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. Robert Kessler
Comm. Thomas Brant
Comm. Paul Knepper
Comm. Cronin

Other Township Employees or Board Members:
Gary Millbrand, Township Manager
Lisa Frye, Director of Economic Development, Assistant Manager
Mike Hiras, JMT Engineering
David Jones, Solicitor, Saxton & Stump
Carly Mercadante, Director of Recreation
Sue Sipe, Stenographer

Other Community Members:
Lt. Raymond Krzywulak, YCRP
Mike Noel, Goodwill Fire Company
Bob Junkins, Goodwill Fire Company
Chief Don Hopple, SAFER

Comm. Steele announced an Executive Session was held on Friday, September 16, 2026 to discuss a personnel matter. Another Executive Session was held on October 7, 2026 for a personnel discussion, as well as an Executive Session held on October 12, 2026 for a personnel discussion. A brief Executive Session will be held following the Board of Commissioners meeting to discuss personnel and litigation matters.

Minutes – September 8, 2026

On motion of Comm. Knepper, seconded by Comm. Brant, the minutes of September 8, 2026 were approved as presented.
Vote 5 yes.

Payment of Bills

On motion of Comm. Kessler, seconded by Comm. Brant, the following bills for September 2026 were approved for payment:
Vote 5 yes.

Total Expenses for the month of September 2026 were as follows:

General Fund 01	$	1,030,266.09
Sewer Revenue Fund 21	$	783,959.82
Inter-Municipal Sewer Fund 22	$	779,415.89
Storm Water Management Fund 33	$	7,840.00
Recreation Capital Reserve Fund 31	$	- 0 -
Liquid Fuels Fund 14	$	- 0 -
General Capital Reserve Fund 32	$	5,471.20
Sewer Capital Reserve Fund 30	$	94,451.00
Street Light Fund 11	$	302.68
Escrow Fund 62	$	- 0 -
Impact Fees Fund 12	$	- 0 -
Total	$	2,701,706.68

On motion of Comm. Kessler, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for September 2026 in the amount of $53,824.75 were approved for payment.
Vote 5 yes.

Rezoning Hearing – 6:00 pm

Rezoning of approximately 15 acres consisting of portions of two parcels identified as York County Tax Parcel Nos. 54-000-HJ-0260.00-0000 (2731 South Queen Street) 54-000-HJ-0261.00-00000 (2755 South Queen Street) and the entirety of Parcel No. 54-000-HJ-0258.00-00000 (2723 South Queen Street) from Commercial Shopping (CS) District to Residential High Density (RH) District

At 6.08 pm Comm. Steele recessed the regular meeting to a hearing to consider the rezoning of Portions of two parcels identified as York County Tax Parcel Nos. 54-000-HJ-0260.00-0000 (2731 South Queen Street) 54-000-HJ-0261.00-00000 (2755 South Queen Street) and the entirety of Parcel No. 54-000-HJ-0258.00-00000 (2723 South Queen Street) from Commercial Shopping (CS) District to Residential High Density (RH) District

The request was presented by Attorney Stacey MacNeal, Barley-Snyder Associates, representing the property owner, Paramount Realty.

All witnesses were sworn in.

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

Public Comment was provided by York Township residents whose names were registered on a sign-in sheet.

At 7:34 pm the public hearing was closed.

At 7:34 pm the regular meeting was called back to order.

On motion of Comm. Cronin, seconded by Comm. Brant, the agenda was amended to move Item b. under Solicitor Jones's report for consideration at this time.
Vote 5 yes.

A lengthy discussion was held.

On motion of Comm. Cronin, seconded by Comm. Kessler, the rezoning request as identified above was tabled to allow additional time for consultation, to be reconsidered at the November 10, 2026 meeting.
Vote 4 yes (Comm. Steele was opposed).

Golden Connections Community Center – Kasie Ream, Executive Director

Ms. Ream stated the senior center is located at 20 Gotham Place in Red Lion and has been in existence since 1984. She noted their annual open house was held on September 10, 2026, which included 24 vendors along with food trucks and live music. Ms. Ream indicated Golden Connections is a place where people come to move, learn, laugh, eat, explore, make friends and stay connected to their community.

- Ms. Ream provided an update on various center programs
- Currently have 2,127 members
- Average daily attendance is 222
- They served 55,972 meals during the past year

She thanked York Township for their continuing support.

Public Comment

There was none.

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

Applications/Plans Time Extension Approval

a. LD2026-7-1 Dallastown Area School District Turf Field, 700 New School Lane

The request was presented by Tom Englerth, Site Design Concepts.

On motion of Comm. Brant, seconded by Comm. Steele, LD2026-7-1 Dallastown Area School District Turf Field, 700 New School Lane, was approved subject to the following:

1. All comments on the letter from Michael Hiras, P.E., dated October 9, 2026, 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 311 – Watercourse Restoration Plan
   c. Section 506.C.6 – Improvements to Centerline of Adjoining Streets (6-month note)
   d. Section 507.A – Sidewalks (6-month note)
   e. Section 508.A.1 and 508.E – Curbs along Streets and Curb Materials (6-month note)
   f. Section 609 – Street Trees (6-month note)
   g. Section 610.C.2 – Side and Rear Yard Buffer Planting Strips
   h. Section 611.B.1 – Planting Island at Each End of Parking Space Row
   i. Section 703 – Riparian Buffers (6-month note)
   j. Section 311.B.1 & 311.B.2 – Post Development BMP Treatment Percentages (Stormwater Management Ordinance)
   k. Section 314: Minimum Pipe Diameter (Stormwater Management Ordinance)
   l. Section 402 – Public Improvement Surety
   m. PADEP Sewer Planning Module Non-Building Waiver WITHDRAWN

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. LD2026-7-2 Ore Valley Elementary School Expansion, 2620 Springwood Road

The request was presented by Tom Englerth, Site Design Concepts.

On motion of Comm. Knepper, seconded by Comm. Cronin, LD2026-7-2 Ore Valley Elementary School Expansion, 2620 Springwood Road, was approved subject to the following:

1. All comments on the letter from Michael Hiras, P.E., dated October 9, 2026, 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.C.6 – Improvements to Centerline of Adjoining Streets (6-month note)
   d. Section 507.A – Sidewalks (6-month note)
   e. Section 508.A.1 and 508.E – Curbs along Streets and Curb Materials (6-month note)
   f. Section 610 – Buffer Planting Strip-C
   g. Section 611.B.1 – Buffer Planting Islands
   h. Stormwater Management Ordinance Section 304.B – Reduce Peak Rate of Discharge
   i. Section 402 – Public Improvement Surety
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.

Commissioner Agenda

Comm. Knepper

- Attended Executive Sessions on September 16, 2026, October 7, 2026 and October 12, 2026
- September 16, 2026 - Attended York County Regional Police meeting

- Provided comment regarding the rezoning matter, questioning what financial stress would be placed on the Township if rezoned, since he noted it is the developer who bears the financial stress involved
- Questioned the property tax residents of the mobile home park commented upon since they pay rent on their lot and do not pay property tax
- Questioned the comment about the 55+ community would not have children in that school district, noting by law 20% must be available to people under age 55. Also residents over 55 could have grandchildren living with them.

Comm. Kessler
- Attended a meeting of the York County Regional Police department meeting with the chief and grant writer Samantha Doll. Legislators were invited and discussed with them the ability to obtain grants.
- September 14, 2026 - Traveled to Harrisburg with Comm. Cronin to attend the Merrin Road argument before the Commonwealth Court.
- September 16, 2026 - Attended the York County Regional Police meeting
- September 23, 2026 - Attended the Township Employee Appreciation luncheon
- Attended the Veterans Appreciation breakfast with Rep. Mike Jones
- October 13, 2026 - Had a breakfast meeting with Rep. Jones and two members of PennDOT discussing the traffic light at Chambers Road
- Attended Executive Sessions on September 16, 2026, October 7, 2026 and October 12, 2026

Comm. Brant
- Attended the Pennsylvania One call planning projects
- October 8, 2026 - Attended LTAP meeting through the APWA grants
- Attended a Zoom call on the 2026 Local Government Symposium – Looking Forward Local Governments in Evolving Landscape
- September 23, 2026 - Attended the Staff Appreciation Luncheon
- September 22, 2026 - Attended the Zoning Hearing Board meeting
- Attended a Security Workshop in Hershey
- September 15, 2026 - Attended the Planning Commission meeting
- Attended the Golden Connection Open House
- Attended Executive Sessions on September 16, 2026, October 7, 2026 and October 12, 2026

Comm. Cronin
- He noted Barry Myers has been ill but now recovering and wished him well and a speedy recovery
- Working with SAFER on grants for the renovations at the SAFER Queen Street station

- September 14, 2026 - Traveled to Harrisburg with Comm. Kessler to attend oral arguments at the Commonwealth Court for Susan Smith v. Zoning Board 939-CD 2025. Tom Pinkerton and Lynn King were also present.
- September 22, 2026 - Attended the SAFER membership meeting.
- September 23, 2026 - Attended the Staff Appreciation Luncheon
- September 23, 2026 - Met with Chief Gingrich of Alliance Fire Company to discuss funding along with Mr. Millbrand and Comm. Brant
- September 24, 2026 - Due to a mold problem at the SAFER Queen Street station, operational dispatches were shifted to SAFER Dallastown. Cleaning efforts are ongoing. There were no reports of safety concerns for the residents.
- September 24, 2026 – Attended the York Township Chief's meeting with Comm. Brant.
- Attended Executive Sessions on September 16, 2026, October 7, 2026 and October 12, 2026
- A Traffic Mystery Solved - Black rubber tubes were stretched across roads around the Township a few weeks ago and questioned by residents. After several calls and emails on September 30, Andy Mitchell from Public Works found that PennDOT publishes a website mapping traffic counters and the tubes were shown on that map. The tubes were placed to count cars.

Comm. Steele

- He noted at the September 8, 2026 meeting, presentations regarding farmland preservation were given. Under public comment, Dr. Grove presented information about farmland preservation. He noted although this is not an agenda item for discussion this evening, the York Township staff is in the process of preparing a budget for 2027. He indicated the Commissioners need to be considering if this should be included as a budget item for farmland preservation in the 2027 budget or discussing this at a future Board of Commissioners meeting.
- Attended Executive Sessions on September 16, 2026, October 7, 2026 and October 12, 2026
- September 16, 2026 – Attended York County Regional Police meeting
- September 23, 2026 - Attended the Staff Appreciation Luncheon
- Comm. Steele apologized for not controlling the decorum of the meeting on September 8, 2026 when an irate resident verbally attacked Comm. Knepper who was required to recuse himself while the agenda item was being discussed.

Township Manager's Agenda – Gary Milbrand

a. **Letter of Support for Barshinger Creek Preservation Alliance's Grant Application to York County Open Space Board**

Nikki Wever, President of the Barshinger Creek Preservation Alliance indicated they have incorporated as a 501C Non-profit and formed a strategic plan partnering with the Conservation Fund and a private donor. They were awarded a C2P2 grant to purchase the property and turn it into a nature preserve. She requested the Board of Commissioners provide their support via a letter for application for the grant.

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved the Brown Plus engagement agreement dated August 13, 2026, for 2026 auditing services
Vote 5 yes.

b. **Budget Workshop - Tuesday, October 20, 2026 at 5:00 pm**
Mr. Milbrand reminded the residents and the Board that the budget workshop will be held at 5:00 pm on Tuesday, October 20, 2026 in the training room at the back side of the administration building.

c. **PennDOT Right-of-Way Offer Parcel 19 Camp Betty Washington Road**
On motion of Comm. Kessler, seconded by Comm. Steele, the Board authorized the Township Manager to sign all easement, sale and deed documents related to PennDOT's offer of $4,300 to allow for safety improvements along Camp Betty Washington Road near the Mill Creek Preserve (Parcel ID 54-000-54-0152.)
Vote 5 yes.

d. **Authorization the Solicitor to Develop and Advertise an Ordinance to Amend Section 235-25 of the Township Code Related to Bridge Weight Restrictions**
On motion of Comm. Cronin, seconded by Comm. Steele, the Board authorized the Solicitor to develop and advertise an Ordinance to amend Section 235-25 of the Township Code related to bridge weight restrictions.
Vote 5 yes.

Recreation – Carly Mercadante
Ms. Mercadante reported Friday, October 16, 2026 the Ghost Hunt in the Park event will be held from 7:00 to 9:00 pm. Saturday, October 31, 2026 is the Trick or Treat night from 6:00 to 8:00 pm.

Public Works – Gary Milbrand reporting for Barry Myers

a. **Approve authorizing funding for the Dairyland Pump Station project from GFT Infrastructure, Inc., not to exceed the amount of $183,000.00.**
On motion of Comm. Steele, seconded by Comm. Brant, the Board authorized funding for the Dairyland Pump Station project in a not-to-exceed amount of $183,000.00 for design and bidding services
Vote 5 yes.

b. **Authorize funding for the Imperial Drive Pump Station project from GFT Infrastructure, Inc. not to exceed amount of $527,000.00.**
On motion of Comm. Steele, seconded by Comm. Kessler, the Board authorized funding for the Imperial Drive Pump Station project in a not-to-exceed amount of $527,000.00 for design and bidding services.
Vote 5 yes.

Solicitor – David Jones

a. **Approve settlement agreement for Leader Heights Road signal light damage.**
On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved settlement agreement for Leader Heights Road signal light damage in the amount of $5,844.51.
Vote 5 yes.

Executive Session Time 9:15 PM

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

Meeting Reconvened TIME_10:14 PM

Recessed
At 10:14 pm the York Township Board of Commissioners meeting was recessed to Tuesday, October 20, 2026 at 5:00 pm in the York Township Training Room.

_____
Secretary

(Seal)