

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
Tuesday, November 12, 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
Michael Hiras, JMT Engineering
David Jones, Solicitor, Stock & Leader
Barry Myers, Director of Public Works
Larena Keller, Finance Director
Josie Dick, Water & Sewer Authority
Sue Sipe, Stenographer

Other Community Members:

Chief Darrel Ehrhart, Goodwill Fire Company
Bob Junkins, Goodwill Fire Company
Mike Noel, Goodwill Fire Company
Jim Marsteller, Goodwill Fire Company
Lt. Raymond Krzywulak, York County Regional Police
George McGee, Former member York Area Regional Police

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

Minutes – October 8, 2024, October 23, 2024

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of October 8, 2024 were approved as presented.

Vote 5 yes.

On motion of Comm. Knepper, seconded by Comm. Jones, the minutes of October 23, 2024 were approved as presented.

Vote 5 yes.

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Cronin, the following bills for October 2024 were approved for payment:

Vote 5 yes.

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

| | | |
|------------------------------------|-----------|---------------------|
| General Fund 01 | \$ | 1,146,657.19 |
| Sewer Revenue Fund 21 | \$ | 305,740.96 |
| Inter-Municipal Sewer Fund 22 | \$ | 3,969.34 |
| Storm Water Management Fund 33 | \$ | 3,045.00 |
| Recreation Capital Reserve Fund 31 | \$ | 2,757.79 |
| Liquid Fuels Fund 14 | \$ | 40,594.00 |
| General Capital Reserve Fund 32 | \$ | 7,863.74 |
| Sewer Capital Reserve Fund 30 | \$ | 18,737.90 |
| Street Light Fund 11 | \$ | 272.38 |
| Escrow Fund 62 | \$ | 4,510.65 |
| Impact Fees Fund 12 | \$ | - 0 - |
| Total | \$ | 1,534,148.95 |

On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for October 2024 in the amount of \$59,374.70 were approved for payment.

Vote 5 yes.

Recognition of York Township Fire Company #19 Personnel

Comm. Jones and Comm. Cronin on behalf of the York Township Commissioners, presented certificates of Heroism to Chief Darryl Ehrhart, George ‘Tony’ Goeb, Ryan Blackwell, and Sean Smith from York Township Fire Company #19 for responding to a fire in the 500 block of Albemarle Street in Spring Garden Township and amidst the chaos and peril of a life-threatening fire rescued a child trapped inside a burning building. Chief Ehrhart, provided a narrative of the event, recognizing the actions of each firefighter dealing with the incident.

Dallastown Intermediate School Recognition for Moon Tree

Comm. Jones introduced Teacher Janice Mars from Dallastown Intermediate School and her students, who took turns explaining the Moon Tree Project which originated from a seed of a sweetgum tree which flew around the moon as part of NASA’s Artemis I Orion program in 2022. Ms. Mars submitted the application in August 2023 and when the seed arrived, the students planted it on the grounds of the intermediate school. The "Moon Tree," which is expected to grow 50-feet to 150-feet tall, will be visible to passersby on the school grounds. The students received recognition for their Moon Tree Project on the local news. A plaque and a bench will be placed at the location of the planted tree.

Reading of the 2025 Budget – Larena Keller

Finance Director Larena Keller presented the 2025 budget and announced it would be available on the website and at the Township office for review on November 14, 2024. A copy of her presentation is included in the official minute book.

The Commissioners thanked Ms. Keller and her staff, along with Mr. Millbrand and Ms. Frye for their efforts in presenting a successful budget and a job well done.

Public Comments

There were none.

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

a. LD2023-2-2 Leader Square Shoppes Final Land Development Plan, 19 Reynolds Mill Road

The request was presented by Joshua George P.E. of Landworks Civil Design LLC and the owner Nick George Koppolas.

On motion of Comm. Knepper, seconded by Comm. Jones, LD2023-2-2 Leader Square Shoppes Final Land Development Plan, 19 Reynolds Mill Road, was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated November 8, 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 Procedure
 2. Section 506.G.3.a – Leveling Area not to exceed 4% for fifty feet (50' from the edge of the cartway).
 3. Section 507, 609, 508.B, 506.A.8 – Sidewalk, Street Trees, Curbs and Reinforced Shoulders, Street Reconstruction to Centerline of Street (PennDOT Right-of-Way Only)
 4. Section 508.B – Curbs and Reinforced Shoulders (Curb Height) (Modification).
 5. Section 509.A – Parking Lot Dimensions (Drive Aisle)
 6. Section 509.D – Curb Radii not less than five feet (5')
 7. Section 512.H.3 – Access Drive Vertical Alignment (slope)
 8. Section 309.A.1, 309.A-2, 311.B.1, and 311.B.2– Impervious/Disturbed Area Captured BMPs Requirements (Stormwater Management Ordinance)

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. Surety Reduction – Hudson 3 LLC/Cambridge \$1,331,561.42 (\$639,324.87 remaining)

On motion of Comm. Steele, seconded by Comm. Kessler, Board approved the surety release of \$1,331,561.42 for the Hudson 3 LLC/Cambridge Subdivision off Yoe Drive (\$639,324.87 remaining).

Vote 5 yes.

c. Surety Release - Chanticleer (Charter Homes at Chanticleer), Old Baltimore Pike and

d. Surety Release - Sage Hill Subdivision (Charter Homes at Sage Hill), Camp Betty Washington Road

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved the final surety release for the Chanticleer (Charter Homes at Chanticleer) off Old Baltimore Pike and the Sage Hill Subdivision (Charter Homes at Sage Hill), off Camp Betty Washington Road.

Vote 5 yes.

Time Extensions

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

- a. LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place (90 days)
- b. LD2019-3-2 – SSN Hotel Land Development Plan (30 days)

Vote 5 yes.

Commissioner Agenda

Comm. Jones

- He attended the October 12, 2024 Fall Festival
- He attended the Station 19 meeting on October 14, 2024
- He attended the Fire Service meeting on October 17, 2024
- He attended the Budget Meeting on October 23, 2024
- He also attended several meetings with Township Staff
- He assisted several constituents with concerns and questions regarding aspects of property ownership.
- He commented on Veterans Day, October 11, 2024 noting the opportunities in the area to recognize veterans and thank them for their service.

Recruitment and Retention Money for the 3rd Quarter

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved the release of the retention and recruitment funding for the third quarter 2024, for Goodwill YT, Goodwill Jacobus, Alliance and SAFER fire companies and the first and second quarter 2024 for Alliance.

Vote 5 yes.

Comm. Cronin

- He referred to the changes on Merrin Road at the intersection of Leader Heights into the back of the York Township Elementary Road. He provided a video presentation on the new car rider process which began on November 4, 2024. He noted he was present on Merrin Road for the opening week to observe the traffic in the morning and afternoon. He spoke to the safety issues for pedestrians on Merrin Road and monitoring the condition for future improvement.
- He spent time meeting with the Volunteer Fire Services.

Comm. Knepper

- He spent time at the York Township Elementary School on November 6, 2024 to observe how the new exit program works. He indicated he found it to be a safe and coordinated effort which he relayed to the principal.
- He attended the October 12, 2024 Fall Festival

Comm. Kessler

- He met with Township Staff concerning the Township budget.
- He attended the public reading of the budget.
- He spoke with a concerned citizen regarding blighted properties on Camp Betty Washington Road.
- He visited Merrin Road several times during the implementation of the new process and spoke to Mrs. Jordan, who is with the Center for Traffic Safety. She had a list of concerns she received from local residents, which he passed onto Comm. Cronin.

Comm. Steele

- He attended the October 12, 2024 Fall Festival

Township Manager's Agenda – Gary Milbrand

a. Approval of Draft Budget and Authorize Ordinances for Adoption

On motion of Comm. Steele, seconded by Comm. Jones, the Board authorized the Solicitor to advertise the draft budget and corresponding ordinances for public review and possible adoption at the December 10, 2024 Commissioners meeting.

Vote 5 yes.

b. Resolution 2024-14 Attorney Fees for 2025

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved Resolution 2024-14, the legal fees for Stock & Leader for 2025.

Vote 5 yes.

c. 2025 Animal Care & Housing Agreement – SPCA of York County (\$22,431)

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the 2025 Animal Care and Housing Agreement with the SPCA of York County for \$21,161.

Vote 5 yes.

d. 2025 Animal Control Service Agreement – Michelle Klugh

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved the 2025 Animal Control Service Agreement with Klugh Animal Control Services.

Vote 5 yes.

Recreation – Gary Millbrand

There were no action items.

Public Works – Barry Myers

a. Purchase one Hook lift assemble and Hydraulics system at cost of \$51,557.71

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the purchase of one Hook lift assembly and Hydraulics System at a cost of \$51,557.71 from Gabrielli Truck thru the Sourcewell Program contract #060920-KTC.

Vote 5 yes.

b. Approve the Proposal from Jeff Grove Construction to trim out windows at the administration building at a cost of \$15,850.00

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved the proposal for labor and materials from Jeff Grove Construction to trim out 20 windows on the second floor of the administration building at a cost of \$15,850.00.

Vote 4 yes. (Comm. Knepper recused himself due to his association with Mr. Grove.)

Barry Myers noted that they received three quotes, and Jeff Grove Construction had the lowest quote.

c. Mr. Myers reported that the Municibid contract for the Tiger Bengal Boom Mower and the 2009 Ford Escape presented at the October meeting was cancelled since the bidder did not show. It will be re-bid and presented at a later meeting.

d. Mr. Myers reported they received a recycle grant in the amount of \$200,000 which will be used for the purchase of the leaf collector truck.

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Solicitor – David Jones

Solicitor Jones had no action items.

Executive Session TIME 7:50

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

Meeting Reconvened TIME 8:35

Adjourn

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

Vote 5 yes.

The meeting was adjourned as 8:35 p.m.

Secretary

(Seal)