

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**NOVEMBER 15, 2017
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Wednesday, November 15, 2017 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, Vice Chairman
Kathleen Phan, Assistant Secretary/Treasurer
Blanda Nace
Bill Schenck

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Dori Bowders, Manager of Administrative Operations
Teresa Hummel, Finance Director
Jessica Fieldhouse, Director of Community Development
Mark Hodgkinson, Director of Public Works/Wastewater Treatment
Nitza Sanchez-Bowser, Director of Human Resources
Dan Stump, Chief, Police Department
Dan Hoff, Chief, YAUFRR
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 there had been no Executive Sessions since the last meeting.

3. COMMUNICATION FROM CITIZENS

TANZOLA Carol Tanzola, President of Friends of Camp Security provided an update of current events of the Friends of Camp Security. She had provided the board with handouts of her presentation. She reported that proposals had been sent to several colleges, institutions and organizations with a request for assistance on doing some geophysical survey work on the property, and one had come in from

Shippensburg University. The search continues for the stockade. Some geophysical work will be done in early December with four professors, who will take it back to their classrooms for their students to interpret the information. It is hopeful to provide a better picture for the next archeology work.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill stated that he had provided a written monthly report. He noted that a conference had been held with regard to the East York Interceptor Project, and the contractor is about a month behind their original schedule that they had provided. They had projected to be at substantial completion two months early, and as a result, there is some leeway in the completion date. They have two crews on site, and things are beginning to move rapidly.

Mr. Crabill reported that Mr. Hodgkinson had been receiving a number of phone calls about the trees coming down. Mr. Crabill had been fielding those calls and handling some of the issues, as there has been some confusion about the purpose.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani had provided a written monthly report as well. He had two updates:

- Quattro Development – The Lidl store will be reduced in size. A legal ad noted in the York Daily Record involves the Work Release Center. Road improvements for Quattro may take some land from the Work Release Center.
- Triplet Springs plan will be reviewed this date. Consideration will be discussed about sight distance on Alcott Street and its connection with Mt. Zion Road. Recommendation from the traffic consultant was to restrict left-turns, which will require a township ordinance and notification to the residents.

SWOMLEY Chairman Swomley commented on the fact of timing for the Quattro Development.

FIELDHOUSE Ms. Fieldhouse responded that they granted a Time Extension to February 8, 2018.

SWOMLEY Chairman Swomley added the item to the Consent Agenda to acknowledge receipt of the Quattro Time Extension.

DVORYAK Mr. Dvoryak asked for a status report on the bond position with Wallingford.

LUCIANI Mr. Luciani responded that he had been monitoring the weather closely; however, most of the interior streets are nearly complete. Eastern Boulevard is not done but is projected to be complete before the end of the year. As long as the weather

remains at 40 degrees Fahrenheit and above, they will continue. Following the pavement work, there will be a final walk-through.

SWOMLEY Chairman Swomley asked about the progress within the development.

LUCIANI Mr. Luciani responded that all the cul-de-sacs and streets that enter the cul-de-sacs and little loop streets are completed.

SCHENCK Mr. Schenck questioned the residents requesting a private sewer line (Wagman).

LUCIANI Mr. Luciani indicated that a concept plan was submitted to create a pump system, which will be reviewed under the Wagman Minor Subdivision Plan. He explained that above Wagman there is a strip of ground about 50 feet wide where the septic systems are not working. To abate a public health situation, it may be appropriate for the board's consideration to financially assist the cost involved to connect the sewer to the Wagman property.

SCHENCK Mr. Schenck indicated that he would support making the 50-foot connection. He added that the type of force main under consideration involves very little disturbance.

FIELDHOUSE Ms. Fieldhouse noted that it might be possible to have the Wagman plan on the December Agenda.

5. CONSENT AGENDA

- A. Acknowledge Receipt of October 31, 2017 Treasurer's Report
- B. Board of Supervisors Regular Meeting Minutes – October 25, 2017
- C. Buchart-Horn, Inc. – Public Works/Police Relocation Feasibility Study – Project Invoice No. 1 in an amount not to exceed \$5,750
- D. Regular Payables as Listed in Payable Listing of November 15, 2017
- E. SD-17-07 – Reich Acquisition Subdivision – Reapproval
- F. LD-16-03 – Time Extension – White Deer Run (10/27/18)
- G. Quattro – Time Extension (2/8/18)

MR. SCHENCK MOVED TO APPROVE CONSENT AGENDA AS LISTED ADDING ITEM G, WHICH IS THE QUATTRO TIME EXTENSION THROUGH FEBRUARY 8, 2018. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Execute Agreement with J. L. Gossert & Co. Forestry Services as Sole Consultant for Marketing, Sales, Administration and Supervision of a Timber Harvest on Various Township Lands

MS. PHAN MOVED TO APPROVE THE TIMBER MANAGEMENT REQUEST TO PROCEED ON THE TOWNSHIP PROPERTY CONTRACT. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

A. SD-17-02- Wagman Minor Subdivision Plan (Action)

SANDMEYER Bob Sandmeyer of Site Design Concepts introduced the Wagman Minor Subdivision Plan. The purpose of the subdivision is to join two properties in the Pleasantries Development, which was designed and approved in 1989. Public sewer and water is available. There appear to be homes to the north with failing systems, about 50 feet. They are attempting to contact the homeowner who is in a nursing home.

Mr. Sandmeyer requested approval for a minor subdivision, along with a modification of sidewalks along Pleasant Valley Road, which has a six-month note.

DVORYAK Mr. Dvoryak questioned the six-month note process, which is common. He asked if a review had ever been done of properties with a six-month note in areas of new development.

FIELDHOUSE Ms. Fieldhouse responded that it had not been done to her knowledge.

LUCIANI Mr. Luciani mentioned several areas where there will be potential sidewalk connections: Davies Drive, 911 Center, industries in the area.

FIELDHOUSE Ms. Fieldhouse added that a map could be created of all the six-month notes. They could go into the archives and through the GIS system and determine areas where there are multiple six-month notes and begin implementing those to get those additional sidewalks.

SCHENCK Mr. Schenck noted that was the kind of data that GIS does. He thought it was a great idea.

MR. SCHENCK MOVED TO APPROVE THE WAGMAN MINOR SUBDIVISION PLAN ACKNOWLEDGING THE MINOR SUBDIVISION WAIVER; ALSO GRANTING THE SIDEWALK MODIFICATION WAIVER TO ADD THE SIX-MONTH NOTE TO THE PLAN. MOTION UNANIMOUSLY CARRIED.

B. SD-07-06 – Triplet Springs Preliminary Subdivision Plan (Action)

LOBACH Attorney Jeff Lobach, Barley Snyder, 100 East Market Street represented the KV Springettsbury Partners. He noted that the rest of the project team present were David Koratich from Warehouse, formerly LSC Design, and Mike Jeffries from Kinsley Properties. He provided a quick summary of the project, which included 76.42 acres, an Open Space development under a former ordinance in effect at the time of filing. The plan will generate 127 total building lots, five of which are large traditional single-family lots; 122 village-style lots. It will be an age-targeted community for active adults. Points are summarized:

- Recreation Fee was calculated at \$210,566.
- Developer request made for extending 850 feet of sidewalk along Pleasant Valley Road.
- Recreation board suggested developer receive a credit against the Rec Fee for cost of the sidewalk estimated at \$66,000. Formal motion not in place. Rec Fee would be estimated at \$144,566.
- Four waivers supported by staff and Planning Commission: Plan scale; streetlights along Alcott, fencing around two basins, storm water concept.
- Potential signage issue for two sets of left turns coming off Alcott onto Mt. Zion Road and for northbound Mt. Zion traffic preventing left turns into Alcott. Developer requesting an awareness letter from the township to forward to PennDOT to get that process moving forward.
- Development Agreement in process; will cover putting in the sidewalks, timing and completion.
- Recent Planning Commission review recognized the age-targeted community; also HOA to provide lawn care and snow removal. HOA to provide storm water basin maintenance. No material revisions had been made from the original submittal.
- Fee Schedule amended June 22, 2017 – Recreation Fee per lot was increased.

MR. SCHENCK MOVED TO APPROVE THE TRIPLET SPRINGS PRELIMINARY PLAN; WITH THAT APPROVAL TO GRANT THE FOUR WAIVERS AS LISTED IN THE MEMO; ALSO, TO ADD THE CONDITION THAT IN EXCHANGE FOR REDUCING THE ENTIRE REC FEE BY \$66,000 THE DEVELOPER WILL INSTALL APPROXIMATELY 850 LINEAR FEET OF SIDEWALK ON PLEASANT VALLEY ROAD BETWEEN METSO MINERALS AND YORK CHRISTIAN CHURCH. THAT SIDEWALK WILL BE INSTALLED TO TOWNSHIP STANDARDS WITHIN ONE YEAR OF THE FINAL PLAN APPROVAL. MOTION UNANIMOUSLY CARRIED.

C. Whiteford Road Traffic Signal Contribution Agreement

MR. SCHENCK MOVED TO REVISE THE WHITEFORD ROAD TRAFFIC SIGNAL CONTRIBUTION AGREEMENT TO SHIFT THE LIABILITY FOR THE TRAFFIC SIGNAL FROM LOT 1 TO LOT 2. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

SCHENCK Mr. Schenck noted that his attention was called to the fact that residents of Springettsbury Township really are not up-to-date on what is happening around the township. Despite efforts to keep residents informed with the newspaper and Facebook and the website, there remain many questions. He specifically mentioned the sewer line project going in off Locust Grove Road. There may be a need to engage the press or put signage in areas of on-going projects.

PHAN Ms. Phan mentioned that some of the elder residents of the township do not have computers or Facebook.

SCHENCK Mr. Schenck indicated his observation that the older people seem to know what is going on in their community better than the younger people. He added that he did not have the solution.

NACE Mr. Nace stated that the newspaper is sometimes starving for information, and it would not hurt to put out some press releases. On the other hand, even further, contact a reporter, bring them up to speed, and get some articles written about the specific projects.

MARCHANT Mr. Marchant added that, even though a Press Release is done at the beginning of a project, it would not hurt to do an update.

SCHENCK Mr. Schenck noted that he and Don Bishop often have conversations about how the township does many good things, but no one knows it.

NACE Mr. Nace commented on the earlier mention of phone calls about the trees. That had been publicized and discussed multiple times earlier during the year and on Facebook.

RAUSCH Solicitor Rausch added that all the residents signed easements, and the project was described to them as far as what was to be done.

SCHENCK Mr. Schenck commented that he was not focusing on the tree project necessarily but other projects as well.

HODGKINSON Mr. Hodgkinson noted that he understood. In this particular project, it only affected roadways very minimally. He referenced Solicitor Rausch's point that everyone who signed easements knew about it. However, he totally forgot about the curiosity which is 99% of who sees it and who asks questions about it because it is in a very busy area.

NACE Mr. Nace asked if there could be a project sign on site, which would seem to identify projects.

HODGKINSON There typically is a project sign but it is not large enough for people to see. They would have to stop and look at it.

NACE Mr. Nace noted that the signage could be considered a celebration to some extent, particularly for the East York Interceptor Project.

MARCHANT Mr. Marchant commented that he and Mr. Hodgkinson were at the project site, and as they went by Camp Security Park, he suggested that a sign could be put up in the parking lot that would be read when people park their cars. Word of mouth can spread the news.

SWOMLEY Chairman Swomley suggested coming up with some novel way to get things publicized.

8. COMMITTEE REPORTS

There were no Committee Reports.

9. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch stated he had nothing further to report. However, he mentioned that he planned to move forward on the sidewalk easement at York Container. He will get Mr. Hodgkinson to sign the agreement and ask Mr. Marchant to take it to York Container and find someone to sign it and get it recorded.

SWOMLEY Chairman Swomley asked if he planned to remove the Yorktown Paper issue.

RAUSCH Solicitor Rausch responded that he had heard nothing further and noted it was in Spring Garden Township's hands.

10. MANAGER'S REPORT

MARCHANT Mr. Marchant reported he is developing a portfolio of available properties for development and for sale. He had reached out to the owners of York Valley Inn in an attempt to move things forward. He reported that he had been introduced to a firm, Retail Strategies, Inc. They are well connected in the retail brokerage market place. They have a strong presence at the ICSC, the International Convention of Shopping Centers. They proposed a three-year partnership with Springettsbury, to do all the market data research to right size and best fit available retail strategies. They customize their research to the township. Mr. Marchant will be putting information together for the board with their proposal, \$130,000 over three years as a marketing relationship, which he believed to be a very valuable tool in terms of the spaces available in the township.

Mr. Marchant also learned of a firm, Zen City, which was for the use of technology, which monitors all platforms on the internet, message boards, posts, Facebook, Tweets, and it filters all the commercial items like yard sales, cars for sale, and houses for sale and provides relevant community buzz. They generate a daily and a monthly report. It like having a live survey turned on all the time to know what people think and feel about a decision made, for instance, closing a road. This is a subscription service at \$1,000 a month.

Mr. Marchant ended his report with a plea for considering filling vacancies on some of the boards. Both Zoning Hearing Board and Planning Commission will struggle to keep a Quorum.

NACE Mr. Nace indicated it sounded like a good newspaper article.

MARCHANT Mr. Marchant responded it would be copied to the newspaper and run a press release immediately.

SWOMLEY Chairman Swomley requested a meeting with Jim Tanzola with regard to the Planning Commission.

Consensus of the board was to meet with Jim Tanzola at 7 p.m. on November 30, 2017

PHAN Ms. Phan mentioned the good reports that she had heard about Chief Stump's Halloween speech at East York Rotary. They were very, very good comments that they enjoyed it very much. She thanked Chief Stump.

PHAN Ms. Phan also mentioned Chief Hoff and YAUFR for all the public education that they do all throughout the community. Recently they had a Home Depot Safety Education on carbon monoxide, and they are continuously doing the Safe Kid projects throughout the community. She thanked Chief Hoff and the fire company for providing these public education opportunities.

SCHENCK Mr. Schenck mentioned a part of the Sewer Long Range Plan, which includes Fayfield in the Old East York area. He had a discussion with an individual with York Water Company, who wanted to make the township aware that they would be interested in a partnership, especially related to restoration. Additionally, it was mentioned that the gas company would be interested as well. The utilities would share in the project and the separate restorations of the roads. Just a note for the future.

Mr. Schenck reminded everyone of the Christmas Tree Lighting coming up on Friday evening.

SWOMLEY Chairman Swomley brought forward the storm water consortium. He asked to be brought up to date on the progress.

MARCHANT Mr. Marchant provided an update. He had attended a meeting this date where some issues were discussed. The information is summarized:

- Penn Futures picked apart all the plans across the state and specifically challenged the York County plan stating, "the county's aggregate is less than what the individual sum of the municipality's obligation would be."
- US DEP now indicates an accounting discrepancy and a higher loading must be met. No plan or funding commitments must be changed.
- DEP is indicating that the numbers now must be proven and reductions met regardless.
- York County Planning Commission – using conservative numbers in the proposal indicates the standard will be met regardless because the expected returns will be three to six times what was estimated. Now the numbers have to be proven which will require an expert panel protocol at an estimated \$69,000 to include in the 2018 budget. Does not change Springettsbury's budget; it is the membership in the consortium, and funds are available; might be a cost in year four or year five.

- As a consortium, an alternative was to pick seven sample sites and establish a baseline expectation of sediment removal. Then that could be projected onto every future project.

MARCHANT Mr. Marchant continued that he thought the entire concept was rather repugnant when a non-representative group that does not have any residents in this jurisdiction is threatening lawsuits and bringing pressures that go beyond what meets the local needs and compliance with all the arrangements that have been made with EPA and DEP up to this point.

Mr. Marchant further reported that the management steering committee had an election with seven slots and eight candidates. He was the odd one out; however, he indicated it would not stop him from going to their monthly meetings to persuade and influence. He was disappointed that none of his concerns that had been raised back in June was answered about official representation.

SWOMLEY Chairman Swomley added that it excluded one of the largest contributors.

MARCHANT Mr. Marchant added that there is an over representation of lesser contributors on the management steering committee; however, they have no official formal authority. They do control the question presented to a larger group where Springettsbury does have an equal vote. The township position remains with regard to compliance with all the mandates, and it further confirmed that Springettsbury needs to maintain and develop an independent program.

Mr. Marchant brought up the Wallingford development opportunity with one stream bank restoration that will present a perfect project. The project alone will be about \$1.5 million. To date our storm sewer sheds are not mapped; the CDRP plans are not in place, and that needs to be developed which will take another year or two. He was hopeful that the self-interest of the other 43 members of the consortium would guarantee that they succeed. By the next cycle, the township will be in an even better position to opt out if needed.

SWOMLEY Chairman Swomley asked about the progress as far as the Wallingford development and getting that plan done so that it can be presented to the HOA and make that whole dedication happen.

FIELDHOUSE Ms. Fieldhouse stated that a qualified contractor is in place, and she met with Land Studies and Mark Hodgkinson and John Luciani. They have four to six weeks to pull together a concept plan, which will outline an entire Scope of Services, a potential budget for those services from beginning to end.

SWOMLEY Chairman Swomley asked how far into that they are.

FIELDHOUSE Ms. Fieldhouse responded that they are not into it at all.

MARCHANT Mr. Marchant stated that they have not started yet.

SWOMLEY Chairman Swomley stated that it needed to move forward.

MARCHANT Mr. Marchant responded that it was his intent to give them approval this week, which was confirmed by Chairman Swomley's sentiment.

RAUSCH Solicitor Rausch noted that they had provided a narrative, which was presented to the Home Owner's Association so they could move ahead with their members. The representative from the Home Owners was pleased with the information given to them. They have to get 80% of the residents on board.

SWOMLEY Chairman Swomley indicated that there had been discussion earlier to help with the presentation of that to the Home Owners to assist in obtaining that 80% approval. He asked if there were any plans in place to do so.

FIELDHOUSE Ms. Fieldhouse responded that it could be done; however, she does not have anything in place yet. She noted what she could not offer the Home Owners is a picture for what this could potentially look like. She noted that Solicitor Rausch was correct that a summary was provided. However, she thought it would fall short in a room full of residents, as she would not be able to show them exactly what is being considered. Working with Land Studies, she believed she could get a graphic faster than four to six weeks.

SWOMLEY Chairman Swomley asked that a preliminary view be provided to give the residents and get this moving. Try to build some good, solid support behind it.

MARCHANT Mr. Marchant reported that on a recent BMP tour with the county they provided pictures and model projects to share with the residents and what a stream bank restoration looks like at Nixon Park. That could show them without disturbing trees that there can be a nice project.

11. ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2017-45 – Amending Fee Schedule for 1) 2018 Sewer Rates, and 2) Commercial Construction and Alteration Fees

MR. DVORYAK MOVED TO APPROVE RESOLUTION 2017-45. MOTION UNANIMOUSLY CARRIED.

12. OLD BUSINESS

There was no Old Business.

13. NEW BUSINESS

- A. Authorization to Advertise 2018 Proposed Budget

MR. SCHENCK MOVED TO AUTHORIZE THE ADVERTISEMENT OF THE 2018 BUDGET. MOTION CARRIED 4/1. MR. DVORYAK VOTED OPPOSED.

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B. Set Time for January 2, 2018 Reorganization Meeting

Consensus of the board was to meet at 6 p.m. on Tuesday, January 2, 2018 for the Reorganization meeting.

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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