

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**OCTOBER 24, 2019
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, October 24, 2019 at 7 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Justin Tomevi
Robert Cox

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Dori Bowders, Manager, Administrative Operations
Mark Hodgkinson, Director of Public Works/WWT
Jessica Fieldhouse, Director of Community Development
Teresa Hummel, Finance Director
Nitza Sanchez-Bowser, Director of Human Resources
Lt. Todd Bean, Police Department
Jay VanPelt, YAUFRR
Andy Hinkle, Manager, Information Systems
Jean Abrecht, 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 that no Executive Sessions had been held since the last meeting. An Executive Session will be held this date prior to the scheduled Work Session following Adjournment of the Board of Supervisors meeting.

3. COMMUNICATION FROM CITIZENS

DEITCH Judy Deitch, 3405 Pebble Ridge Drive provided background on the earlier occurrence of a stormwater pipe collapse. The township had fixed the problem. She addressed Mr. Marchant's letter in the summer edition of the Springettsbury Newsletter in which he mentioned the new water quality management fee coming to the township. She questioned whether the property owner would be responsible for any maintenance repairs.

SWOMLEY Chairman Swomley responded that the property owner would be responsible.

DEITCH Ms. Deitch noted that there is an easement on their property that was placed there when the property was developed. Her understanding was that the easement meant that the township owned it. The easements provide for stormwater from above to flow through the pipes to below their property. The township has a right to go on their property for repairs. She stated that taxes are paid for the public good and for the infrastructure of the community and she did not believe it right that they are not getting any benefit but still be deemed responsible.

SWOMLEY Chairman Swomley stated that every case is different, and they reviewed the situation on their property and took responsibility for the repair.

MARCHANTI Mr. Marchant clarified that in their case, the township's right-of-way access was for the sewer line, not for the stormwater.

SWOMLEY Chairman Swomley stated that the township had made the earlier repair because it had the potential to impact the sewer line that was adjacent or underneath the stormwater line.

SHANNEN Krystal Shannen, 3706 Bedfordshire Drive asked about the rezoning matter.

MARCHANT Mr. Marchant responded that during the earlier Public Hearing held at 6:30 p.m. they had discussed the issue. Currently it is zoned Business Industrial. Within that district there are already seven of the 10 properties that are non-compliant with the Business Industrial use. Business Industrial doesn't permit manufacturing by right, but General Industrial does. It is simply a correction that fits with the current use of the area and will allow the continued use to go on. The township does not anticipate any big changes from the current uses.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill had submitted a written monthly report. He had no changes to his report and offered to respond to questions.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had submitted a written monthly report. He noted several updates:

- The Agenda indicates a number of bond reductions for MFL, Pleasant Valley Apartments, Goddard School and Harley. They are approaching the finish line.
- The Resolution for Green Light Go also is on the Agenda, which was one of the more complicated projects at Haines Road and Eastern Boulevard. They have a timeline to construct these projects. The intent would be to have the township order Mast Arms. They take about six months to receive. They could probably be purchased from CoStars and probably be okay with the timing. An extension is possible, but he prefers not to do so. The other two extensions will be much easier to operate. The signal plan is in the packet along with the Resolution.

WURSTER Mr. Wurster noted that the Green Light Go projects are pretty engineering intensive.

LUCIANI Mr. Luciani responded that they are engineering intensive especially when working with old equipment. Newer technology with a controller and LED lighting, battery backup all have to meet the ADA requirements. There is a lot of surveying to assure the right-of-way.

WURSTER Mr. Wurster questioned whether the township takes an intersection and does all the engineering and it's an intensive engineering situation, whether that would increase the potential grant money.

LUCIANI Mr. Luciani responded that engineering is an expense that can be allocated. Grant money can be used for engineering services.

WURSTER Mr. Wurster commented that if Eastern and Haines Road is a very complicated intersection, there is a lot going on, and for the township to make all those physical improvements will take more grant money.

LUCIANI Mr. Luciani responded that it had been budgeted correctly. The Haines Road/Eastern is a more complicated one, but the others are more simple.

5. CONSENT AGENDA

- A. Acknowledge Receipt of September 30, 2019 Treasurer's Report
- B. Board of Supervisors Work Session Minutes – October 10, 2019
- C. Board of Supervisors Regular Meeting Minutes – October 10, 2019
- D. Regular Payables as Detailed in Payable Listing of October 24, 2019
- E. Authorization to Approve Real Estate Tax Refund Request for Tax Year 2019 – RREEF CPIF 693 North Hills, LLC (Parcel #46-JI-24) in the amount of \$397.31
- F. Authorization to Approve Real Estate Tax Refund Request for Tax Year 2019 – RREEF CPIF 693 North Hills, LLC (Parcel #46-JI-24.E) in the amount of \$871.69
- G. Heisey Mechanical, Ltd. – Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Change Order No. 2 in an amount not to exceed \$3,494.34
- H. Heisey Mechanical, Ltd. – Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Change Order No. 3 in an amount not to exceed \$27,058
- I. Heisey Mechanical, Ltd. – Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project – Application for Payment No. 3 in an amount not to exceed \$1,159,124.71
- J. Harley Davidson Motor Company Operations, Inc. – Authorization for Elimination of Bond by Releasing Remaining Amount of \$115,720
- K. Goddard School Expansion – Authorization for Elimination of Bond by Releasing Remaining Amount of \$1,100
- L. Wyndham Pointe Apartments/Pleasant Valley Road Tract – Authorization of Bond Reduction in an amount not to exceed \$1,164,618.10 (Remaining Bonded Amount \$807,652.59)
- M. MFL Realty – Authorization of Bond Reduction in an amount not to exceed \$410,087 (Remaining Bonded Amount \$19,404.70)

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

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

- A. Authorization to Advertise Sale of Various Items through Municibid Online Auction

MR. TOMEVI MOVED TO AUTHORIZE THE ADVERTISEMENT OF SALE OF VARIOUS ITEMS IDENTIFIED IN THIS MEMO THROUGH MUNICIBID. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Award Quote to Lobar Associates Construction to Replace Eleven Windows in the Administration Building in an amount not to exceed \$51,855.40 (KPN Purchasing Network)

MR. DVORYAK MOVED TO AUTHORIZE QUOTE TO LOBAR ASSOCIATES CONSTRUCTION FOR THE ELEVEN WINDOWS. MR WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD-190-05 – Arroyo Minor Subdivision – 101 Lyndhurst Road and 3204 Eastern Boulevard

FIELDHOUSE Ms. Fieldhouse introduced SD-190-05 for 101 Lyndhurst, an L-shaped parcel that also involves 3204 Eastern Boulevard. Hillary and Nathan Chevaus own 3204 Eastern Boulevard and Christopher Arroyo owns 101 Lyndhurst. Mr. Arroyo has moved and the Chevaux’s propose to subdivide, with Mr. Arroyo’s permission, a leg of the L-shape off of the 101 Lyndhurst parcel and attach it to the parcel at 3204 Eastern Boulevard. It is a minor subdivision. It will not result in the creation of an additional building lot, but actually will preserve this open corner as an unbuildable lot. The Staff reviewed the conditions, as well as the Township Engineer. Currently the only two outstanding conditions are (1) to have the board approve the Minor Subdivision Waiver and (2) have signatures on the Plan Set.

LUCIANI Mr. Luciani assured the board that the corners had been marked.

MR. TOMEVI MOVED TO APPROVE SD-19-05 AND THE ACCOMPANYING MINOR SUBDIVISION PLAN WAIVER WITH THE CONDITIONS AS OUTLINED IN THE MEMO. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

COX Mr. Cox brought greetings from the Springettsbury Township Volunteer Fire Company. He had discussed the following matter with Mr. Marchant, who suggested he bring it before the board. Several months ago the power went out on Rt. 30 and several different fire companies showed up to help direct traffic and take care of everything. It was found that most of those intersections have a plug for a generator for emergency light outages, but none are available at Market Street at Northern Way, Vernon Street, and the entrance to the Giant Store on Market Street. All of those at some point will need an emergency generator plug to be available for power in an outage.

TOMEVI Mr. Tomevi invited all the member supervisors to attend a YAUFRR Fire Academy Wednesday, October 30th at 6:00 p.m. He indicated to reach out to him for details.

SWOMLEY Chairman Swomley indicated that it appeared that Camp Security parking lot is being used as a staging area for some type of construction. He asked Mr. Hodgkinson if he had any information.

HODGKINSON Mr. Hodgkinson indicated that it is the contractor doing the work on Edgewood Road who had received permission to use the area.

SWOMLEY Chairman Swomley advised that there are some residents who have been through this in the past that are not appreciative of the park being used as a staging area. He asked for a timeframe.

HODGKINSON Mr. Hodgkinson responded that he could call and check, but they are finished the paving on Edgewood. They may be nearly done.

MARCHANT Mr. Marchant noted that they had discussed that they might pave that area.

HODGKINSON Mr. Hodgkinson noted that it had been discussed that they would do something for the township. He was not sure exactly what they are going to do, improvement wise, at that parking lot.

SWOMLEY Chairman Swomley commented that there is some issue concerning the dates with the sewer billing.

MARCHANT Mr. Marchant stated that there was an incorrect date on one side of the card. The other side of the card was correct.

SWOMLEY Chairman Swomley asked how it can be avoided in the future.

MARCHANT Mr. Marchant responded that there would be more revision and oversight, more supervision. They will be taking measures to review them before they go out. There was one clerical error on the township's part, as opposed to when it goes out to the third party, and they make errors in the billing. He stated it won't happen again.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch stated he had no updates to report.

11. MANAGER'S REPORT

MARCHANT Mr. Marchant had several items to add to his report which follow:

- He requested the board to attend a scheduled Budget Work Session on November 4th at 6:00 p.m. to review several budget items.
- He asked to remove the items under Old Business B and C this date to discuss in a work session format to discuss the Water Quality Management Program

Budget and Strategy. There are some aspects of that, if pulled back, would necessitate moving some activities back into the General Fund and Public Works and Community Development.

- He noted there would be some more tweaks to make so that that budget, which is balanced at the moment, but would not be in anticipation of accommodating our MS4 activities.
- He had received a proposal from a firm called Community Networking Resources. They are a lobbying and consulting group under McNees Wallace, which has provided a proposal for services to shepherd the RCAP Funding Process. Supervisor Tomevi had provided him with a referral of someone else to discuss a strategy for RCAP Funding for a Police Station.
- All items can be discussed on the 4th.

DVORYAK Mr. Dvoryak commented that the Treasurer’s Report noted refinancing some debt next year. One item had caught his attention that indicated nothing could be done until January of 2020. He asked whether there would be anything that could or should be done now to prepare for or whether that is something that has to wait until next year to do the next steps.

HUMMEL Ms. Hummel responded that she and Mr. Marchant met with Chris Givens from Concord Public Financing. They continue to review the options, such as two Bonds that are a possibility to refinance in the Sewer Fund.

DVORYAK Mr. Dvoryak noted that based on today’s rates for approximately \$800,000 savings, net of all cost would be meaningful savings.

HUMMEL Ms. Hummel agreed.

12. ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2019-04 – Amending Zoning Map to Rezone Ten Parcels from the Business Industrial District (B-I) to the General Industrial District (G-I)

MR. WURSTER MOVED TO APPROVE ORDINANCE NO. 2019-04 ACCORDING TO THE AMENDING THE SPRINGETTSBURY TOWNSHIP ZONING MAP TO REZONE TEN PARCELS FROM B-I BUSINESS INDUSTRIAL DISTRICT TO G-I GENERAL INDUSTRIAL DISTRICT, THOSE PARCELS BEING IDENTIFIED AS SECTION 1 OF THIS ORDINANCE. MR. COX WAS SECOND. MOTION CARRIED 4/1. MR. TOMEVI ABSTAINED DUE TO AT LEAST ONE PROPERTY OWNER BEING A CLIENT OF HIS FIRM.

B. Resolution No. 2019-50 – Accepting Final Draft of Springettsbury Township Transportation Plan with Intent to Adopt the Plan as an Amendment to the Forthcoming Springettsbury Township Comprehensive Plan Update

MARCHANT Mr. Marchant stated that Mr. Bauer had a brief presentation to review the conclusion of the Transportation Plan update.

BAUER Christopher Bauer presented the Transportation Plan update. Mr. Marchant and Ms. Fieldhouse had requested an overview of the Springettsbury Township Transportation Planning effort with a concentration on the implementation side of things. Main points are summarized for these minutes:

- Provide a program for Retiming of traffic signals. Two corridors have adaptive signal timing; several other intersections do not have advance technology; they should be retimed every two to three years. Average cost about \$1,500 an intersection. Professional Traffic Operations Engineer oversees/advertises when intersection has been upgraded.
- Memory Lane is an important corridor. When Eastern Market is open there is a lot of congestion. Suggesting an “Event Timing Signal Program” which would be timed differently during Market. Could be a short-term goal with a longer-term goal of putting in an adaptive system.
- Move through all this by intersection and putting together a series of implementable improvements for each intersection; likely funded through Green Light Go or the Automated Red-Light Enforcement Grant Program (ARLE).
- Mount Zion Road/North Sherman Street all have speed concerns coming down the hill. Program advanced warning signal head flashers.
- Multi-Modal Priority Projects – include sidewalks and streetscapes; some roadway realignment to increase safety at each intersection. Implementation Plan could include using PennDOT Multi-Modal Program or the CFA Multi-Modal Program.
- Memory Lane and Industrial – ARLE Funding Request.
- Use the same plan to go after the 2019 PennDOT Multimodal Fund for Davies Drive. Bring Davies Drive into the Grant Application Process. It is a priority project listed in the Transportation Plan; lends itself to Grant Applications with prior planning effort.
- Mount Zion and Colonial Farms Lane- Flat area halfway up; consider roundabout to deter truck traffic. Could include new roadways Rocky Ridge, Deininger Road, Druck Valley.

BAUER Mr. Bauer concluded his brief update. He thanked the Steering Committee and thanked the staff for their responsiveness and input. The Steering Committee voted on the priority of projects.

WURSTER Mr. Wurster asked Mr. Bauer to comment on some of the next steps. As a Steering Committee, it was discussed how McMahon could be helpful in identifying some of the funding sources and work with the township to obtain some of the grants.

BAUER Mr. Bauer stated that McMahon does not only the planning and engineering of the projects, but they also assist in finding funding. They have grant writers available and can assist staff or the board if needed. They have been very successful in finding Grants for clients.

SWOMLEY Chairman Swomley brought forward the Resolution No. 2019-50 for action.

MR. TOMEVI MOVED TO ADOPT RESOLUTION NO. 2019-50. MR. WURSTER WAS SECOND.

SWOMLEY Chairman Swomley noted several typo's in the Resolution. Those were: "does hereby acceptance of" and "unanimous vote of the board," which may be a moot point after the vote is taken.

MR. TOMEVI AMENDED HIS MOTION TO ADDRESS THE TWO ISSUES IN THE DRAFT. MR. WURSTER WAS SECOND.

MARCHANT Mr. Marchant agreed to make the changes as follows: "does hereby accept the Transportation Plan." He will eliminate the word, "unanimous."

MOTION UNANIMOUSLY CARRIED.

C. Resolution No. 2019-51 – Authorizing Signatures on Documents for Multimodal Transportation Fund Grant from PennDOT for Completion of Davies Drive and Construction of At-Grade Rail Crossing

MR. DVORYAK MOVED FOR THE ADOPTION OF RESOLUTION NO. 2019-51. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

D. Resolution No. 2019-52 – Authorizing Township Manager to Execute PennDOT Documents for Traffic Signal Improvements at Haines Road and Eastern Boulevard

MR. TOMEVI MOVED TO ADOPT RESOLUTION NO. 2019-52. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. OLD BUSINESS

A. Authorization to Execute IT and CyberSecurity Assessment Proposal from Stambaugh Ness in an amount not to exceed \$13,000.

MR. DVORYAK MOVED TO AUTHORIZE TO EXECUTE THE IT AND CYBERSECURITY ASSESSMENT PROPOSAL FROM STAMBAUGH NESS IN AN AMOUNT NOT TO EXCEED \$13,000. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

B. Authorization of 2020 Water Quality Program Budget in the amount of \$2,016,672.

C. Authorization of Water Quality Credit Program Policy and Procedure Manual

Items B and C were postponed until the November 4th Work Session.

SWOMLEY Chairman Swomley reminded the board of a brief Executive Session immediately following adjournment regarding Personnel.

14. NEW BUSINESS

There was no New Business.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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