

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**SEPTEMBER 28, 2023
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, September 28, 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)
Bob Cox

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Township Engineer
Sherry Wolfe, Environmental Engineer
Dori Bowders, Director of Administrative Operations
Randall Heilman, Community Development Director
Todd King, Chief of Police
Denny Crabill, Director of Public Works/WWT
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

There were none.

4. ENGINEERING REPORTS

A. Environmental Engineer – Bucharth Horn, Inc.

WOLF Ms. Wolf noted she was filling in for Ms. Young and indicated there was no additional update to the report. She offered to answer any questions.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani reported on the TASA grant for the sidewalk and roadway improvements at Giant Shopping Center, noting because of several meetings held with PennDOT an addendum was added to indicate the formal bid documents will be withdrawn from Penn Bid and they will switch the venue to PennDOT’s electronic construction management system.

Mr. Luciani also reported on the progress of Davies Drive.

5. CONSENT AGENDA

- A. Acknowledge Receipt of August 31, 2023 Treasurer's Report
- B. Board of Supervisors Regular Meeting Minutes - September 14, 2023
- C. Regular Payables as Detailed in Payable Listing of September 28, 2023
- D. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-13-E in an amount not to exceed \$10,894.34
- E. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 27 in an amount not to exceed \$312,210.19
- F. CDM Smith, Inc. - Development of Comprehensive Plan and Updates to Zoning and Subdivision and Land Development Ordinances Project - Invoice #90187316 in an amount not to exceed \$2,363.75

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

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

- A. Accept Grant Offer for Market Street Traffic Signal Improvements - Green Light-Go Grant in the amount of \$455,600

HODGKINSON Mr. Hodgkinson stated the new format is first to accept PennDOT’s offer and then they will send the actual agreement for approval.

MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP MANAGER TO ACCEPT GRANT OFFER FOR MARKET STREET TRAFFIC SIGNAL

IMPROVEMENTS – GREEN LIGHT-GO GRANT IN THE AMOUNT OF \$455,600. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. Conceptual Consideration for Zoning Text Amendment - York Galleria Mall
Monarch Development Group
Tom Nehilla, Esq., Barley Snyder
Brandon Johnson, Vice President of Monarch Development Group, LLC

HEILMAN Mr. Heilman indicated the Monarch Development Group is seeking a potential text amendment to the zoning ordinance as well as a potential multi-family housing development on the Galleria Mall property.

NEHILLA Attorney Nehilla stated Monarch is under contract for a 2.5-acre portion of the Galleria Mall property. A plan was submitted which shows the proposed site is within the parking lot near the mall. It is within the Commercial-Highway zone and the Town Center Overlay. They are proposing a multi-family development consisting of 75 units with 4 floors. He indicated neither of the zones allow for multi-family housing. They are proposing the possibility of doing a text amendment to either of the zones to allow for multi-family. He noted they met with Township Staff and are here tonight to discuss the concept with the Supervisors.

JOHNSON Mr. Johnson indicated Monarch Development Group is a real estate developer based in Mechanicsburg, PA. He noted his firm is recently looking into market rate luxury rental housing. He indicated Monarch has preliminarily met with Township staff to discuss the possible text amendment and is aware that the Township is in the process of considering changes to the Town Center overlay and Comprehensive Plan. Although Monarch would foresee its text amendment proceeding faster than the Township's process, Monarch is willing to work with the Township to allow all necessary changes.

Discussion was held and the following concerns were expressed:

- Concern was expressed if the concept was within the scope of putting residential into this area.
- Having a better understanding to address what the tax impact would be having residential on the property in relation to Township revenue.
- What would be the possible unintended consequences not yet being considered.

Mr. Johnson stated he believed this type of building is appropriate for residential for this space, which would primarily be 1-2 bedrooms and would attract young

working professionals as well as seniors. Regarding tax impact, that would be determined by the assessment office. He referred to the text amendment strategy noting they would write the text amendment so that it would be limited and would not have unintended consequences.

NEHILLA Att. Nehilla indicated they could do an analysis to determine if the text amendment could be limited to the overlay zone.

It was recommended the developer meet with the mall owners for discussion. Mr. Hodgkinson indicated he would forward contact information, to include connection with the consultant for the Comprehensive Plan.

8. COMMUNICATION FROM SUPERVISORS

COX Mr. Cox indicated he attended the Penn-Air event and welcomed the Governor to Springettsbury Township.

WURSTER Mr. Wurster stated he attended the Pennsylvania State Association of Township Supervisors session this afternoon as part of the annual conference planning committee session. He encouraged the Supervisors to attend the upcoming PSATS session at the Hershey Lodge in April 2024.

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 provided an update on Davies Drive, which he noted the project is almost completed. Met Ed has run the power to their equipment, and they are waiting for the signal contractors to return to power up their equipment and test it.

Mr. Hodgkinson indicated a ribbon-cutting ceremony could be scheduled before the roadway opens.

SWOMLEY Chairman Swomley indicated he agreed with arranging the ceremony. He mentioned this is an event that could also be held for the new administrative building as well.

HODGKINSON Mr. Hodgkinson stated he would reach out to his contact at the York County Economic Alliance who have ribbon-cutting tools.

BISHOP Mr. Bishop commented he believed celebrating the new administrative building could be achieved by a dedication or other celebration.

HODGKINSON Mr. Hodgkinson stated he would send out an email listing dates for the Davies Drive ribbon cutting as well as a date for the administrative building.

WURSTER Mr. Wurster asked Ms. Hummel how she sees revenues since it is at the end of the quarter with current economic conditions.

HUMMEL Ms. Hummel stated revenues are holding steady with the tax bureau. She explained what they will be seeing for budgetary figures in 2023 and how that will affect the 2024 budget for next year.

SWOMLEY Chairman Swomley asked about the projection on real estate transfer tax.

HUMMEL Ms. Hummel stated currently it is just under 15%.

12. ORDINANCES AND RESOLUTIONS

There were none.

13. OLD BUSINESS

- A. Traffic Calming - Tenth Avenue, Eleventh Avenue and Whiteford Road – no report.
- B. Sidewalks - Eleventh Avenue and Whiteford Road – no report
- C. American Rescue Plan – no report
- D. York Area United Fire and Rescue Governance

DVORYAK Mr. Dvoryak reported there was a joint presentation to the Townships at the YAUFRR meeting last week on the budget proposed for 2024. His impression was it is a very conservative budget with Springettsbury Township's contribution in 2024 up 2.2% .

WURSTER Mr. Wurster concurred.

- E. Springettsbury Township 2022-2026 Strategic Plan- no report

14. NEW BUSINESS

- A. Authorization to Purchase 2024 International HV513 SFA Heavy Truck Chassis through Ascendance Trucks LLC in an amount not to exceed \$151,976 (PA COSTARS Contract #025-E23-577)
- B. Authorization to Purchase Truck Dump Body and Snow Removal Equipment for Chassis through Stephenson Equipment, Inc. in an amount not to exceed \$146,000 (PA COSTARS Contract #025-E22-432)

MR. WURSTER MOVED TO APPROVE THE EXPENDITURES FOR THE ITEMS LISTED ABOVE, A AND B IN THE AMOUNTS AS SHOWN. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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