

**SPRINGFIELD TOWNSHIP  
BOARD OF SUPERVISORS**

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

June 10, 2024

The Springfield Township Board of Supervisors met at the Township Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on June 10, 2024, at 7:00 PM for the regular monthly meeting.

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

Attorney John D. Miller, Jr. (MPL Law Firm LLP – Township Solicitor), Mr. David M. Davidson, Jr. (C.S. Davidson, Inc – Township Engineer), Mrs. Tammy L. Ream (Township Manager/Secretary/Treasurer), and the following Township residents and interested parties also attended the meeting: Mr. Donald Metzler, Mr. Tom Wolfe, Mr. Jerry Deitrich, Mr. Ronald Tombesi, Mrs. Lori Starz, Mrs. Christina Markey, Mr. Earl Click (Jacobus Lions Ambulance), and Mr. Tom Shelley.

Pledge of Allegiance

Everyone was reminded to enter their name and address on the “sign-in” sheet.

**AGENDA**

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

**MINUTES**

Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the minutes of the May 13, 2024, meeting as presented. A vote of the Board was unanimous.

**GELEST, INC**

Nothing new to report.

**SCANDINAVIAN FORESTRY EQUIPMENT**

Nothing new to report.

**MARKEY – WELL ISOLATION DISTANCE AGREEMENT**

Attorney John Miller explained Joseph & Christina Markey’s septic system does not meet the required 100-foot distance from the well, therefore, Attorney Miller has prepared a Well Isolation Distance Agreement that will be recorded with the Recorder of Deeds office. Mr. Curtis L Ferree, Jr moved, and Mr. Jeffrey Koons seconded to approve the Well Isolation Distance Agreement. A vote of the Board was unanimous.

**RAVER LANE – TRAFFIC CONCERNS**

Mr. Donald Metzler stated they have had vehicles traveling at excessive speeds on Raver Lane and requested assistance from the Township to slow down the vehicles. Concerns with rubberized speed bumps were discussed. Posting a speed limit and better signage was also discussed.

**TRANSFER DEVELOPMENT RIGHTS (TDR)**

Mr. Jerry Deitrich approached the BOS to understand the process to retain a TDR from a parcel of land he is looking to sell. The parcel he is selling currently has 2 building rights. He would like to keep the TDR as a security.

A discussion was held regarding submitting a plan and/or a Declaration of Restriction attached to the deed per a conditional hearing. Mr. Davidson explained the plan requirement is part of the Zoning Ordinance and cannot be waived by the BOS. More information will be gathered. This item was tabled.

**CREDIT CARDS FOR PAYMENTS**

Mrs. Ream presented an idea to begin accepting credit cards for payment of permits, etc. Information from PeoplesBank and Traditions Bank was presented. Mrs. Lori Starz suggested also looking into Square. Information from Square will be obtained and presented at the July meeting.

**FLOODPLAIN ADMINISTRATOR**

Mr. Adam Smith, C S Davidson, was appointed as the Township’s Floodplain Administrator at the Reorganization Meeting. Mr. Smith has left employment at C S Davidson. This item was tabled to the July meeting.

**LOGAN GREENS II**

Mr. Davidson reported Church Reserve submitted a Request for Surety Reduction. Mr. Davidson prepared an estimate to determine that sufficient improvements have been made per the plan and suggested approving the request. There is still work to be done. We still need as-built drawings, line markings on the road, bituminous walkway that goes to the greenspace parcel, property corners need to be set, and street trees need to be planted. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the Surety Reduction to \$58,166.91. A vote of the Board was unanimous.

**PIPE REPLACEMENT EAST SPRINGFIELD ROAD**

Mr. Mark Kocher, resident of E Springfield Rd reported a sinkhole that had opened on E Springfield Rd in front of his residence. Mr. Adam Sweitzer, Road Foreman, investigated the sinkhole and temporarily repaired it. Mr. Davidson also investigated the sinkhole. The bottom of the pipe has rusted through. He agrees with Adam’s determination and requested approval to apply for the appropriate permits to have the pipe replaced. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to authorize Mr. Davidson to begin the permitting process. A vote of the Board was unanimous.

### **TRAFFIC SIGNALS**

Mrs. Ream reported she received a response from the letters she sent regarding damage to the Traffic Signal Loops at Susquehanna Trail & School Road and Susquehanna Trail & Beck Road. Kinsley Construction has agreed to pay for the damages. The signal at Beck Road doesn't seem to be as affected as the one at School Road, however the BOS decided to have both repaired. Mrs. Ream will contact C M High to schedule the repair.

### **9335 SUSQUEHANNA TRAIL SOUTH**

Mr. Davidson explained that since the change of use that was approved at the Zoning Hearing Board by Special Exception, the use has returned to Commercial Entertainment Facility. It was brought to the attention of the BOS that the current real estate listing is incorrect stating that it is listed as Retail. Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to authorize Attorney Miller to contact the owner to have the listing corrected. A vote of the Board was unanimous.

Mrs. Lori Starz asked if it is feasible to request the current owner to proceed with the change in use or at least a traffic study.

### **ADDITION TO SHOP BUILDING**

A site visit was held with C S Davidson, The Mula Group, and Lauer Construction. The siding replacement has been completed. There are a few blemishes however it is not near as bad as it was. Photos were taken. The status of the siding will be monitored going forward. A Request for Payment was submitted in the amount of \$4,392.60 for final payment of the Mechanical portion of the project due to the delay of the installation of the gas detection unit. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the request. A vote of the Board was unanimous.

Mr. Scott Kennedy, Lauer Construction requested Attorney Miller has the siding replacement included in the original contract. Any additional issues with the siding will be between the Township and PlyGem.

### **AUDIT CORRECTION**

Mrs. Ream explained when she contacted SEK regarding the Agreed Upon Procedures (AUP), Ms. Amanda Ruhlmann, CPA for STYCSA, suggested making the correction in 2024 instead of correcting the DCED report since it is such a minimal amount and it will not change the AUP. Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to rescind the motion from the May 13, 2024, meeting and take the suggestion from Ms. Ruhlmann. A vote of the Board was unanimous.

### **AUP APPROVAL**

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

### **DALLASTOWN AREA SCHOOL DISTRICT**

Mr. Davidson reported the report determined there was not an infiltration problem. He suggested this item be removed from the agenda.

## **EQUIPMENT**

Mr. Adam Sweitzer, Road Foreman, requested the BOS approve the purchase of a portable Auxiliary Fuel Tank to have fuel available for equipment such as the paver. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the purchase of the LLC Fuel Tank at a cost of \$699.99. A vote of the Board was unanimous.

Mrs. Ream reported the 2023 pickup was at Reading Equipment & Distribution, LLC to have the utility bed installed. The original bed was sold to M&M Inc of York for \$1,000.00.

Mrs. Ream asked the BOS what the plan was for the 2013 Ford F250 pickup. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to list the pickup on Municibid with a reserve of \$10,000.00. A vote of the Board was unanimous.

## **FOX SPRING LLC – KALTREIDER TRACT**

Fox Spring LLC has scheduled a Variance Hearing with the Zoning Hearing Board on June 24, 2024, to allow 2-3 acre lots on the parcels between Kaltreider Road and Lake Road.

## **HILLSIDE HEIGHTS STREAM RESTORATION**

Mr. Davidson asked what the plan was for Mr. & Mrs. Barton's shed dilemma. He recounted that the effects of changing the current plans for the stream restoration will delay the permitting process, could affect the funding approved by the York County Stormwater Consortium, affect the sewer main that is close to the stream, and include additional properties at a cost of approximately \$12,000.00. Mr. Davidson also reported the Right of Ways are partially complete.

## **MERP AGREEMENT**

The MERP Agreement renewal was approved at the last meeting. Mrs. Ream presented the documents for signatures of the BOS. The document will be attached to Resolution 2024-06 that was conditionally approved at the May 13, 2024, meeting.

## **OUTSTANDING ETHICS FORMS**

There are 3 Ethics Forms still outstanding.

## **RADAR SIGNS**

The signs have been ordered, but have not been received.

## **SPRINGFIELD TOWNSHIP RECREATION BOARD**

Mr. Cody Carman was not able to be present at the meeting, however he sent an email to Mrs. Ream requesting the BOS approve a fee for field use by outside organizations in the amount of \$300.00. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded the fee for field use by outside organizations in the amount \$300.00. A vote of the Board was unanimous.

## **WEST ROAD/DIVERSIFIED EFFECTIVE CONSTRUCTION KORPORATION (DECK)**

Attorney Miller explained the sale of the final lot owned by Keith Walter on West Road was to settle last Friday however the Tax Assessment office had not removed the record and therefore could not settle. A new settlement is scheduled for this week. The amount of money to complete the needed work will be held in escrow until it is complete.

**COMMENTS OR QUESTIONS FROM GUESTS**

Mr. Tom Wolfe mentioned the damage to the roadway suspected to be caused by the steel wheels on certain farm equipment. Attorney Miller stated he had checked with PennDOT and the wheels are allowed. The Township is not allowed to request reimbursement. The PennDOT suggested contacting one of the bishops to see if anything can be done. Attorney Miller issued a letter to make them aware of the damage.

Mr. Earl Click, Jacobus Lions Ambulance Club stated the Lions Club has attained 501(c)3 status as the Jacobus Lions Club Foundation for donations. Mr. Click is also working on details for a Community Appreciation event for October 26, 2024.

Mr. Tom Shelley thanked the Township for a nice job with the patching job on Fishel Creek Road.

**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.

<b><u>GENERAL FUND</u></b>		<b><u>CHECK #</u></b>
Payroll #10	\$ 11,106.70	9567-9574
IRS	\$ 3,392.07	ACH
Cardmember Services	\$ 689.46	29379
Crystal Springs	\$ 20.00	29380
Johnson Controls Security	\$ 445.38	29381
MPL Law Firm LLP	\$ 4,397.81	29382
Reading Equip & Distrib LLC	\$ 19,677.00	29383
South Penn Code Consultants	\$ 2,510.00	29384
Victor A Neubaum	\$ 738.00	29385
Payroll #11	\$ 16,611.38	9575-9584
IRS	\$ 5,535.15	ACH
PA Dept of Revenue	\$ 1,088.53	ACH
Douglas Equip & Supply	\$ 22.67	29386
Electronic Concepts Inc	\$ 210.00	29387
K & M Home Center Inc	\$ 17.49	29388
LEAF	\$ 102.00	29389
Monarch Products Co Inc	\$ 1,835.00	29390
PSATS	\$ 25.00	29391
Verizon	\$ 205.38	29392
AFLAC	\$ 726.00	ACH
Verizon Wireless	\$ 40.01	ACH
Delta Dental	\$ 390.21	ACH
Principal	\$ 642.01	ACH
Highmark	\$ 59.37	ACH
Capital BLUE	\$ 11,238.09	ACH
All Seasons Lawn & Landcare	\$ 6,930.00	29393
Associated Products	\$ 213.00	29394

**BILLS- (cont'd)**

C S Davidson, Inc	\$	2,761.91	29395
Columbia Gas	\$	86.98	29396
CPU-United Rentals	\$	76.50	29397
Douglas Equip & Supply	\$	10.00	29398
John Reeve	\$	200.00	29399
L & L Service	\$	45.00	29400
Lauer Construction Services	\$	4,392.60	29401
Lemon Fresh Cleaning Service	\$	165.00	29402
Lori L Starz	\$	100.00	29403
MPL Law Firm LLP	\$	2,648.00	29404
Municipal Tax System LLC	\$	150.00	29405
Musser Supply Inc	\$	976.80	29406
Pitney Bowes Global Finance	\$	110.48	29407
South Penn Code Consultants	\$	3,856.28	29408
STYCSA	\$	340.00	29409
The York Water Company	\$	102.73	29410
York Materials Group	\$	687.06	29411
<b>TOTAL</b>	<b>\$</b>	<b>105,577.05</b>	

**STREET LIGHTING FUND**

Met-Ed	\$	115.51	490
<b>TOTAL</b>	<b>\$</b>	<b>115.51</b>	

**FIRE HYDRANT FUND**

The York Water Company	\$	1,708.92	489
<b>TOTAL</b>	<b>\$</b>	<b>1,708.92</b>	

**BUILDING CODES FUND**

Code Administrators Inc	\$	5,490.00	1276
<b>TOTAL</b>	<b>\$</b>	<b>5,490.00</b>	

**MERP**

Benefit Design Specialists	\$	150.00	1506
<b>TOTAL</b>	<b>\$</b>	<b>150.00</b>	

**HIGHWAY AID FUND**

Daniel B Krieg Inc	\$	280.00	11647
Edris Oil Service Inc	\$	1,935.21	11648
Exeter Supply Co Inc	\$	4,411.20	11649
Stephenson Equipment	\$	216.33	11650
Wex Bank	\$	274.57	11651
Yoe Parts & Equipment	\$	527.24	11652
<b>TOTAL</b>	<b>\$</b>	<b>7,644.55</b>	

**TREASURER'S REPORT**

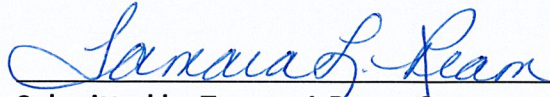
Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the May 13, 2024, Treasurer's Report as submitted. The vote of the Board was unanimous.

**ADJOURNMENT**

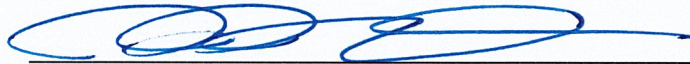
Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to adjourn the meeting at 9:10 PM and to meet again on July 8, 2024, for the purpose of the regular monthly meeting. The vote of the Board was unanimous.

7/8/24

Approval Date



Submitted by Tamara L Ream, Secretary



John Patrick Rieder, Chairman