

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, December 18, 2019, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor David Calderone - absent
Supervisor George DeFrain
Supervisor Thomas Hawkins
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the minutes of the December 4, 2019 meeting. Motion carried. Supervisor DeFrain noted that he did attend the Rt. 74 meeting with Supervisor Dockery and Weaver.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. Dean Trump gave the Board a report on the 2019 Carnival.

Geisinger EMS. The preliminary estimate of total dispatches in Warrington Township was 10. All 10 were handled by the Northern York Division of Geisinger EMS.

PUBLIC RECOGNITION

Mr. Len Kotz. Mr. Kotz submitted a proposed addition to the Township Policy Manual. The first proposed addition is to Section 7.0 – Safety. Specifically, Section 7.05 regarding equipment loading and operation. The second proposal is to Section 15.0 – Time Off. That all earned unused vacation days for the current or following year will be paid to the employee upon separation or end of employment. The Board said they would review the proposal for consideration.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Brian and Lisa Frye, 530 Stone Jug Road, Lewisberry, PA. Mr. and Mrs. Frye submitted a plan to consolidate two lots they own at 530 and 540 Stone Jug Road. Engineer comments are as follows:

1. The applicant shall show all property monuments on the survey plan. (Subdivision Ordinance §403.b.19)
2. The Owner's signature shall appear on the plan to signify the applicant is or represents the owner of the land proposed to be joined and that the reverse subdivision shown on the survey plan is made with their consent and is desired to record the same. (Subdivision Ordinance §403.b.27)

3. A reference to the Plan Book and Page Number containing the plan that created lots 8 and 9 shall be included on the plan. (Subdivision Ordinance §403.c.1)

Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Ramsay and Debra Barrett, Wellsville Road, Wellsville. The plan proposes to subdivide an existing 5.22 acre lot into three lots – Lot No. 10 - 4.07 acres; Lot No. 11 - 0.57 acres; and Lot No. 12 - 0.57 acres. The plan also proposes to consolidate the remaining Lot No. 10 (4.07 acres) with an existing 27.62 acre lot to create new tax parcel 87-ME-12A with a gross area of 31.69 acres. This subdivision was previously submitted as a 3 lot subdivision with Lot 10 also standing alone. When the Wellsville Municipal Authority told Mr. Barrett he would need to purchase sewer hookup for Lot 10, he decided to connect Lot 10 to the parent tract. The Township is waiting for conditions to be met before sending the plan to the Board of Supervisors for approval. Outstanding Township Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The deed plot shall clearly label the municipal boundary of Wellsville Borough, as well as clearly show the zoning boundaries of Warrington Township. (§ 406.b.3)
2. The location, width, and purpose of all proposed easements should be shown on the plan (§ 406.b.7). A drainage easement should be provided and dimensioned from the center of Doe Run and should extend across Lot #1 to Doe Run flood plain.
3. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same (§ 406.b.27).
4. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted (§ 406.e.6).
5. Pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors (§ 523.a.2.B).
6. In addition to such filing fees, the developer shall pay the cost of:
 - Reviewing the land development plan and engineering details.
 - Inspecting the site for conformance to survey.
 - Preparing cost estimates of required improvements during installation.
 - Inspection of required improvements during installation.
 - Final inspection for completion of installation of required improvements.
 - Legal services necessary for the processing of the land development plan.
 - Any tapping fees and/or any required charge for connection to a municipal water system.
 - Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to deny approval of the subdivision plan based upon the Township Engineer comments and the lack of proof of sewer hookups. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

2020 Budget. The 2020 Budget was advertised on November 28, 2019 for adoption during the Board of Supervisor meeting on December 18, 2019. The Budget was prepared and advertised with no Municipal Tax increase.

- Capital Reserve Fund - \$441,200.00
- State Liquid Fuels Fund - \$386,298.00
- General Fund - \$2,160,827.00

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to adopt the 2020 Budget as prepared and advertised. Motion carried unanimously.

2001 Ford Pickup Truck bid opening. The following sealed bids were received and opened for the 2001 Ford pickup truck.

Rob Lauver – Mechanicsburg	\$6,800.00
Larry Pequignot – East Berlin	\$6,001.00
Chadwick Mapes – York	\$6,000.00
F & K Resources – Rossville	\$4,607.00
Crystal Motors – York	\$4,550.00
Fit Engineering – Dillsburg	\$4,550.00
Lanny Riffey – Wellsville	\$4,500.00
Darrell Strine – Dover	\$3,575.00
Ron Wagman – Dover	\$3,333.33
William Brenner – Dover	\$3,100.00
William Donnely – Wellsville	\$2,375.90

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to award the bid to Rob Lauver, Mechanicsburg in the amount of \$6,800.00. Motion carried unanimously.

Thundergust Mill Road. Mr. Pat McKonley and Attorney Brian Linsenbach attended the meeting representing Mr. Harry Fox, developer of the Thundergust Meadows Subdivision. The work has been completed for the most part and the Township Engineer and Road Foreman did a site inspection to determine what still needs to be done. A list was issued and the contractor came back to the site and addressed all the items except for a driveway drainage problem at house number 425. Mr. Jared Weaver, the owner of 425 Thundergust Mill Road said his driveway is not satisfactory. Water is ponding at the end and is now freezing. The Township Engineer indicated that it was a list item and the contractor will be responsible to make it right. A financial maintenance guarantee will be retained by the Township and the drainage issue and any other items that may come up over the next 18 months will be covered by this guarantee.

A letter has been received, dated November 6, 2019, from Attorney Linsenbach, for Harry H. Fox, Jr., which requests release of the Public Improvements Security escrow funds. The Township Engineer submitted a December 18, 2019 letter, recommending release of all the escrow funds except for \$12,100.00 to cover the cost of converting the sedimentation basin to stormwater management mode and supplying the required record drawings.

The Township Engineer also submitted a letter, dated December 18, 2019, establishing the required maintenance security for Thundergust Mill Road. The total construction cost, based on the billing from the contractor, was \$198,590.72. The required maintenance security (15%) is \$29,788.61. The developer's representatives requested that the Township retain \$29,788.61 from the Public Improvements Security Escrow fund to establish a new maintenance security escrow account. The existing Public Improvements Security escrow account should retain \$12,100.00. The current balance is \$119,590.43. Once approval has been received from a representative of the Developer, the Township can issue a check to the contractor for the rest of the existing Public Improvements Security escrow account (\$119,590.43, minus \$29,788.61 minus \$12,100.00 = \$77,701.82). Supervisor Weaver said he would like to wait to make sure that the road issues are resolved before releasing money. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the Public Improvement Security escrow account in the amount of \$12,100.00 and the Maintenance Security escrow account in the amount of \$29,788.61. Motion carried with Supervisor Weaver opposing.

Mr. McKonly, representing the developer, requested that the Township reimburse the developer for the cost of moving a Met Ed pole along the south side of Thundergust Mill Road, at the western edge of the development. The pole needed to be moved back (to the south away from the road) in order to facilitate the widening of the Township's section of roadway. Prior to construction, Met Ed insisted that they be paid for the pole relocation so the developer paid for it (\$7,350.36) in order to keep the project moving. The approved subdivision plan showed Thundergust Mill Road transitioning back to the existing 14' width prior to the pole, so that the pole did not need to be relocated. The Township Board of Supervisors decided that the portion of the road belonging to the Township needed to be widened along with the developer's portion so it became necessary to relocate that pole. Mr. Fox requested to be reimbursed for the money he spent to relocate the pole that was on Township property. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to reimburse the developer for the pole relocation. Motion carried with Supervisor Weaver opposing.

ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve General Fund accounts payable in the amount of \$40,748.61. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Weaver and seconded by Supervisor Hawkins to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:45 PM.

Township Secretary