

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**NOVEMBER 16, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Wednesday, November 16, 2022 at 7:06 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, 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
Randall Heilman, Director of Community Development
Nitza Sanchez-Bowser, Director of Human Resources
Teresa Hummel, Director of Finance
Todd King, Chief of Police
Brett Graham, Battalion Chief
Daniel Hoff, YAUFRR Chief
Abby Gibb, Communications Manager
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.

B. Recognition of Sharon Tapp

Chairman Swomley presented a Certificate of Appreciation for Sharon Tapp for her service and participation as a member of the Springettsbury Township Historical Preservation Committee and Comprehensive Plan Steering Committee. Chairman Swomley read the certificate which commended Ms. Tapp for her years of service and expressed sincere gratitude for her dedication and faithful public service.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced an Executive Session was held since the last meeting for the purpose of discussing bargaining unit agreements.

3. COMMUNICATION FROM CITIZENS

There was none.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Ms. Young indicated she had no update to her report.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani indicated he had no update to his report. He noted three of the plans listed in his report are on the agenda.

5. CONSENT AGENDA

- A. Board of Supervisors Public Hearing Minutes - October 13, 2022
- B. Board of Supervisors Regular Meeting Minutes - October 13, 2022
- C. Board of Supervisors Regular Meeting Minutes - October 27, 2022
- D. Acknowledge Receipt of October 31, 2022 Treasurer's Report
- E. Regular Payables as Detailed in Payables Listing of November 16, 2022
- F. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-07-H in an amount not to exceed \$1,979.55
- G. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-10-E in an amount not to exceed \$4,618.71
- H. Garden Spot Electric, Inc. - Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project - Application for Payment No. 19 in an amount not to exceed \$84,106.54
- I. Garden Spot Electric, Inc. - Raw Pump Upgrade/Fat, Oil and Grease Acceptance Project - Application for Final Payment in an amount not to exceed \$21,026.64
- J. Jay R. Reynolds, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 14 in an amount not to exceed \$14,558.36
- K. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 16 in an amount not to exceed \$306,140.36

- L. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 17 in an amount not to exceed 290,836.50

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

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

There were none.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD-2022-0003 - Herbert J. & Robin Konrad, 1925 & 1935 Alcott Road

HEILMAN Mr. Heilman stated this is two-lot subdivision consolidation to adjoin the two lots. The proposed use is for a single-family house and is part of the Springetts Retreat. There are three waivers along with two conditions of approval.

LUCIANI Mr. Luciani commented the construction plan includes the installation of sidewalks along Alcott Road.

Waivers include:

1. § 289-13.A. – Scale of Plan
2. § 289-14. – Minor Subdivision Plan
3. § 289-26.A & B. – Concrete Monuments

Conditions of Approval

1. § 289-13.A(5). – Name, seal, and signature of the registered surveyor certifying to the accuracy of any lines or monuments indicating the location of property and/or certification by registered professional engineer as required by Pennsylvania statute.
2. § 289-13.A(7). – Proof that the modifications/waivers requests were granted. Update the cover sheet to include all modifications/waivers and the date they were approved by the Board of Supervisors.

MR. WURSTER MOVED WITH REFERENCE TO SD-2022-0003 PRELIMINARY /FINAL SUBDIVISION PLAN FOR HERBERT J. & ROBIN KONRAD, TO APPROVE THE WAIVERS AS LISTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO SD-2022-0003 PRELIMINARY /FINAL SUBDIVISION PLAN FOR HERBERT J. & ROBIN KONRAD, TO APPROVE THE PLAN AS PRESENTED WITH THE CONDITIONS LISTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. LD-2022-0001 - JLS Automation, LLC Building Expansion #2, 20 Innovation Drive

HEILMAN Mr. Heilman stated this plan is second phase of the proposal. They currently are constructing their initial expansion to the property and are looking to add an 25,910 sq. ft. building expansion with four loading docks and a drive-in door on the west side of the existing structure.

Waivers include:

1. § 289-10. - Preliminary Plan
2. § 289-11.B(20). – Existing Streets on or Adjacent to or within 400’ of the Tract
3. § 289-21. – Submission of a Traffic Impact Study
4. § 289-41.J(5). – Curb Shall be Installed on Both Sides of All Accessways in Land Developments

Conditions of Approval

1. § 289-11.C(7). – Copy of erosion and sedimentation control plan as submitted to York County Conservation District (YCPC). See § 289-12G of this chapter.
2. §289-12.C. Guarantee. - No plan shall be finally approved unless the streets shown on such plan have been improved to a mud-free or otherwise permanently passable condition, or improved as may be required by the Subdivision and Land Development Ordinance, and any walkways, curbs, gutters, streetlights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this chapter have been installed in accordance with this chapter, the approved preliminary plan, and the Township's Construction and Material Specifications.
3. § 289-13.A(21). – Location, dimensions, and purpose of all easements. Concern exists that a low slope would limit the capacity of the pipe. Public Works and Wastewater Departments will need to review and determine a solution to realign the public sewer line to fit the additional building.
4. § 281-10.E. - For all regulated earth disturbance activities, erosion, and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities, i.e., during

construction, to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law.

MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0001 BUILDING EXPANSION #2, JLS AUTOMATION, LLC TO APPROVE THE WAIVERS AS LISTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0001 BUILDING EXPANSION #2, JLS AUTOMATION, LLC, TO APPROVE THE PLAN AS PRESENTED WITH THE CONDITIONS 1, 2 AND 4 AS LISTED, WITH MODIFICATION OF CONDITION #3 IN ORDER FOR THE TOWNSHIP TO ENSURE THE MAINTENANCE OF MAXIMUM SEWER CAPACITY IN THE SEWER LINE ON THE AFFECTED LINE. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- C. LD-2022-0005 - York County Prison Addition/Renovation for Central Booking Relocation, 3404 Concord Road - John Klinedinst, PE, C.S. Davidson

HEILMAN Mr. Heilman stated C.S. Davidson submitted a Preliminary/Final Land Development Plan to construct a building addition of 3,500 square feet south-west of the existing main building and two access drives along the west side of the proposed expansion to the York County Prison for a Central Booking facility. This would replace the current Central Booking facility from the City of York to the prison location.

Waiver Requests:

1. § 289-10. - Preliminary Plan
2. § 289-13.A. – Plan Sheet Scale
3. § 289-10.A(2)(d). – Photometric Plan
4. § 289-10.A(2)(e). – Landscape Plan

It was determined the single condition as listed in the plan summary was not necessary since the throat length of the driveway was satisfactory.

KLINEDINST Mr. Klinedinst stated this is a 12,000 sq. ft. project. 7,000 sq. ft. is inside the prison. He confirmed the wall pack lighting is LED, which is for lighting at the new entrances.

Mr. Klinedinst confirmed this facility will replace the operations conducted in the judicial center in downtown York. He noted this will be a better functional operation for the police force, since if a charged person taken into Central Booking is determined to be sick, the officer must transport the person to the

hospital ER and remain with them. The new facility has medical facilities which will eliminate an officer having to remain with the person.

Mr. Klinedinst indicated the security for the facility will match the security of the prison. The cameras and door controls have been inspected and are controlled by Central Patrol of the prison. Sheriff Deputies are always present, with prison correctional officers as a backup.

MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0005 YORK COUNTY PRISON ADDITION/RENOVATION FOR CENTRAL BOOKING RELOCATION TO APPROVE THE WAIVERS AS LISTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0005 YORK COUNTY PRISON ADDITION/RENOVATION FOR CENTRAL BOOKING RELOCATION TO APPROVE THE PLAN SUBJECT TO NO CONDITIONS. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

WURSTER Mr. Wurster stated he will represent Springettsbury Township on the 17th at the PSATS regional meeting, whereby the township population of 10,000 residents or greater will have their annual meeting. This is in anticipation of activities at the upcoming annual conference.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rauch had no report.

11. MANAGER'S REPORT

HODGKINSON Mr. Hodgkinson stated they received a Pennsylvania flag and U.S. flag from Representative Stanley Saylor with a letter stating his appreciation for all the work the Township does for the municipality and citizens.

12. ORDINANCES AND RESOLUTIONS

A. Resolution No. 2022-44 - Amending Designated Depositories

HODGKINSON Mr. Hodgkinson stated they have exceeded their maximum deposit account balances at Traditions Bank, so they will need to open another employee account to deposit monies.

MR. DVORYAK MOVED TO APPROVE RESOLUTION NO. 2022-44. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. OLD BUSINESS

A. Old Business Listing

SWOMLEY Chairman Swomley indicated one of the owners of a property between Whiteford Road and the Avenues in the vicinity of where the Township is contemplating adding new sidewalks and traffic calming measures, has contacted him for a discussion about having to install sidewalks. Chairman Swomley stated he will meet with the owner to discuss the situation and report back to the Board.

HODGKINSON Mr. Hodgkinson recommended the Board and Staff develop an overall plan to prioritize where new sidewalks are needed in the Township.

14. NEW BUSINESS

A. Presentation - Introduction to Shentel and Glo Fiber

CURT KOSKO Mr. Kosko introduced his company noting they are a private investment company providing fiber network service to homes with their low fiber in-home product primarily to rural and midsize communities. He explained their fiber network which has expanded into Pennsylvania. He displayed the areas they signed recently in the York area to a cable franchise agreement.

Mr. Kosko stated they offer a 100% fiber network all the way from their pop building to the customers home, with Triple Play, Internet, video service, via an ultra-high-speed bandwidth.

Mr. Kosko explained the benefits and operation of their franchise. He noted if there is a signed agreement with the Township it takes 60-90 days to work out franchise agreements, then move on to utility engagements and engineering construction. Construction starts in 12 to 18 months.

Mr. Kosko provided current pricing, indicating there are no hidden fees or contracts for the customers who can cancel at any time. Discounts are offered on product lines.

Mr. Kosko provided the following information:

- They would follow the existing utilities – aerial or underground.
- They use a fiber optic cable which goes into the house with a new drop line installed from the curb to the house.
- They would engineer a design for the Township, building a network into pockets of approximately 200 homes, which is activated upon construction.
- They sub out to contractors who are trained to make sure they understand the quality and the work to be performed.
- There are four different levels of TV service. He noted they will provide additional detail on the different services.

Mr. Kosko stated they work closely with the engineering and permitting departments of the township.

B. Authorization to Advertise 2023 Proposed Budget

DVORYAK Mr. Dvoryak commented he was looking forward to the development of a new governance structure put in place in 2023 for YAUFRR. He noted he is anticipating a personnel committee formed through YAUFRR will make the right decision for the pension plan. Mr. Dvoryak stated he was in support of approving the YAUFRR budget for 2023 as amended.

Discussion was held regarding the timing of approving the YAUFRR budget which will be added to the agenda for December Board of Supervisors meeting.

MR. BISHOP MOVED TO AUTHORIZE ADVERTISING OF THE 2023 PROPOSED BUDGET. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

C. Set Time for January 3, 2023 Reorganization Meeting

**D. Set Dates and Times for 2023 Regular Meetings of the Board of Supervisors
Currently: Second and Fourth Thursday of Each Month - 7:00 p.m. with the following exceptions:**

June, July, and August - Fourth Thursday Only

November - Third Wednesday Only

December - Second Thursday Only

E. Set Dates and Times for Budget Work Sessions (2024 Budget)

October 9, 2023 - 6:00 p.m.

October 16, 2023 - 6:00 p.m.

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October 18, 2023 - 6:00 p.m.

November 15, 2023 - Budget Presentation - 6:30 p.m.

BISHOP Mr. Bishop mentioned to possibly have more involvement between the Board and departments with the budget process for next year, like years past.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:08 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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