

**YORK TOWNSHIP**  
**BOARD OF COMMISSIONERS**  
190 Oak Road, Dallastown, PA 17313  
Tuesday, February 11, 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  
Carly Mercadante, Director of Recreation  
Barry Myers, Director of Public Works  
Sue Sipe, Stenographer

**Other Community Members:**

Lt. Raymond Krzywulak, York County Regional Police  
Lance Beard, Mayor of Jacobus

Comm. Steele announced there would not be an Executive Session at the end of the meeting.

**Minutes – January 14, 2025**

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of January 14, 2025 were approved as amended.  
Vote 5 yes.

**Payment of Bills**

On motion of Comm. Jones, seconded by Comm. Knepper, the following bills for January 2025 were approved for payment:  
Vote 5 yes.

Total Expenses for the month of January 2025 were as follows:

General Fund	\$ 1,469,297.47
Sewer Revenue Fund	\$ 122,182.43
Inter-Municipal Sewer Fund	\$ 23,237.00
Storm Water Management Fund	\$ - 0 -
Recreation Capital Reserve Fund	\$ 10,427.52
Liquid Fuels Fund	\$ - 0 -
General Capital Reserve Fund	\$ 46,094.48
Sewer Capital Reserve Fund	\$ 28,959.50
Street Light Fund	\$ 166.22
Escrow Fund	\$ - 0 -
Impact Fees Fund	\$ - 0 -
<b>Total</b>	<b>\$ 1,700,364.62</b>

On motion of Comm. Jones, seconded by Comm. Cronin, the non-reimbursable portion of the Professional Services invoices for January 2025 in the amount of \$44,263.94 were approved for payment.

Vote 5 yes.

**Public Comments**

There were none.

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

**a. LD2024-11-1 York Township Elementary School Expansion Land Development.**

The request was presented by Adam Anderson of Site Design Concepts This is the Preliminary/Final Land Development Plan for the York Township Elementary School Expansion for Dallastown Area School District at 2500 South Queen Street.

On motion of Comm. Jones, seconded by Comm. Kessler, LD2024-11-1 York Township Elementary School Expansion Land Development, 2500 South Queen Street, was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated February 6, 2025, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - a. Section 307.B - Preliminary Plan Application Procedure
  - b. Section 316.B – Traffic Impact Summary
  - c. Section 506.A.8.a – Street Improvements
  - d. Section 610.B – Buffer Planting Strip-C
  - e. Section 508.E – Installation of 6” Vertical Concrete Curb instead of 8” Vertical Concrete Curbing within the project site.
  - f. Stormwater Management Ordinance Section 304.B – Reduce Peak Rate of Discharge
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.

Comm. Cronin commented the waiver for street improvements does not address the west access on Merrin Road. Mr. Hiras indicated Merrin Road does not front the property but connects directly into it so there is no actual frontage to the street, therefore it would not be subject to the requirement for improvements to be from the center line of the street.

Comm. Cronin commented on the reference to the traffic impact report and a traffic summary letter which he noted was not included in the information packet the Board received. He asked if that letter could be made available.

Comm. Cronin asked Solicitor Jones about the litigation pending at the Common Pleas Court relating to this matter. He asked if that affected the decision to be made on the plan.

Solicitor Jones stated they are two separate matters since if the permit for the driveway was not needed for the land development plan, it would not have any impact on the Township in making a decision about the land development plan. He noted the point of the appeal is the driveway should have been considered as a land development plan.

Vote 5 yes.

### **Time Extensions**

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

- a. LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place
- b. LD2023-2-2 Leader Square Shoppes Final Land Development Plan, 19 Reynolds Mill Road

Vote 5 yes.

### **Commissioner Agenda**

#### **Comm. Jones**

- He participated in the Awards Program at 65<sup>th</sup> Science and Engineering Fair at Dallastown High School. He noted there were two winners:  
Senior High Project – Concrete Contaminants  
Junior High Project – The Presence of Microplastics in different types of water.  
The students and chairman of the Science Department will attend the April meeting for a presentation of the program.
- He attended the Stock and Leader Municipal Law 201 workshop on January 30, 2025.

#### **Recruitment and Retention Money for the 4th Quarter**

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

Vote 5 yes.

#### **Comm. Cronin**

- He was involved with the Volunteer Fire Company during the month.
- He responded to residents regarding the Merrin Road issue.

#### **Comm. Knepper**

- He indicated due to several health issues he was limited in his activities during the month.
- 

#### **Comm. Kessler**

- He attended an executive session for the York County Regional Police Department concerning litigation during the early part of the month.
- He attended the Stock and Leader Municipal Law 201 workshop on January 30, 2025.

#### **Comm. Steele**

- He attended the York County Regional Police meeting in January.
- He attended the Stock and Leader Municipal Law 201 workshop on January 30, 2025.

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

- a. Ordinance 2025-02 Establishing Compensation for the Township Treasurer**  
On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved Ordinance 2025-02 establishing compensation for the Township Treasurer and setting Tax Collector Fees.  
A Roll Call Vote was held:  
Comm. Cronin – Yes  
Comm. Knepper - Yes  
Comm. Kessler – Yes  
Comm. Jones – Yes  
Comm. Steele – Yes  
Vote 5 yes.
- b. Tax Collector Lease Agreement**  
On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved the 2026-2029 Tax Collector Lease Agreement setting rent at \$3,150 per year.  
Vote 5 yes.
- c. Insurance Coverage for Signal Lights**  
On motion of Comm. Steele, seconded by Comm. Knepper, the Board approved increasing our Inland Marine insurance coverage to \$150,000 for any one loss to a signal light and a total annual loss value of \$750,000.  
Vote 5 yes.
- d. Queenswood Stream Restoration Project Countywide Action Plan Grant Agreement**  
On motion of Comm. Cronin, seconded by Comm. Jones, the Board approved the Countywide Action Plan Grant Agreement for the Queenswood Stream Restoration Project for \$245,000 with York County Planning Commission and authorize the Township Manager to execute all documents related to the grant subject to solicitors approval.  
Vote 5 yes.
- e. Gordon Brown and Associates Engineering Services Addendum #2 for the Queenswood Stream Restoration Project (\$35,000)**  
On motion of Comm. Knepper, seconded by Comm. Jones, the Board approved the Gordon Brown and Associates addendum proposal dated February 5, 2025, for engineering services for the Queenswood Stream Restoration Project in an amount not to exceed of \$35,000.  
Vote 5 yes.
- f. Appointment of Adam Wolf to the Recreation Board (thru May 2029)**  
On motion of Comm. Kessler, seconded by Comm. Steele, the Board appointed Adam Wolf to the Recreation Board for a term ending May 2029.  
Vote 5 yes.

**Recreation – Carly Mercadante**

- a. A public meeting will be held for the development of a Park Master Plan for Kehm Park and Trail Feasibility Study for a potential trail on the former utility corridor will be held on Wednesday, February 26, 2025, at 6 pm at the York Township Municipal Office.

Discussion was held regarding communication and notification for events and Recreation Board meetings. It was noted meetings and events are posted on the York Township website, the Recreation website.

**Public Works – Barry Myers**

**a. York HRG Retainer Agreement for Services for the Allegheny/Shast Stormwater Project (\$29,500)**

On motion of Comm. Steele, seconded by Comm. Cronin, the Board approved the HRG Agreement Dated February 1, 2025, for the Survey, Design, Permitting and Phase 1& 2 Bog Turtle Study for the Allegheny/Shasta project design at a cost of \$29,500.

Vote 5 yes.

Comm. Jones expressed his opinion that the Bog Turtle Study should be reviewed by the State as he felt it was an unnecessary and expensive requirement.

**b. Maintenance Agreement for Campus Heating and Cooling (\$5,700.00 Spangler & Boyer Mechanical, Inc)**

On motion of Comm. Knepper, seconded by Comm. Jones, the Board awarded the maintenance contract for the heating, air conditioning, and ventilation in all the buildings on the complex to Spangler and Boyer for \$5,700.00.

Vote 5 yes.

**c. Authorization to Advertise Bid for Traffic Signal Equipment.**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the purchase of one ODB Truck Mounted Leaf Collector(Self Contained) from Bortek Industries, purchased thru COSTARS Program at a cost of \$162,563.60.

Vote 5 yes.

**Solicitor – David Jones**

**a. Ordinance 2025-03 Adoption of a Charter Agreement for the York County Regional Police Department**

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved Ordinance 2025-03 Adoption of a Charter Agreement for the York County Regional Police Department to include Spring Garden Township Police.

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. Resolution 2025-04 Deed of Dedication - Sage Hill Stormwater Lot Dedication**

On motion of Comm.Cronin, seconded by Comm.Kessler, Resolution 2025 - 04, adopting two Sage Hill Stormwater Lots from Charter Homes at Sage Hill, Inc., was approved.

Vote 5 yes.

**c. Request approval to advertise amendment to Zoning Ordinance regarding Noncommercial Solar for residential use**

The Board was in agreement with the request.

**Adjourn – 7:00 P.M.**

**On motion of Comm. Knepper, seconded by Comm. Cronin the Board adjourned the meeting at 7:00 P.M.**

**Vote 5 yes**

---

Secretary

(Seal)