

**YORK TOWNSHIP**  
**BOARD OF COMMISSIONERS**  
190 Oak Road, Dallastown, PA 17313  
Tuesday, September 10, 2024  
6:00 pm.

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

Comm. Jones called for a moment of silence in recognition of the anniversary of the 9/11 attacks.

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  
Michael Hiras, JMT Engineering  
Carly Mercadante, Director of Recreation  
Steve Hovis, Solicitor, Stock & Leader  
Barry Myers, Director of Public Works  
Josie Dick, Water & Sewer Authority  
Larena Keller, Finance Director  
Sue Sipe, Stenographer

**Other Community Members:**

Lt. Ray Krzywulak, York County Regional Police

Comm. Steele announced there would be an Executive Session at the end of the meeting to discuss personnel and litigation.

**Minutes – August 13, 2024**

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of July 9, 2024 were approved as presented.  
Vote 5 yes.

**Payment of Bills**

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

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

|                                    |           |                     |
|------------------------------------|-----------|---------------------|
| General Fund 01                    | \$        | 1,618,808.10        |
| Sewer Revenue Fund 21              | \$        | 83,355.07           |
| Inter-Municipal Sewer Fund 22      | \$        | 5,514.37            |
| Storm Water Management Fund 33     | \$        | 7,245.00            |
| Recreation Capital Reserve Fund 31 | \$        | 2,275.00            |
| Liquid Fuels Fund 14               | \$        | - 0-                |
| General Capital Reserve Fund 32    | \$        | 60,124.81           |
| Sewer Capital Reserve Fund 30      | \$        | 138,133.96          |
| Street Light Fund 11               | \$        | 272.38              |
| Escrow Fund 62                     | \$        | 1,500.14            |
| Impact Fees Fund 12                | \$        | - 0 -               |
| <b>Total</b>                       | <b>\$</b> | <b>1,917,228.83</b> |

On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for August 2024 in the amount of \$14,950.84 were approved for payment.

Vote 5 yes.

### Public Comments

#### **Nina Knaper Grove – 15 New School Lane**

Mrs. Grove offered comments regarding agricultural land preservation in York Township. She provided a handout presenting proposals to help preserve farm land. She requested the Township consider allotting funds to preserve farmland in York Township.

#### **Golden Connections Community Center – Kasie Ream, Executive Director**

Golden Connections Community Center(GCCC) Kasie Ream provided a presentation in regards to the services, programs, and meals provided by the center for senior citizens.

She noted they currently have 1,663 active members, 30% are from York Township. There were 296 new members during the past year.

GCCC distributed 31,503 hot meals to seniors in the community and an additional 25,706 meals to home bound seniors in 2023.

She thanked the Board for their support and hoped to continue to partner with the Township.

Information about their programs can be found at [www.GCCenter.com](http://www.GCCenter.com).

**Wellspan – Request for amendment to Ordinance 2018-6, Monument Road Vacation**

Ms. Frye indicated Wellspan wishes to withdraw the request.

**Engineer - Mike Hiras JMT and Director of Economic Development –Lisa Frye Applications/Plans Time Extension Approval**

**a. LD2024-6-2 P3 YTY-1 LLC WCF 190 Oak Road Land Development**

The request was presented by Kevin Strunk of P3 Towers LLC.

It was noted the original compound site is 1,019 sq. ft. The developer will be permitted to expand the site to 1496 sq. ft.

On motion of Comm. Jones, seconded by Comm. Knepper, LD2024-6-2 P3 YTY-1 LLC Wireless Telecommunication Facility Land Development, 190 Oak Road, was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated September 6, 2024, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  1. Section 307 – Preliminary Plan Application Procedures
  2. Section 308b.3.a – Preliminary Plan/Drawing Information (Sensitive Resources, Protected Areas)
  3. Section 308.b.3.b – Preliminary Plan Drawing Information (Existing & Proposed Legal Boundaries Located in and within 50-feet of the tract)
  4. Section 308.B.3.c – Preliminary Plan/Drawing Information (Existing & proposed Topographic Features located in and within 50-ft of the tract.
  5. Section 308.B.8 – Resources or Features Which Would Impact Development and/or Net Lot Area
  6. Section 308.B.10.b & c – Property Line Descriptions and Bearings
  7. Section 311 – Watercourse Restoration Plan
  8. Section 312 – Floodplain Management Report and Plan Requirements
  9. Section 313 – Water Supply Feasibility Report
  10. Section 314 – Sanitary Sewage Disposal Feasibility Report
  11. Section 315 – Street Classification Report
  12. Section 316 – Traffic Impact Report

13. Section 317 – Wetlands Report and Plan Requirements
  14. Section 508 – Sidewalks
  15. Section 508.A.4 – Curbs and Reinforced Shoulders
  16. Section 110 – Noting conditions based on contents from JMT letter September 6, 2024 and pending the additional items addressed by Mr. Hiras to be completed.
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.

**b. P2024-6-2 Oberlander & Seitz Final Subdivision Plan, 2535 & 2565 Overlook Dr.**

The request was presented by Josh Myers of Shaw Surveying.

Mr. Myers stated this is a minor subdivision lot line adjustment.

On motion of Comm. Steele, seconded by Comm. Kessler, P2024-6-2 Oberlander & Seitz Final Subdivision Plan, 2535 & 2565 Overlook Dr., was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated September 6, 2024, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  1. Section 308.B7 & 310.E.3.b – Watercourse Restoration Report
  2. Section 308.E.3.g & 310.E.j – Phase-1 Environmental Site Assessment
  3. Section 507 – Installation of Sidewalks
  4. Section 508 – Installation of Curbs along Streets
  5. Section 506.a.9 – Street Reconstruction to Centerline
  6. Section 506.C.6 – Street Improvements
  7. Section 509 – Street Trees
  8. Section 703 – Riparian Buffer / Riparian Forest (request for plantings only)
  9. Section 380.B.2.a – Plan Scale

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.

### **Time Extensions**

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

- a. LD2020-4-3 2841 East Prospect Road Land Development Plan

Vote 5 yes.

### **Commissioner Agenda**

#### **Comm. Knepper**

- He attended the Employee Appreciation luncheon on September 6, 2024.
- He attended the grand opening of the Seven Brew Company.
- He noted a police meeting will be held on September 12, 2024.

#### **Comm. Kessler**

- He attended the grand opening ribbon cutting at Seven Brew.
- He attended the Employee Appreciation luncheon on September 6, 2024.

#### **Comm. Jones**

- He attended the Yorkanna Fire opening as they joined SAFER on August 18, 2024.
- He met with representatives from Jacobus Fire Company on August 21, 2024
- He met with Mr. Millbrand on August 23, 2024.
- He briefly attended the Employee Appreciation luncheon on September 6, 2024. He noted his appreciation to the staff for their work.
- He attended the Station 19 meeting on September 9, 2024.
- He responded to several constituents' questions and referred them to Township staff.
- He recognized and welcomed Lance Beard as the new mayor of Jacobus.

#### **Comm. Cronin**

- He attended a variety of fire company meetings.
- He responded to several constituents' concerns over the past several weeks.
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#### **Comm. Steele**

- He attended the Employee Appreciation luncheon on September 6, 2024. He credited Ms. Mercadante for her efforts in organizing the event.

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

**a. Budget workshop date(suggested 10/23/2024 at 5:00 pm)**

By consensus, the Board agreed to the proposed Wednesday, October 23, 2024, at 5:00 pm meeting date.

**b. 2025 Minimum Municipal Obligation(MMO)**

Manager Milbrand noted there was an error in the calculation provided and a revised calculation was provided to the Board for acknowledgement.

On motion of Comm. Jones, seconded by Comm. Kessler, the Board acknowledged that the 2024 Minimum Municipal Obligation for the York Township Non-Uniformed Employees' Pension Plan is \$672,504.

Vote 5 yes

**Recreation – Carly Mercadante**

**a. 2025 Portable Toilet Contract**

On motion of Comm. Cronin, seconded by Comm. Jones, the Board approved the 2025 portable toilets contract to Knapers Stop and Go in the amount of \$11,399.20.

Vote 5 yes

**b. 2025 Newsletter Mailing Quote**

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board awarded the addressing and mailing of the 2025 newsletters contract to Doceo in the total amount of \$2,766.00

Vote 5 yes

**c. 2025 Newsletter Printing Quote**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board awarded the printing of the 2025 newsletters contract to Wise Printing in the total amount of \$16,705.00.

Vote 5 yes

**Public Works – Barry Myers**

**a. 2024 Ford Model F-150 (New Holland Auto Group \$50,925)**

On motion of Comm. Knepper, seconded by Comm. Steele, the Board approved the purchase from New Holland Auto Group for a 2024 Ford F-150 purchased using Pa Costars Program at a cost of \$27,967.00 with trade-in.

Vote 4 yes – 1 nay (Comm. Cronin)

**Solicitor – Steve Hovis**

**a. Ordinance 2024-05 York Township Ordinance for York Area Regional Police Dissolution**

On motion of Comm. Kessler, seconded to Comm. Cronin, the Board approved Ordinance 2024-05 for the Dissolution of York Area Regional Police, as authorized in the Charter agreement authorizing the governmental cooperation between York

Township and Windsor Township, both of York County Pennsylvania for the purpose of providing polices services to the various municipalities.

A Roll Call Vote was held:

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Jones – Yes

Comm. Cronin – Yes

Comm. Steele – Yes

Vote 5 yes.

- b. Solicitor Hovis stated Comm. Cronin requests to have distributed the draft of the Burn Ordinance to the Commissioners. This will be added to the October meeting agenda.

**Executive Session    TIME 7:05**

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

**Meeting Reconvened    TIME 7:45**

**Adjourn**

On motion of Comm. Kessler, seconded by Comm. Steele, the Board adjourned the meeting.

Vote 5 yes

**The meeting was adjourned at 7:45 p.m.**

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Secretary

(Seal)