

**SPRINGFIELD TOWNSHIP
BOARD OF SUPERVISORS**

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

February 12, 2024

The Springfield Township Board of Supervisors met at the Township Administration Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on February 12, 2024, at 7:00 PM for the regular monthly meeting.

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

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 (Township Manger/Secretary/Treasurer), Lori Starz (STPC), and the following interested Township residents also attended the meeting at the Township Administration Building: Mr. Earl Click (Jacobus Lions Ambulance), Tonya McGonnell, Lindsay Sammarco, Cody Troxel, Tom Wolfe, Tom & Marieceline Barton, Don Robertson, Adam Anderson (Site Design), and Adam Flinchbaugh.

Pledge of Allegiance

EXECUTIVE SESSION

Mr. J Patrick Rieder announced the Board of Supervisors held an Executive Session immediately prior to tonight's meeting due to potential litigation.

AGENDA

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve the agenda as presented. The vote of the Board members was unanimous.

MINUTES

Mr. J Patrick Rieder moved, and Mr. Curtis Ferree, Jr seconded to approve the minutes of December 28, 2023, as presented. The vote of the Board members resulted in 2 for. Mr. Jeff Koons abstained.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the minutes of January 2, 2024, as presented. A vote of the Board members was unanimous.

ADAM ANDERSON-KALTREIDER PROPERTY @ LAKE RD & KREIDLER RD

Adam Anderson, Site Design Concepts represented an equitable owner along with Adam Flinchbaugh to discuss the Kaltreider Tract bordering Lake Road, Kreidler Road and Hill Road. The tract is approximately 70 acres and is zoned Residential Open Space. In January, they presented their plan to the Planning Commission for a low-density residential development on 17 lots for single family homes which would fit in with the neighborhood. The Planning Commission explained the allowable uses for this property are single family homes on lots of record of less than 10 acres. The large acreage limits the possibilities to cluster development or Village Residential Development which both require public utilities. The option to bring sewer and water to this site is not feasible. Due to these requirements, the potential owner would like to bring this to the attention of the Board and discuss other potential avenues to be able to develop this site. Other options

ADAM ANDERSON-KALTREIDER PROPERTY @ LAKE RD & KREIDLER RD – (cont’d)

would be a Variance for the approximate 70-acre parcel due to hardship, a text amendment to allow single family homes without public utilities or to request to rezone to another district.

In response to Mr. Rieder’s question, the utilities would then be on-lot sewer and wells. A few wells that have been drilled on the property have adequate capacity. The water testing is preliminary based on current nitrate levels.

Mr. Adam Flinchbaugh explained STYCSA has been contacted, however there are no plans to extend connections to this area. The current zoning does not allow anything to be done with the property.

Mr. Davidson and Mrs. Starz stated there were 5 – 6 local residents present at the Planning Commission meeting. The consensus was that they didn’t appear to be as upset as when the trucking terminal concept was presented.

Mr. J Patrick Rieder stated he would like the concept to be presented to adjoining property owners at a public meeting for their comments.

Mr. Davidson explained some of the lots along Hill Road required easements on adjacent property for on-lot disposal system easements. Due to that being an Ag Zone and the lots are limited to 2-acre maximums but due to nitrates in the water, some required 3-4 acres and easements had to be extended past the lot lines. If allowed, there would be enough acreage to do something similar on this property.

Mr. Davidson also pointed out that if a Text Amendment is requested, it would apply to all ROS zones in the Township. A Variance or Rezoning would apply to only this property.

GELEST, INC

Gelest, Inc requested a Zoning Hearing for March.

SCANDINAVIAN FORESTRY EQUIPMENT

Nothing new to report.

TONYA MCGONNELL – 9335 SUSQUEHANNA TRAIL S

Tonya McGonnell requested a Zoning Hearing for a Change of Use for the property located at 9335 Susquehanna Trail S to Retail. The request was granted by the Zoning Hearing Board (ZHB) on November 27, 2023. Per the ZHB decision, a Land Development Plan (LDP) addressing parking, lighting, traffic, signage and noise was required. Ms. McGonnell explained she talked with the Zoning Officer, Ed Lehman, who explained that she could take an aerial photo and sketch it herself. Ms. McGonnell would like relief from a full LDP due to no changes being made to the exterior of the building other than cosmetic.

Mr. Davidson explained the reasoning and purpose of the Land Development Plan due to the change of use for the property.

Both Mr. Davidson and Attorney Miller explained that since the LDP requirement was placed in the decision, the Board of Supervisors (BOS) was not able to modify the ZHB decision and suggested she return to the ZHB.

Attorney Miller suggested the BOS could waive the fee to attend the Zoning Hearing Board. Mrs. Ream stated she has a refund of Ms. McGonnell’s ZHB deposit. The BOS agreed to void those checks and allow Ms. McGonnell to use those funds towards reapplying to the ZHB for relief of completing the LDP.

Mr. Jeff Koons moved, and Mr. Curtis L Ferree, Jr seconded to invoice for actual billable expenses. The vote of the Board members was unanimous.

VICKE ALLISON – 2023 TAX COLLECTION REPORTS

Mrs. Vicke Allison submitted the 2023 Tax Collection Reports to the Township Office.

SPRINGFIELD TOWNSHIP PLANNING COMMISSION – 2023 ANNUAL REPORT

Mrs. Lori Starz submitted the 2023 Annual Report for the Springfield Township Planning Commission.

CO-STARS CONTRACT FOR SODIUM CHLORIDE

Mrs. Tammy Ream presented the Road Salt contract for August 2024 through July 2025. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to maintain the same bid as previous years at 300 tons. The vote of the Board members was unanimous.

2024 ROAD PROJECTS

Mrs. Tammy Ream presented the list of roads that Road Foreman, Adam Sweitzer has determined needs the most attention this year. These are to finish South Road, Seitzville Road, Ashwood Drive, and Oakwood Drive. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to put the 2024 Road Projects out for bid. The vote of the Board members was unanimous.

REQUEST FOR BIDS

In addition to the road projects, Mrs. Ream also requested authorization to submit bids for Stone and Pipe. Mrs. Ream also requested authorization to Piggy-back off the PennDOT Asphalt Program.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to put out for bids for Stone. The vote of the Board members was unanimous.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to put the out for bids for Pipe. The vote of the Board members was unanimous.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to piggy-back off the PennDOT Asphalt Program. The vote of the Board members was unanimous.

ON-LOT MANAGEMENT DISTRICT

Mrs. Ream presented the BOS with the Ordinances related to the On-Lot Management District. Mr. Davidson explained the history of the OMD and the Act 537 Plan.

Mr. J Patrick Rieder moved, and Mr. Curtis L Ferree, Jr seconded to work towards making amendments to Ordinance 1987-01 - Establish the Sewage Management District to make some changes to the OMD regulations to include but not limited to having the waste haulers who are certified by DEP to make the inspections. The vote of the Board members was unanimous. Attorney Miller will prepare a draft to be approved by the BOS.

Mr. Eric Huss, Fishel Creek Rd requested an extension for pumping out his septic tank. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to deny his request. The vote of the Board members was unanimous.

ANNUAL CANCER CRUSHIN' 5K FUN RUN/WALK

A request was received from the Jacobus Lions Lioness Club to close a portion of School Road from the Susquehanna Trail S to Franklin Street for the safety of the runners participating in the Cancer Crushin' 5K Fun Run/Walk from 12:30 pm to 3:00 pm. Fire Police were also requested for traffic control. Mr.

ANNUAL CANCER CRUSHIN' 5K FUN RUN/WALK

Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to close the portion of School Road and also to request Fire Police. The vote of the Board members was unanimous.

AMERICA250PA

There are no special activities planned for this event.

YORK WATER COMPANY – NEW HYDRANTS

The York Water Company submitted a map requesting to install 5 new fire hydrants throughout the Township. Mrs. Ream stated she contacted Jacobus Fire Chief, Craig Lipinski and Loganville Fire Chief, Bryan Ream for their opinions on the locations. Both agreed with the locations. Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve the locations of the five new fire hydrants. The vote of the Board members was unanimous.

2023 LIQUID FUEL AUDIT

Mrs. Ream stated she received the results of the 2021-2022 Liquid Fuel Audit. There was one adjustment that an invoice for stone was misclassified. The records were reviewed, and Mrs. Ream contacted the auditor to discuss. In response to Attorney Miller's question, there is no penalty for the adjustment. Mr. J Patrick Rieder requested Mrs. Ream prepare a statement to be included in the file.

ADDITION TO PUBLIC WORKS BUILDING

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to authorize Attorney Miller to send a letter to LRPM, Inc DBA Lauer Construction regarding the siding work that was done at the Public Works building. The vote of the Board members was unanimous.

The supplies to test the gas detection system have not yet been received. Shawn Strausbaugh, Code Administrators, Inc. has extended the U&O until the end of February.

HILLSIDE HEIGHTS STREAM RESTORATION

Mr. Davidson reported the permit has been submitted to DEP. DASD was inquiring as to the status of the monitoring wells due to past rainfall events. Due to lack of sufficient rainfall, GTA had determined to continue with the monitoring wells until the end of February and then compile the data.

The next meeting with the York County Stormwater Coalition Management Committee will be held February 28, 2024. Adam Smith, C S Davidson will create a Power Point presentation to describe the Hillside Heights Stream Restoration Project to document the funding request. The YCSWC requested a Letter of Intent from the Township regarding plans for funding of the project in case the PEMA/FEMA grant is denied. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to provide a Letter of Intent signed by Chairman Rieder. The vote of the Board members was unanimous.

Mr. & Mrs. Barton were present to discuss the status of their shed that will be inside the new Stream Restoration. There is nowhere else on their property to move the shed and they don't want to lose the shed. Mr. Davidson offered to contact LandStudies to determine if there is another option.

DIVERSIFIED EFFECTIVE CONSTRUCTION KORP (DECK)

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to authorize Attorney Miller to file a demand letter for the performance bond. The vote of the Board members was unanimous.

COPIER PROPOSAL

Hold for lease price.

PERSONNEL

The current job posting is open until February 15, 2024.

RADAR SIGNS

Updated information to be sent to the BOS and to reconsider at the March meeting.

LOGANVILLE FIRE COMPANY ACTIVITY REPORT

Updated list to be presented at the March meeting.

BILLS

Mr. Curtis Ferree, Jr moved, and Mr. Jeff Koons 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.

GENERAL FUND

CHECK #

IRS	\$3,639.76	ACH
PA Department of Revenue	\$466.16	ACH
Payroll #1	\$12,068.53	9440-9449
Adam E Sweitzer	\$300.00	29238
C S Davidson, Inc	\$1,125.01	29239
Columbia Gas	\$422.24	29240
Crystal Springs	\$108.93	29241
Curtis L Ferree, Sr	\$300.00	29242
DOCEO	\$118.91	29243
H.A.R.I.E	\$21,234.00	29244
Jeffrey Beshore	\$300.00	29245
L & L Service	\$65.00	29246
MPL Law Firm LLP	\$3,100.75	29247
Penn Air	\$14.30	29248
Pennsylvania One Call	\$13.32	29249
PIRMA	\$22,886.00	29250
PSATS	\$1,907.00	29251
The York Water Company	\$106.54	29252
Triscari	\$180.00	29253
Verizon	\$197.60	29254
Victor A Neubaum	\$1,170.00	29255
Wex Bank	\$439.55	29256
Vulcan Construction Materials	\$739.61	29257
Yoe Parts & Equipment	\$23.94	29258
York Area Sportsmans Association	\$500.00	29259
York Co Quick Response Team	\$500.00	29260
York County Rail Trail	\$500.00	29261

BILLS – (cont'd)

PeoplesBank	\$322.85	ACH
IRS	\$3,255.62	ACH
PA Department of Revenue	\$424.47	ACH
Payroll #2	\$11,047.26	9450-9460
Cardmember Service	\$621.05	29262
D S Cleaning Service	\$260.00	26263
Douglas Equip & Supply	\$321.53	29264
H A Thomson Co	\$786.00	29265
Lori Starz	\$100.00	26266
Media One PA	\$889.00	29267
Met-Ed	\$593.87	29268
Wellspan Occupational	\$200.00	29269
C S Davidson	\$24,481.45	29270
South Penn Code Consultants	\$2,330.00	29271
V L Tracey Sales	\$55.50	29272
AFLAC	\$353.40	ACH
Capital Blue	\$7,550.39	ACH
Delta Dental	\$371.63	ACH
Highmark	\$51.69	ACH
Principal	\$805.79	ACH
Verizon Wireless	\$40.01	ACH
IRS	\$2,926.24	ACH
PA Department of Revenue	\$374.41	ACH
Payroll #3	\$9,689.04	9501-9507
C S Davidson Inc	\$4,683.75	29273
Columbia Gas	\$865.86	29274
Crystal Springs	\$17.00	29275
Douglas Equipment & Supply	\$256.58	29276
L & L Service	\$45.00	29277
Pennsylvania One Call	\$12.16	29278
Verizon	\$197.09	29279
Vicke Allison Tax Collector	\$802.11	29280
C S Davidson	\$745.79	29281
D S Cleaning Services	\$260.00	29282
Jacobus Lions Club Inc	\$2,500.00	29283
Met-Ed	\$580.20	29284
MPL Law Firm LLP	\$7,387.50	29285
Randy Howard	\$1,685.12	29286
South Penn Code Consultants	\$430.00	29287
The Village Library	\$10,500.00	29288
The York Water Company	\$105.55	29289
Tonya McGonnell	<u>\$1,685.13</u>	29290
TOTAL	\$173,037.19	

BILLS – (cont'd)

STREET LIGHTING FUND

Met-Ed	\$112.70	485
Met-Ed	<u>\$114.95</u>	485
TOTAL	\$227.65	

FIRE HYDRANT FUND

The York Water Company	<u>\$1,672.56</u>	<u>CHECK #</u> 485
TOTAL	\$1,672.56	

BUILDING CODES FUND

Code Administrators Inc	<u>\$2,430.00</u>	<u>CHECK #</u> 1272
TOTAL	\$4,000.00	

HIGHWAY AID FUND

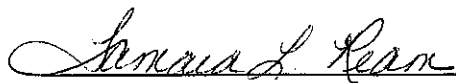
Compass Minerals America	\$15,117.32	11607
Daniel B Krieg Inc	\$283.00	11608
Edris Oil Service Inc	\$1,545.50	11609
Southern York Turf & Tractor	\$491.97	11610
Stephenson Equipment	\$489.60	11611
Wex Bank	\$554.39	11612
Daniel B Krieg Inc	<u>\$3,612.70</u>	11613
TOTAL	\$22,094.48	

TREASURER'S REPORT


Mr. Curtis Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the February 12, 2024, Treasurer's Report as submitted. The vote of the Board members present was unanimous.

ADJOURNMENT

There being no further business to come before the Board, Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to adjourn the meeting at 9:09 PM and to meet again on March 11, 2024, at 7:00 PM for the Organization meeting. The vote of the Board members was unanimous.



Tamara L Ream, Township Secretary



John Patrick Rieder, Chairman

3/11/24

Date