

**SPRINGFIELD TOWNSHIP
BOARD OF SUPERVISORS**

9211 SUSQUEHANNA TRAIL S. SEVEN VALLEYS, PA 17360
TELEPHONE (717) 428-1413 FAX (717) 428-2957

June 13, 2022

The Springfield Township Board of Supervisors met at the Township Administration Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on June 13, 2022, at 7:00 PM for the regular monthly meeting.

The members present were Mr. Tommy L. Wolfe (Chairman), Mr. John Patrick Rieder (Vice-Chairman), and Mr. Curtis L Ferree, Jr.

Attorney John D. Miller, Jr. (MPL Law Firm, LP – Township Solicitor), Mr. David M. Davidson, Jr. (CS Davidson, Inc. – Township Engineer), Mrs. Tammy L. Ream (Secretary / Treasurer) and the following Township residents and interested parties also attended the meeting at the Township Administration Building: Attorney Paul Minnich (Barley Snyder), Mr. William Aiello (Crossroads Development), Mr. Cliff Tinsley, Mr. Alan Diehl, Mr. Chris Krichten, Mrs. Lori Starz (STPC), Mr. Stephen Scott, and Mr. Earl Click (Jacobus Lions Club Ambulance), Mr. Jason Brenneman (James Holley & Associates)

Pledge of Allegiance

Attorney Miller announced the Board of Supervisors held Executive Sessions on May 25, 2022 and May 31, 2022 due to personnel issues. Attorney Miller also announced an Executive Session was held immediately preceding tonight's meeting due to some potential litigation situations.

Mr. Tommy Wolfe requested all attendees to please sign in before leaving this evening.

AGENDA

Mr. Tommy Wolfe asked if there were any additions to tonight's agenda. Hearing none, Mr. Wolfe asked for a motion to approve the agenda as presented. Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr seconded to approve the agenda as presented. The vote of the Board was unanimous.

MINUTES

Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr seconded to approve the minutes of the May 9, 2022, meeting as submitted. The vote of the Board was unanimous.

THOMAS & DANA KLINEFELTER – SWM WAIVER

Mr. Jason Brenneman, James R Holley & Associates, Inc was in attendance to represent Thomas & Danae Klinefelter. The Klinefelters are adding 3 concrete pads and storage bins to their property at 1486 W Springfield Rd. CS Davidson reviewed the Stormwater Management Plan. Mr. Brenneman explained in order to capture all of the driveway runoff, Seepage Pit #1 will need to be located between the Front Building Setback line and the Street Right of Way Line so a waiver is being requested. Mr. Davidson agreed that it makes sense to approve the waiver. Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr. seconded to approve the Waiver Request. The vote of the Board was unanimous.

LAKE ROAD CONCEPT PLAN

Mr. William Aiello from Crossroads Development along with his attorney, Paul Minnich, Esq., Barley-Snyder were in attendance to present a concept utilizing land located along Lake Road just off Interstate 83 for industrial purposes. The property is currently zoned for residential purposes. Mr. Minnich explained from a policy, logic, or tax base standpoint that it makes sense to do a residential development of single-family residences right off the interstate. The property represents an opportunity to put an Industrial type building if the Board of Supervisors would be willing to consider rezoning the property. This would be a multi-step process beginning with the BOS authorizing the Springfield Township Planning Commission to provide input on an advisory basis as well as the York County Planning Commission to offer input. A Public Hearing would follow. This project could provide an attractive tax base and potential jobs and mitigate an additional strain on the school system if left as residential.

Mr. William Aiello presented his background in commercial development. He is proposing a crossdock trucking terminal building with vehicle parking and trailer parking. The proposed building is 470' wide x 1150' long for a total size of 540,500 sq ft. He has communicated with nearby residents. The property has been under agreement for over a year. Mr. Aiello presented what he referred to as a highly detailed sketch plan showing: Access roads for safety and fire, retaining walls due to topography, Stormwater Detention shown on the plan a Landscaping berm 100' long and 25' high with trees planted on top. Ingress/egress would be from Lake Road. This is a workable concept. The rezoning process would have to take place first.

In response to John Patrick Rieder's question, there is no confirmed tenant. Typically, these types of buildings are built and then a tenant is found and moves in. The end user will have timelines scheduled on completion of the project. Many options: food, consumer goods, paper, etc.

The goal tonight is to get feedback on the project.

A building this size could create 150-300 jobs for consumer goods warehouse, or a fulfillment center could create 500-800 jobs. The building could generate \$800,000 to \$1.5 million in tax revenue.

Yield for single family laid out 69 homes with an additional 7 across Lake Rd for a possible total of 75 homes. An analysis was done to include public water and sewer. York Water was approached to possibly provide water to the location. Mr. Aiello feels certain that the project could be approved for a small package treatment plant.

In response to John Patrick Rieder's question, there is a good probability that this could be a 24-hour site especially if it becomes a fulfillment center.

A question was raised concerning a potential use where hazardous materials may be located on the site.

In response to Mrs. Starz's questions, this type of industrial building has the highest yield tax rate, no burden on the school system, minimal reliance on fire and police due to security features. Full blown traffic studies have not yet been completed. A preliminary analysis has been done. Trips are counted. There is not a lot of traffic currently. Widening of Lake Road will be likely along with turning lanes. Resident's properties should not be affected. Extra land will come from the proposed site.

STYCSA denied their request for public sewer. Contacted York Water Company concerning providing water to the building and then an analysis for a small package treatment plant that would suffice for the number of people working at the location. Mr. Aiello is only considering connections for the building, but York Water Company may be willing to provide water service to those who wanted it.

Mr. Aiello is aware of the recent public hearing regarding the Log Rd/Hill Rd project and is willing to assist if necessary.

LAKE ROAD CONCEPT PLAN-(cont'd)

Mr. Davidson and Attorney Miller reminded those present not to get wrapped up in this plan. If this property would be rezoned, the property could be used for anything approved for that use.

Attorney Minnich and Mr. Aiello explained they intend to be transparent in their intentions. Hearing no strong opposition from the Board, they will proceed with their petition to rezone.

GOODWILL FIRE CO #1 OF JACOBUS-CLOSE SCHOOL RD

Goodwill Fire Company #1 of Jacobus has requested to close School Rd for their Labor Day Event. Mr. Curtis Ferree, Jr. moved, and Mr. John Patrick Rieder seconded to approve their request to close School Rd from 6:00 am until 6:00 pm. A vote of the Board was unanimous. Mr. Tommy Wolfe moved, and Mr. John Patrick Rieder seconded to request fire police assistance on their behalf. A vote of the Board was unanimous.

LETTER OF AWARENESS-MICHAEL REEB

Mr. Michael Reeb, 1863 Seaks Run Rd., requested a Letter of Awareness from the Township to be sent to PennDOT with his request for a driveway permit off Seaks Run Rd. Mr. Curtis Ferree, Jr moved, and Mr. John Patrick Rieder seconded to send a Letter of Awareness on his behalf. A vote of the Board was unanimous.

MERP RENEWAL

Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr. seconded to approve Resolution 2022-15 to renew the Township MERP plan with no changes. A vote of the Board was unanimous.

OUTDOOR AMUSEMENT LICENSE

Pheasant Run Acres submitted an Application for an Outdoor Amusement License for the following dates: July 2, 2022, July 16, 2022, and July 30, 2022. The secretary reported all Certificates of Insurance and Business Licenses have been received. Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr. seconded to approve all 3 requests. A vote of the Board was unanimous.

PENN WASTE CONTRACT

The Township contract with Penn Waste is scheduled to expire March 2023. The contract has the option of 2 one-year extensions. Mr. Curtis Ferree, Jr moved, and Mr. John Patrick Rieder seconded to entertain which option would be most economical for the Township residents. A vote of the Board was unanimous.

SEK-AUP ACCEPTANCE

SEK has completed their audit per the agreement with STYCSA. There were no adverse findings.

YORK WATER COMPANY-VACATION OF WATER STREET

Attorney Miller stated the process of vacating the Springfield Township portion of Water Street has been completed.

ADDITION TO SHOP BUILDING

Mr. David Davidson stated updated plans for the addition to the Township shop building have been submitted to the Township for their input. Assuming that there are no major changes, he will request authorization to begin the bidding process at the July meeting.

AMBULANCE SERVICES CONTRACTS

Attorney John Miller explained the Township has been entering into a contract with the Ambulance Services for several years. A contract may not be necessary due to how the ambulances are dispatched for emergencies. The Township provides a donation, not a payment for services.

In response to Mr. Tinsley's question, Mr. Wolfe explained, the contract has typically been signed at the beginning of the year and donation is sent at the end of the year.

Attorney Miller stated the current contract does not provide a benchmark for service. The Township provides a sum of money at their discretion.

Mr. Wolfe and Attorney Miller referred this to the Emergency Services Committee.

COMCAST-COMMENCEMENT OF RENEWAL PROCESS-JULY 2023

Attorney Miller reported a Zoom meeting was held with the Cohen Group regarding the next steps in the Renewal process. An audit of the services over the past 10 years will be conducted. The Cohen Group will then negotiate a new contract on behalf of the 12 participating municipalities.

EMERGENCY SERVICES COMMITTEE

Mr. Tommy Wolfe reported the Township received communication from 4 residents who are interested in participating with the Emergency Services Committee.

Mr. Rieder and Attorney Miller reviewed the requirements that the BOS prefer the members of the committee to not be an officer or member of one of the emergency services covering the township.

Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr seconded to amend Resolution 2022-13 to appoint no less than 3 and no more than 6 members.

Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr seconded to appoint the following 4 residents to the Emergency Services Committee: Mr. Cliff Tinsley, Ms. Kay Ritz-Haines, Ms. Nicole Kessler, and Mr. Ron Sheldon.

In response to Mr. Wolfe's question, Attorney Miller explained the Emergency Services Committee meetings do not need to be advertised in the newspaper because the committee will not be making any decisions.

Mr. Cliff Tinsley offered to coordinate with the others on the committee and requested that guidance and timelines be provided.

HILLSIDE HEIGHTS STREAM RESTORATION PROJECT

Attorney Miller emailed the solicitor for DASD in May. He did receive a return phone call, but nothing has happened since then. He questioned whether York County Conservation District should be contacted. In response to Attorney Miller's question, Mr. Davidson confirmed it is not an erosion problem, but a storm water problem. Mr. John Patrick Rieder suggested sending a certified letter to the DASD school board. Mrs. Starz suggested attending the next school board meeting.

There are several residents experiencing problems due to this issue.

Mr. Davidson stated the BMP appears to be in good repair. The hypothesis is that the basin has too much impervious area which allows the basin to drain too fast. In response to Mr. Rieder's question, a tracer dye could be put in the retention basin. The Township could take proactive action and be reimbursed by DASD.

Attorney Miller stated he will review the recorded SWM agreement. The Township can use whatever rights it has to complete a thorough inspection.

HILLSIDE HEIGHTS STREAM RESTORATION PROJECT-(cont'd)

Mr. Tommy Wolfe moved, and Mr. John Patrick Rieder seconded to authorize Attorney Miller to contact DASD and take whatever steps need to be taken to correct the issue.

Mr. Davidson will work on a conceptual agreement to present to the area residents.

RES-LOOP RD

Mr. Davidson reported he and Mr. Wolfe met with RES in the area of the stream restoration. There are 2 areas along Loop Rd between E Springfield Rd and Ridgeview Rd that should be paved due to damage. RES requested an estimate, and they will consider helping to repair the damage. Bidding requirements should not be necessary.

In response to Mr. Scott's question, the plan is to pave from 8885 Loop Rd to Ridgeview Rd. The plan is to have the paving project completed by October 15, 2022.

OUTSTANDING 2022 ETHICS FORMS

Outstanding Ethics forms are needed from Cody Carman, Kate Wheeler, Brad Douts, and Lori Douts, (STRB).

PERMITS ON PROPERTIES WITH UNPAID TAXES

Attorney Miller explained the statute states that if a property has assessed taxes that are delinquent but not in an appeal status, permits can be denied.

Mrs. Starz asked what if a dwelling has been built, a U&O has not been issued so it has not been assessed for taxes, but they are living in the property, does that fall under this statute? Attorney Miller agreed they are in violation, but under this statute, the taxes need to be assessed and delinquent.

This question led to a discussion on property owned by Stephen and Naomi Zook regarding their request to keep both houses currently located on one parcel. A reverse subdivision needs to be completed immediately. According to CAI, the most recent inspection was completed August 2021. It appears the house is being occupied without a U&O putting them in violation of the Zoning Ordinance.

Mr. Tinsley suggested having CAI or the Zoning Officer issue a notice to vacate the property.

Mr. John Patrick Rieder moved and Mr. Curtis Ferree, Jr seconded to authorize Attorney Miller to send a letter to Mr. & Mrs. Zook as soon as possible.

PERSONNEL

The BOS does not yet have a suggestion for a new candidate for the Assistant Secretary/Treasurer position. A special meeting may need to be advertised and held prior to the July meeting.

PERSONNEL POLICY UPDATE

A COVID policy was created which changed into a policy of contagious diseases to be included in the Personnel Policy. The Board will need to review and make a decision at a later date.

RES-MET-ED

Resolved. This item can be removed from the agenda.

RESOLUTION FOR GRANT-LARGE EQUIPMENT STORAGE BUILDING

An updated estimate was submitted for the grant, so the Resolution needs to be amended. Mr. John Patrick Rieder moved, and Mr. Curtis Ferree, Jr seconded to approve Resolution 2022-16 increasing the request for the grant to \$566,876.00. A vote of the Board was unanimous.

STEPHEN & NAOMI ZOOK

As noted above, the Board authorized Attorney Miller to send a letter to Mr. & Mrs. Zook as soon as possible.

STORMWATER ORDINANCE

Mr. John Patrick Rieder stated he had questions regarding the updated Stormwater Ordinance which Mr. Davidson was able to address. Mr. Davidson explained the updated Ordinance does not contain requirements for riparian buffers or low impact development, but these could be added at a later date. Mr. Curtis Ferree, Jr moved, and Mr. John Patrick Rieder seconded to authorize Attorney Miller to advertise the Stormwater Ordinance at least 10 days prior to the next meeting and place this item on the agenda to be discussed at the July BOS meeting. A vote of the Board was unanimous.

VERIZON

Residents on Graydon Rd have concerns with phone coverage. The Township doesn't allow cell phone towers over 100' in agricultural and conservation districts. There are no height restrictions in the other districts where they are allowed. Attorney Miller stated this is a Zoning Ordinance issue. In response to Mr. Rieder's question, when the restriction was placed it was to not exceed the height of mature trees. Mr. Tinsley suggested small wireless communication facilities on utility poles. Mr. Rieder understood that these were primarily used in urban areas. Mr. Wolfe stated these were placed on poles in Potter County. The cell phone reception was greatly increased. Mr. Tinsley stated he is aware of other municipalities who are discussing these as well. Manchester Township has 2 of these facilities along Route 30. Mr. Wolfe addressed the members of the STPC that were present and asked for the Planning Commission to review small wireless communication facilities and to review height restrictions of cell phone towers at their next meeting.

VULCAN

FYI-required contract paperwork and performance bond has been received.

CHRIS KRICHTEN

Mr. Krichten asked about the reflective numbers on mailboxes that had been discussed in a previous meeting. Mr. Wolfe stated this item was being referred to the new Emergency Services Committee.

ROAD PROJECTS-AWARD OF BID

Mr. Davidson had provided a spreadsheet showing the bids received for the Road Projects for 2022. Stewart & Tate was the low bidder at \$352,886.50. Mr. Curtis Ferree, Jr moved, and Mr. John Patrick Rieder seconded to award the bid to Stewart & Tate. A vote of the Board was unanimous.

BILLS

Mr. John Patrick Rieder moved, and Mr. Curtis Ferree, Jr seconded to approve the bills before the Board and to ratify the payment of all bills since the last meeting. The vote of the Board was unanimous.

BILLS-(cont'd)**GENERAL FUND****CHECK #**

Payroll #10	\$15,915.83	9045-9053
Associated Products	\$199.00	28491
Capital Blue Cross	\$11,065.25	28492
Cardmember Service	\$1,057.32	28493
D S Cleaning Service	\$260.00	28494
Highmark Blue Shield	\$50.77	28495
Johnson Controls	\$327.99	28496
Media One PA	\$765.02	28497
Met-Ed	\$386.18	28498
PA Department of Revenue	\$636.01	28499
PeoplesBank	\$5,526.47	28500
V L Tracey Sales	\$48.47	28501
York Materials Group	\$753.60	28502
Payroll #11	\$10,369.52	9054-9061
AFLAC	\$491.52	28503
Auto Plus York	\$134.04	28504
C S Davidson Inc	\$6,199.45	28505
Cohen Law Group	\$2,266.67	28506
Columbia Gas	\$161.83	28507
Crystal Springs	\$14.00	28508
Douglas Equip & Supply	\$5.10	28509
PA Department of Revenue	\$398.95	28510
Peoples Bank	\$3,073.67	28511
R A Bair & Son Oil Service	\$60.00	28512
STYCSA	\$340.00	28513
True Value Plus	\$114.97	28514
Verizon	\$201.72	28515
Verizon Wireless	\$82.20	28516
Associated Products	\$199.00	28517
Cardmember Service	\$211.09	28518
John Reeve	\$200.00	28519
Loganville Fire Company	\$5,000.00	28520
Lori Starz	\$100.00	28521
Met-Ed	\$332.79	28522
MPL Law Firm	\$4,517.35	28523
Principal Life Insurance	\$938.93	28524
PSATS	\$50.00	28525
The York Water Company	\$94.10	28526
United Concordia Co Inc	\$268.87	28527
TOTAL	\$72,817.68	

BILLS-(cont'd)

STREET LIGHTING FUND

		<u>CHECK #</u>
Met-Ed	<u>\$105.51</u>	466
TOTAL	\$105.51	

FIRE HYDRANT FUND

		<u>CHECK #</u>
The York Water Company	<u>\$1,414.96</u>	465
TOTAL	\$1,414.96	

BUILDING CODES FUND

Code Administrators Inc	<u>\$3,555.00</u>	1253
TOTAL	\$3,555.00	

MERP CHECKING

		<u>CHECK #</u>
Benefit Design Specialist	<u>\$150.00</u>	1481
TOTAL	\$150.00	

HIGHWAY AID FUND

		<u>CHECK #</u>
Stephenson Equipment	\$62,055.00	11535
Vulcan Construction Materials	\$1,982.58	11536
Wex Bank	\$496.45	11537
York Materials Group	<u>\$1,725.74</u>	11538
TOTAL	\$66,259.77	

TREASURER'S REPORT

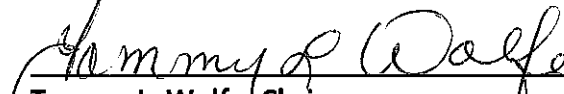
Mr. John Patrick Rieder moved, and Mr. Curtis Ferree, Jr seconded to approve the June 13, 2022, Treasurer's Report as submitted. The vote of the Board was unanimous.

ADJOURNMENT

There being no further business to come before the Board, Mr. John Patrick Rieder moved, and Mr. Curtis Ferree, Jr seconded to adjourn the meeting at 9:23 PM and to meet again on July 11, 2022, for the regular meeting. The vote of the Board was unanimous.



Tamara L Ream, Township Secretary



Tommy L. Wolfe, Chairman

7/11/2022

Date