

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
Tuesday, January 14, 2025
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:

Lt. Raymond 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 – December 10, 2024

On motion of Comm. Knepper, seconded by Comm. Kessler, the minutes of December 10, 2024 were approved as presented.
Vote 5 yes.

Payment of Bills

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

Total Expenses for the month of December 2024 were as follows:

General Fund 01	\$	585,004.71
Sewer Revenue Fund 21	\$	666,667.01
Inter-Municipal Sewer Fund 22	\$	2,471,157.63
Storm Water Management Fund 33	\$	11,245.95
Recreation Capital Reserve Fund 31	\$	7,665.64
Liquid Fuels Fund 14	\$	- 0 -
General Capital Reserve Fund 32	\$	56,489.47
Sewer Capital Reserve Fund 30	\$	116,515.74
Street Light Fund 11	\$	273.09
Escrow Fund 62	\$	9,366.20
Impact Fees Fund 12	\$	- 0 -

Total	\$	3,924,385.44
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On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for December 2024 in the amount of \$40,911.00 were approved for payment.

Vote 5 yes.

Public Comments

Samuel Knott – 106 Verna Drive

Mr. Knott referred to the intersection at Locust Hill and South Queen Street, indicating he wanted to make sure that it is being reconsidered with the new development in that area since he noted it is a dangerous intersection, especially with the potential of added traffic.

Public Hearing – Amendment to Transportation Impact Fee Ordinance

At 6:07 p.m. Comm. Steele recessed the regular meeting to consider a Zoning Map Amendment to Transportation Impact Fee Ordinance.

A stenographer was present and recorded the testimony during the hearing.

At 6:15 p.m. the public hearing was closed.

At 6:15 p.m. the regular meeting was called back to order.

a. Resolution 2025-01 Approving Roadway Sufficiency Analysis

On motion of Comm. Kessler, seconded by Comm. Jones, Resolution 2025 - 01, the Roadway Sufficiency Analysis was approved as submitted by the Township Advisory Committee.

Vote 5 yes.

b. Resolution 2025-02 Approving Land Use Assumptions Report

On motion of Comm. Knepper, seconded by Comm. Jones, Resolution 2025-02, the Land Use Assumptions Report, was approved as submitted by the York Township Advisory Committee.

Vote 5 yes.

Resolution 2025-03 Approving Capital Improvements Plan

On motion of Comm. Jones, seconded by Comm. Steele, Resolution 2025 - 03, the Capital Improvements Plan was approved as submitted by the York Township Advisory Committee.

Vote 5 yes.

c. Ordinance 2025-01 Establishing Traffic Impact Fee

On motion of Comm. Knepper, seconded to Comm. Kessler, the Board approved Ordinance 2025-01 Establishing a Traffic Impact Fee for new development within designated transportation service areas.

A Roll Call Vote was held:

Comm. Jones – Yes

Comm. Cronin – Yes

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Steele – Yes

Vote 5 yes.

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

a. P2024-9-1 & LD2024-9-1 Bridgewater Project 3B, Chestnut Hill Rd/Duquesne Rd.

The request was presented by Todd Kurl of RGS Associates.

On motion of Comm. Kessler, seconded by Comm. Cronin, P2024-9-1 & LD2024-9-1 Bridgewater Project 3B, Chestnut Hill Rd/Duquesne Rd., was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated January 10, 2025, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were previously granted for the following:
 - a. Section 308.E.3.g & 318 – Phase-1 Environmental Site Assessment
 - b. Section 504 – Blocks – Mid-Block Pedestrian Crosswalks
 - c. Section 506.C.3 – Bicycle Lanes

- d. Section 506.D.3.b – Cul-De-Sac Streets
 - e. Section 506.F.3 – Vertical Curve – K Value
 - f. Section 506.G.5 – Intersection Design
 - g. Section 512.G.2 – Driveways
 - h. Section 512.G.11.c – Driveway Grades
 - i. Section 303.B.2 – Volume Removal
 - j. Section 904.C.3.b.3 – Post-Construction Soil Conditions
 - k. Section 905.B.1 – 90% Capture to a VC BMP
 - l. Section 905.B.2 – 95% Impervious Area to a VC BMP
 - m. Section 905.C.1 – No net increase in PCSM Volume
 - n. Section 905.C.2-3 – Additional PCSM Volume
 - o. Section 905.D.2 – Horizontal Separation Distances
 - p. Section 905.D.3 – Maximum 2-acre Tributary Drainage Area to a PCSM BMP
 - q. Section 906.C.2 – Heterogeneous PCSM Hydrographs
 - r. Section 906.E.8 – Standard SWMF Outlet Configuration
 - s. Section 906.E.10.d – Child Access Limiting Measures
 - t. Section 906.E.10.g – Basin Flow Lengths
 - u. Section 906.E.15 – Minimum 2-Foot Vertical Separation
 - v. Section 908.G.6 – Minimum Pipe Cover
 - w. Section 908.G.7.a – Minimum Pipe Diameter
 - x. Section 908.G.9 – Conveyance Piping Perpendicular to Centerlines
 - y. Section 908.G.14.a – Inlet Type
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. Cronin, seconded by Comm. Jones, 90 day time extensions were granted for the following:

- a. P2024-6-1 KNSM Holdings LLC Final Subdivision Plan
- b. LD2024-6-1 KNSM Holdings LLC (Proposed Wagner-Elfner and Burg Funeral Home) Final Land Development Plans, 3070 Cape Horn Road

Vote 5 yes.

Ms. Frye provided an update on the Wellspan Traffic Signal issue. She noted the following schedule for the work;

Gas work completed by 1/25

Verizon to complete their work by the end of February

Storm work south of the intersection during March – north of the intersection by May

Signal underground work complete possibly by end of May

Paving work complete possibly by July 15

Commissioner Agenda

Comm. Kessler

- He attended the York County Regional Police Commission meeting on January 9, 2025 – Spring Garden Township is moving forward to merge with YCRP May 31, 2025

Comm. Jones

- He attended the Station 19 meeting on January 13, 2025 – officers were sworn- in
- He talked to several Township residents regarding township matters and discussed them with staff as necessary.

Comm. Cronin

- He attended the Station 19 meeting on January 13, 2025
- He spoke to several Township residents who expressed appreciation for Public Works management during the recent weather and for leaf pick-up.

Comm. Knepper

- He attended the York County Regional Police Commission meeting on January 9, 2025 – they are looking forward to Spring Garden Township merging with YCRP
- He worked alongside the contractor with the construction work in the Township Administrative Office

Comm. Steele

- He communicated with a Township citizen via email regarding concerns with the Township budget. He provided information to the individual on those concerns.

Township Manager's Agenda – Gary Milbrand

a. PaDEP Air Quality Grant Use

On motion of Comm. Cronin, seconded by Comm. Jones, the Board Authorized the Township Manager to execute all documents for the PaDEP Air Quality Grant and put those funds towards the purchase and installation of a replacement playground at Heritage Hills Park to be purchased from MRC under PA Costars Contract 014-E23-316 in an amount not to exceed \$82,544.46.

Vote 5 yes.

b. Stenographer Fee

On motion of Comm. Steele, seconded by Comm. Knepper, the Board increased the hourly stenographer rate for Sue Sipe to \$50.00 per hour.

Vote 5 yes.

c. Station 18 Box Changes Approval

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved Station 18 – Jacobus’s proposed Fire Box Changes as presented on November 25, 2024.

Vote 5 yes.

d. Authorization to Advertise an Ordinance Establishing Compensation for the Township Treasurer

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board authorized the Township Solicitor to develop and advertise an Ordinance and Resolution to establish compensation for the Township Treasurer at \$3,150 per year..

Vote 5 yes.

Recreation – Gary Milbrand

a. Shredding Contract (Higher Information Group \$500)

On motion of Comm.Kessler, seconded by Comm. Jones, the Board approved the shredding services contract dated December 18, 2024, with Higher Information Group for \$500.00.

Vote 5 yes.

Mr. Millbrand indicated the Shredding Event will be held on May 17, 2025 from 9–11 AM. Volunteers are needed to assist.

Public Works – Barry Myers

a. York Water Company Water Road Agreement Amendment

On motion of Comm. Steele, seconded by Comm. Cronin, the Board approved the roadway abandonment agreement addendum #2 with York Water Company.

Vote 5 yes.

b. Authorization to Advertise Bid for Traffic Signal Equipment.

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board authorized the solicitor to prepare and advertise a bid for traffic signal equipment.

Vote 5 yes.

c. Purchase of the Materials for Brandt Dr. to Thomas Ave. Stormwater Improvements(\$15,000 Various Co-Stars Vendors)

On motion of Comm. Jones, seconded by Comm. Knepper, the Board approved the purchase of the materials for Brandt Dr. to Thomas Ave. stormwater improvements at a cost of \$15,000.

L.B. Water Inc. - Costars # 016-E22-212 - \$10,700 For pipe and ADS structures.

Monarch Products Co. - Costars # 041-E23-025 - \$1,300.00

York Building Products- Costars Pricing # 561005 - \$3,000 For #57.

Vote 5 yes.

Solicitor – David Jones

Solicitor Jones had no further report.

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Executive Session TIME 6:57 p.m.

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

Meeting Reconvened TIME 7:38 p.m.

Adjourn

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

Vote 5 yes.

The meeting Adjourned at 7:38 p.m.

Secretary

(Seal)