

**YORK TOWNSHIP**  
**BOARD OF COMMISSIONERS**  
190 Oak Road, Dallastown, PA 17313  
Tuesday, February 13, 2024  
6:00 pm.

Comm. Steele called the meeting to order at 6:00 pm and led the Pledge of Allegiance.

The following were in attendance:

**Commissioners**

Comm. Robert Steele  
Comm. George Cronin  
Comm. Robert Kessler  
Comm. George Jones  
Comm. Paul Knepper

**Other Township Employees or Board Members:**

Gary Millbrand, Township Manager  
Lisa Frye, Director of Economic Development, Assistant Manager  
Lisa Kellison, Director of Finance  
Mike Hiras, JMT Engineering  
Barry Myers, Director of Public Works  
Carly Mercadante, Director of Recreation  
Stephen Hovis, Solicitor, Stock & Leader  
Josie Dick, Water & Sewer Authority  
Sue Sipe, Stenographer

**Other Community Members:**

Mike Noel, Goodwill Fire Company

Comm. Steele announced the Board will meet in an Executive Session at the end of the meeting to discuss personnel matters and litigation.

**Minutes – January 2, 2024**

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of January 2, 2024 were approved as presented.  
Vote 5 yes.

**Payment of Bills**

On motion of Comm. Jones, seconded by Comm. Knepper, the following bills for January 2024 were approved for payment:  
Vote 5 yes.

## PAYMENT OF BILLS

Total expenses for the month of January 2024 were as follows:

General Fund 01	\$	1,187,806.75
Sewer Revenue Fund 21	\$	152,692.14
Inter-Municipal Sewer Fund 22	\$	2,486,810.43
Storm Water Management Fund 33	\$	- 0-
Recreation Capital Reserve Fund 31	\$	- 0 -
Liquid Fuels Fund 14	\$	- 0-
General Capital Reserve Fund 32	\$	61,576.93
Sewer Capital Reserve Fund 30	\$	51,425.00
Street Light Fund 11	\$	249.14
Escrow Fund 62	\$	6,122.21
Impact Fees Fund 12	\$	- 0 -

<b>Total</b>	<b>\$</b>	<b>3,946,682.60</b>
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On motion of Comm. Jones, seconded by Comm. Cronin, the non-reimbursable portion of the Professional Services invoices for January 2024 in the amount of \$29,510.25 were approved for payment.

Vote 5 yes.

### **Public Comments**

There were none.

**Engineer – Mike Hiras, JMT and Lisa Frye, Director of Economic Development**

### **Applications/Plans/Action Items**

**a. Heartland Buildings, South Queen Street/Locust Hill Road Proposed land Development – Locust Hill Road realignment options**

The request was presented by Attorney Stacey McNeal, Barley, Snyder and Jay Provanzo – AJR Development

Att. MacNeal reviewed the options; (1) the Township would enter into an agreement for cost sharing at the intersection; (2) the client would pay the Township funds to contribute towards a future project to be done when the 36 acres of commercial property to the south and east of the project would be developed.

Att. MacNeal indicated based on the design of the schematics of the previous design project costs is projected in the range of \$300-400,000. The Township’s

anticipated costs would be \$150,000-\$200,000 due to acquiring the right-of-way necessary for the improvements.

Discussion was held by the Commissioners with concerns expressed about committing \$200,000 to this project.

It was recommended a drawing be presented that shows the realignment and how much of the property to the east would need to be purchased to make the intersection work. Also, what is the total impact of moving the line over to align it with the opposite street.

The developer was asked to present at the March 12 meeting providing additional information and details.

**b. P2023-10-1 Miller Plant Farm Inc., Perrydell Farms Dairy, Keel-Mar Farms LLC, and Steven M. & Teresa L. Markey Final Subdivision, Indian Rock Dam Road, including PA D.E.P. Request for Planning Waiver & Non-Building Declaration**

The request was presented by Josh Myers, Shaw Surveying Inc.

On motion of Comm. Kessler, seconded by Comm. Jones, P2023-10-1 Miller Plant Farm Inc., Perrydell Farms Dairy, Keel-Mar Farms LLC, and Steven M. & Teresa L. Markey Final Subdivision, Indian Rock Dam Road, including PA D.E.P. Request for Planning Waiver & Non-Building Declaration was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated December 20, 2023, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - Section 303.B.2.a – Plan Scale
  - Section 308.B.7 & 310.E.3.b – Watercourse Restoration Plan and Report
  - Section 308.E.3.g & 310.E.3.j – Phase 1 Environmental Site Assessment
  - Section 507 – Installation of Sidewalks
  - Section 508 – Installation of Curbs along Streets
  - Section 506.A.9 – Street Reconstruction to Centerline
  - Section 609 – Street Trees
  - Section 703 – Riparian Buffers/Riparian Forest (Request is for Plantings Only)
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.

5. All invoices are to be paid prior to recording.

Vote 5 yes.

**c. P2023-11-1 William H. and Alice M. Payne Final Subdivision Plan, including PaDEP Component 4A, Municipal Planning Agency Review, 3155 Honey Valley Road**

The request was presented by Josh Myers, Shaw Surveying Inc.

On motion of Comm. Jones, seconded by Comm. Knepper, P2023-11-1 William H. and Alice M. Payne Final Subdivision Plan, including PaDEP Component 4A, Municipal Planning Agency Review, 3155 Honey Valley Road was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated February 8, 2023, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - Section 308.E.3.g & 310.E.j – Phase-1 Environmental Site Assessment
  - Section 507 & 508 – Installation of Sidewalks and Curbs along Streets
  - Section 506.A.9 – Street Reconstruction to Centerline
  - Section 509 – Street Trees
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

**d. LD2023-11-1 7 Brew Land Development, Cape Horn Shopping Center**

The request was presented by Jeff Coghlan, 7 Brew

On motion of Comm. Knepper, seconded by Comm. Jones, LD2023-11-1 7 Brew Land Development, located at the Cape Horn Shopping Center at 3170 Cape Horn Road was approved subject to :

1. All comments on the letter from Michael Hiras, P.E., dated February 8, 2023, shall be met.

2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - Section 307 - Preliminary Plan Application Procedure.
  - Section 507 – Sidewalks
  - Section 508.A & 508.B – 8-Inch Curb
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

#### **Applications/Plans Time Extension Approval**

On motion of Comm. Steele, seconded by Comm. Kessler, 90 day time extensions were granted for the following:

- a. LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place
- b. LD2019-3-2 SSN Hotel Land Development Plan

Vote 5 yes.

### **Commissioner Agenda**

#### **Comm. Kessler**

- He attended the York County Regional Police Meetings on January 11 and February 8, 2024. He reported on robberies that occurred at a local CVS store.
- He attended the January 30, 2024 Stock and Leader Municipal 101 Law Workshop.

#### **Comm. Jones**

- He attended the January 8, 2024 Station 19 Meeting
- January 19, 2024 he attended the York Township Fire Chiefs meeting and met with the new fire commissioner for Pennsylvania.
- He presented the York Township winners at the Dallastown Science Fair on January 28, 2024.
- He attended the January 30, 2024, Stock and Leader Municipal 101 Law Workshop. He commented the event provides important information and is very well done.
- February 1, 2024 he attended the Fire Chiefs meeting at Station 77.
- February 8, 2024 the meeting at York Township.
- Also attended various other meetings regarding fire service.
- Responded to several questions from constituents.

**Comm. Cronin**

- He attended the January 8, 2024 Station 19 Meeting. He noted Comm. Jones administered the Oath of Office to the new officers – Operations and Administrative Staff.
- January 11, 2024 he attended a County Emergency Management Coordinators meeting at the York County Office of Emergency Management. He noted York Township employee Laura Kirk was the recipient of the “Spirit of Emergency Management” for 2023.
- Attended various fire meetings during the month.

**Comm. Knepper**

- He attended the York County Regional Police Meetings on January 11 and February 8, 2024.
- He attended the January 30, 2024, Stock and Leader Municipal 101 Law workshop.
- In response to his concerns about roadside trash, Mr. Knepper noted he picked up trash on various roads throughout the Township. He estimated he walked approximately 12 miles and spent 26 hours in his endeavors. The trash accumulated was disposed with consent in the Township dumpster.

**Comm. Steele**

- Reported that he attended the York County Regional Police Meetings on January 11 and February 8, 2024.
- He attended the January 30, 2024, Stock and Leader Municipal 101 Law workshop.

**a. Recruitment and Retention Money for 4th Quarter**

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved the release of the Recruitment and Retention funding for the fire companies based on the Fourth Quarter, 2023 reports.

Vote 5 yes.

**Township Manager's Agenda – Gary Milbrand**

**a. 2024 Residential Solid Waste and Recycling Contract Bid**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board awarded the garbage contract to Penn Waste. The award includes Bid Items 1 through 3 for one mobile refuse cart of solid waste, one mobile recycling cart, one large item once per week, and 12-yard waste pickups per year, and Bid Item 4 for extra garbage bags or tags.

Vote 5 yes.

Joe Washok, representative from Penn Waste was in attendance to answer questions.

- b. Resolution 2024-01 Residential Solid Waste and Recycling Contract Surcharge**  
On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved Resolution 2024-01 the Residential Solid Waste and Recycling Contract Surcharge.  
Vote 5 yes.
- c. Resolution 2024-02 Peoples Bank, Treasury Management System**  
On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved Resolution 2024-02 Peoples Bank, Treasury Management System.  
Vote 5 yes.
- d. Peoples Bank Treasury Management Services Agreement**  
On motion of Comm. Cronin, seconded by Comm. Knepper, the Board authorized the Finance Director to execute the Peoples Bank Treasury Management Services Agreement.  
Vote 5 yes.
- e. York County Stormwater Consortium (YCSC) Nominations for the Term ending December 31, 2024**  
On motion of Comm. Steele, seconded by Comm. Kessler, the Board appointed Molly Cassel the primary representation and Gary Milbrand the alternate representative to the York County Stormwater Consortium for a term ending December 31, 2024  
Vote 5 yes.
- f. Advertise for Bids the Queenswood Stream Restoration Project**  
On motion of Comm. Steele, seconded by Comm. Knepper, the Board authorized staff to advertise the Queenswood Stream Restoration Project.  
Vote 5 yes.
- g. York Water Company Request for New Hydrants**  
On motion of Comm. Kessler, seconded by Comm. Jones, the Board authorized the installation of seven new hydrants in the Township as follows:
1. The intersection of Vinmar Dr. and Ebony Dr., on the south side, is preferred.
  2. The intersection of Homewood Rd. & Joppa Rd., on the west side, is preferred.
  3. The intersection of Wren Terrace and Skylark Dr., on the west side, is preferred.
  4. The vicinity of 331 & 332 Holyoke Drive on either side.
  5. The intersection of Woodthrush Ln. and Vireo Rd., on the south corner, is preferred.
  6. The intersection of Keymar Drive and Oak Manor Drive.
  7. On Briggs Circle, near its entrance.
- Vote 5 yes.
- h. York County Public Safety Training Center Revitalization Project Support Letter**  
On motion of Comm. Jones, seconded by Comm. Knepper, the Board authorized President Steele to sign a letter of support regarding a RACP grant application by the

Fire Chiefs' and Fire Fighters' Association of York County for the York County Public Safety Training Center.

Vote 5 yes.

### **Recreation – Carly Mercadante**

#### **a. York Portable Toilet Contract**

On motion of Comm. Jones, seconded by Comm. Knepper, the Board approved the 2024 portable toilets contract to Knapers Stop and Go in the amount of \$11,397.80

Vote 5 yes.

### **Public Works – Barry Myers**

#### **a. HRG Design Proposal for the Design and Oversight of the Allegheny/Shasta stormwater replacement project \$102,000**

On motion of Comm. Steele, seconded by Comm. Knepper, the Board approved the HRG Design Proposal Dated October 30, 2023, for the Design and Oversight of the Allegheny/Shasta project for the 2024 cost of \$49,000 and the 2025 cost of \$53,000.

Vote 5 yes

#### **b. HRG Purchase of one Mowermax Gen Gen 4 unit and attachments from ATMAX Equipment Co. ( BuyBoard program - \$277,267.40)**

On motion of Comm. Knepper, seconded by Comm. Jones, the Board approved the purchase of one Mowermax Gen 4 unit and attachments from ATMAX Equipment Co., purchased thru BuyBoard Program at a cost of \$277,267.40.

Vote 5 yes

### **Solicitor – Steve Hovis**

Solicitor Hovis indicated he had no action items.

### **Executive Session    TIME 7:39 pm**

The Board was in executive session to discuss personnel matters at the end of the meeting.

### **Meeting Reconvened    TIME 7:40 pm.**

### **Township Manager's Agenda – Gary Milbrand(Continued)**

#### **i. Obermayer Rebmann Maxwell & Hippel LLP engagement agreement.**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the Obermayer Rebmann Maxwell & Hippel LLP engagement agreement.

Vote 5 yes.



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**Adjourn**

On motion of Comm. Jones, seconded by Comm. Cronin, the Board adjourned the meeting.

Vote 5 yes

**The meeting was adjourned at 8:20 pm.**

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Secretary

(Seal)