

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, June 17, 2020, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor George DeFrain
Supervisor Zachary Fickes
Supervisor Thomas Hawkins
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer
Michael Gasswint, Zoning and Codes Enforcement Officer
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 May 20, 2020 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Geisinger EMS – West Shore. There were a total of 130 dispatches in the Northern York division. The preliminary estimate of total dispatches in Warrington Township was 22. Of those, 21 were handled by the Northern York division of Geisinger EMS. One was handled by a different division of Geisinger EMS or another agency.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Joel Cook, Mt Zion Road. The plan proposes to subdivide existing Lot 1 into two residential lots. Lot 1 (30.45 acres) shall be subdivided to create Lot 2 (19.21 acres) and Residual Lot 1 (10.48 acres). The lots are currently zoned Rural Agricultural (RA) and the proposed use of the lots is residential. Existing Lot 1 currently has driveway access to Mt. Zion Road (T-864) and proposed Lot 2 is intended to have driveway access to the same road. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same. The Township's Right of Entry shall also be identified on the plan (§ 403.b.27)
2. Pay a fee in lieu of dedication of recreation land 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).

3. The Township SEO's signature shall appear on the plans.
4. In addition to such filing fees, the developer shall pay the cost of:
 - a. Reviewing the land development plan and engineering details
 - b. Inspecting the site for conformance to survey
 - c. Legal services necessary for the processing of the land development plan

A letter has been received from PA DEP approving the Sewage Planning Module.

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

Leslie Anne and Thomas R Miller, Minebank Road. The plan proposes to subdivide the existing parent tract (87.02 acres) into a residential lot and an agriculture lot. The parent tract shall be subdivided to create Lot A (9.66 acres) and Lot B (77.36 acres). The lots are currently zoned Rural Agricultural (RA) and the proposed use of Lot A is residential and Lot B is agriculture. The parent tract currently has driveway access to both Minebank Road and Peiffer Road. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The Zoning Data Tables should indicate that "Portions of the lot lie within the Horizontal Surface and the Conical Surface Zones of the Airport Hazard Overlay. Additional Township permits may be required for structures over 150' high." (§403.b.4).
2. The location map provided on the cover sheet of the plans shall show the boundary of the existing Airport Hazard Overlay. (§ 403.b.5).
3. A 75' clear sight triangle shall be provided at the Minebank Road/ Peiffer Road intersection. (403.b.16).
4. Per the Township ordinance, a second concrete monument, as a control point is required to be placed on a property corner. Location of all monuments, with references to the nearest property corners, shall be shown on the plan (403.b.19).
5. General Note #5 should also indicate if contours are based on field run topography or taken from some other source. (§ 403.b.23).
6. The applicant shall include the certification with signature, seal, and date of the design professional. (§ 403.b.22)
7. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same. (§403.b.27).
8. The applicant shall provide an easement and agreement for the driveway located on Lot 2 accessing Peiffer Road if it is intended to be used to access Lot 1. If the driveway is not intended to be utilized for access between lots then a portion the driveway, 5' on either side of the proposed property line, should be removed or dead-end the driveway on Lot 2. (§ 512).
9. 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)

10. In addition to such filing fees, the developer shall pay the cost of:
- Reviewing the land development plan and engineering details
 - Preparing cost estimates of required improvement 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

Action was taken on the following modification requests:

1. Section 403.b.10 – A 24' x 36' plan is submitted with a scale of 1" = 150'. The residence is existing, the residual parcel is proposed to be agricultural and the driveways to each lot are existing. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve the request for modification. Motion carried unanimously.
2. Section 506.d – The applicant is requesting no dedication of additional right-of-way for Minebank and Peiffer Roads. As indicated on the plan, the applicant will offer setback lines from the ultimate right-of-way for both roads with front yard setbacks offset from the ultimate right-of-way. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the request for modification. Motion carried unanimously.
3. Section 512.a.12 – The applicant is requesting no paving of fifteen foot driveway aprons on the existing two driveways. The right-of-way consists of hard-packed gravel as they exist and should prevent stormwater from leaving the property. Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to approve the request for modification. Motion carried unanimously.
4. Section 523 – The applicant is requesting to waive the recreation fee because there will not be an increase in the number of residences since Lot 2 has been submitted with a non-building waiver. Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to deny the request for modification. Motion carried unanimously.

A Request for Planning Waiver & Non-Building Declaration has been filed.

The proposed Lot A, 9.66 acres, will contain a residential dwelling. An alternate septic site has been tested and approved by the Sewage Enforcement Officer. The proposed Lot B, 77.36 acres will be dedicated for the express purpose of agricultural use. No portion of Lot B of this property are approved by Warrington Township or the Department of Environmental Protection for the installation of any sewage disposal facility as stated on the Non-Building Declaration and signed by the subdividers. Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve the Non-Building Declaration. Motion carried unanimously.

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

BUSINESS AND STAFF REPORTS

Engineer

Memory Lane Bridge. The Township Engineer advertised for bids for the Memory Lane Bridge replacement project. Six bids were received as follows:

1. Lobar Associates - \$77,319.00
2. JVI Group, Inc - \$132,920.00
3. DOLI Construction Corporation - \$160,552.00
4. MAR-ALLEN Concrete Products, Inc - \$170,508.00
5. Crilon Corp – \$207,920.28
6. JPS Construction Co – \$429,000.00

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to award the contract for the Memory Lane Bridge replacement project to Lobar Associates at \$77,319.00. Motion carried unanimously.

This project has a previously awarded contract to A. C. Miller Concrete Products, Inc in the amount of \$17,050.99 to furnish and set precast concrete planks. The project is planned to be completed by August 14, 2020.

2020 Road work. The Engineer advertised for bids to contract edge rebuilding and base repairs on Bull Road from Conewago Creek to Beaver Creek and on Robson Road from Poplar Road to Old Mountain Road. Five bids were received as follows:

1. Shiloh Paving & Excavating, Inc – Unit price = \$26.52; Total = \$153,816.00
2. Kinsley Construction – Unit price = \$28.40; Total = \$164,720.00
3. JVI Group – Unit price = \$36.44; Total = \$211,352.00
4. Conewago Enterprises, Inc – Unit price = \$36.85; Total = \$213,730.00
5. Stewart & Tate, Inc – Unit price = \$41.37; Total = \$239,946.00

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to award the contract for edge rebuilding and base repair to Shiloh Paving and Excavating, Inc in the amount of \$153,816.00. Motion carried unanimously.

COVID – Green phase and re-opening. The Board said the following should be done to re-open the Township for business as usual.

1. Open the office to the public – one person at a time
2. Get a plexiglass set up at the counter – ask the Road Foreman to get something from Spangler’s Hardware
3. The Codes Officer should meet with people in the meeting room or in the parking lot as he has been doing
4. Open the park restrooms and have the Park Maintenance clean restrooms and pavilion as needed, every time he is working in the park. Clean everything the best he can and spray with Clorox Bleach diluted with water per CDC recommendation. Spray playground equipment with Clorox diluted with water.
5. Daycamp will be cancelled this year due to unknown results of virus and short amount of time to plan and organize.
6. Employees will return to normal work shifts.

7. Meetings will be open to the public. Supervisor Dockery said masks must be worn to comply with Governor's order. Masks are available if needed.

Results of Septic pumping hearings at District Justice. The following cases were heard or dismissed.

1. Robert Caldwell – Mr. Caldwell had his system pumped January 15, 2020 after the citation was filed. The District Justice charged him court costs.
2. Paul Poole – Mr. Poole had his system pumped August 6, 2019 by a hauler who was not registered with the Township and failed to submit the pumping slip. Mr. Poole also did not submit the pumping slip after the citation was filed. The District Justice found him not guilty.
3. Christopher Paup – Mr. Paup was served a citation and paid a fine to the District Justice office. The Board said a certified letter should be sent requesting a pumping slip within 45 days or Mr. Paup will receive a new citation.
4. Phillip Smith – Mr. Smith's whereabouts are unknown. The citation was filed and a warrant issued.

Per Capita Tax Exoneration request. Bethany Hack, Mountainview Court requested to be exonerated from 2020 Township Per Capita tax. She is a college student with no income. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the exoneration. Motion carried unanimously.

Real Estate Tax Refunds. Nancy Wiley, Quarry Road requested a refund of 2020 Real Estate Tax in the amount of \$7.00 due to fire destroying a mobile home. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to refund the tax. Motion carried. A request was received from Kathy Baldwin for 2020 Real Estate Tax refund in the amount of \$6.62 due to lot consolidation. Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to refund the tax. Motion carried unanimously.

Steve Heisse, Rosstown Road. Mr. Heisse is the owner of the parcel of land that contains the previous Cedar Treat Ice Cream and also a mobile home. The property is listed for sale and the mobile home on the lot did not pass a septic inspection that was done by an interested buyer. Mr. Morrow, the Township Sewage Enforcement Officer tested the property along with a soil scientist and cannot find a suitable perc site. The existing system is malfunctioning. Mr. Heisse is requesting to be allowed to install a holding tank. The SEO suggested that the holding tank be a temporary means of repair while Mr. Heisse create a suitable soil absorption area by the controlled placement of approved fill material per PA DEP guidelines. The use of a controlled fill site requires a minimum settlement period of four years prior to conventional probe and percolation testing. If a holding tank is installed temporarily, the process will need an agreement with a septic pumper and an agreement between the Township and the property owner and an escrow account set up to cover costs if any pumping fails to happen. The Manager was directed to produce paperwork for the Board to review.

F800 dump truck. The F800 dump truck needs a new starter. The repair estimate from Elmer's garage is \$800 depending on labor to remove the rusted pieces. The Board said to have the starter replaced.

Security Camera. A quote was received from Executive Image to install network requirements for cameras including 2 Ubiquiti NanoBeam wireless bridge; 2 Ubiquiti wireless access points; 2 Trendnet gigabit switches; and labor. The estimate is \$523.42. Supervisor Fickes said the cost of cameras will be around \$400.00. Motion was made by Supervisor Fickes and seconded by Supervisor Hawkins to approve the quote for network installation with Executive Image Solutions. Motion carried unanimously.

Brush. Supervisor Hawkins said he would like to propose that Township residents take their yard brush to Spring Valley Mulch on Mill Creek Road, Dover. He said Warrington Township does not have enough manpower to take care of the brush. Motion was made by Supervisor Dockery and seconded by Supervisor Weaver to not accept brush at the Municipal Building. Motion carried unanimously.

Cleanup. Supervisor Dockery said he is highly in favor of Township cleanup service and would like to keep it on Thursday, Friday and Saturday even if the Township needs to hire people to lift the items and let the Township road crew drive equipment. Supervisor Weaver said he proposes that the Township have no cleanup and to include large items in the residential trash bills. Supervisor Fickes agreed. Motion was made by Supervisor Dockery to schedule 2020 Township Cleanup in September. Supervisor DeFrain seconded. Supervisor Weaver suggested that residents unload their own trash. Supervisor Hawkins agreed that our employees are not going to unload trash. Supervisor Weaver, Supervisor Fickes and Supervisor Hawkins opposed the motion. Supervisor Fickes said to notify residents to take large trash to the incinerator in York.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$46,006.40 and Liquid Fuels accounts payable in the amount of \$3,581.66. Motion carried unanimously.

Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to approve an invoice to Kocman Insurance in the amount of \$31,793.00 for Commercial Liability and Workers Compensation Insurance for the next twelve months. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:45 PM.

Township Secretary