TO SIGN THE REIMBURSEMENT AGREEMENTS FOR THE BRIDGE REPLACEMENT MPMS 117013, INDUSTRIAL HIGHWAY OVER 3M RUN. SECONDED BY MR. DVORYAK. MOTION UNANIMOUSLY PASSED.

13. OLD BUSINESS

- A. Traffic Calming - Tenth Avenue, Eleventh Avenue and Whiteford Road

HODGKINSON Mr. Hodgkinson stated Mr. Crabill's crew installed the speed humps in that neighborhood. Regarding the warning signs for the speed hump, he noted there was a complaint from a resident about placing the sign in the road right-of-way in front of their house. He noted the sign was moved to another spot nearby.

- B. Sidewalks - Eleventh Avenue and Whiteford Road – no report
- C. American Rescue Plan – no report
- D. York Area United Fire and Rescue Governance – no report
- E. Springettsbury Township 2022-2026 Strategic Plan- no report

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:46 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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