

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, January 19, 2022, 7:00 PM

Presiding: Supervisor Jason Weaver, Chairman
Supervisor John Dockery
Supervisor Zachary Fickes
Supervisor Ed Mattos
Supervisor Michael Saylor

Staff Present: Attorney Brian Linsenbach, Township Solicitor
Terry Myers, P.E., Township Engineer
Cliff Tinsley, Zoning and Codes Enforcement Officer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Supervisor Weaver asked for a moment of silence to remember Mr. Alvin Hayes, Zoning Hearing Board member who passed away earlier this month.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor Dockery to approve the minutes of the January 3, 2022 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Penn State Health Life Lion. The preliminary estimate of total dispatches in Warrington Township was 29 for the month of December 2021. Of those, 22 were handled by Penn State Health Life Lion and 7 were handled by different agencies.

PUBLIC RECOGNITION

None

Mr. Gregory Seifert, New York Road. Mr. Seifert has been serving on the Zoning Hearing Board as an alternate member. With the passing of Alvin Hayes, his seat needs filled. Motion was made by Supervisor Dockery and seconded by Supervisor Mattos to appoint Mr. Gregory Seifert to finish the term of Alvin Hayes on the Zoning Hearing Board. Motion carried unanimously.

The Board directed the Manager to advertise for an alternate member for the Zoning Hearing Board. Supervisor Mattos said to post the opening on the Township website and send it by the iContact email blast. Motion carried unanimously

Penn Waste Company, Mr. Joel Washok, Marketing Development Representative. Supervisor Mattos has been in communication with Mr. Washok regarding the problems Warrington Township customers have been having regarding missed trash pick-ups. He said the trash contract has a clause to cover missed service. Mr. Washok said that the company has had problems with labor shortage and weather. He is proposing a week's credit on invoices for customers who were missed the week of January 4, 2022. He said recycling was picked up that week. He suggested a credit of \$6.49 for 4 container service customers and \$7.80 for 8 container

customers. Motion was made by Supervisor Saylor and seconded by Supervisor Fickes to accept the Penn Waste credit. Motion carried with Supervisor Dockery opposing. Supervisor Mattos asked what Penn Waste will do forward to prevent missed trash pick-up. Mr. Washok said he is in contact with his supervisor and will come back with an amendment to the contract.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

James D Maclay, Pinetown Road. The plan proposes to subdivide Lot 10 (12.89 acres) and attach it to the lands of Ryan M. Maclay, subdivide Lot 8 (15.24 acres) containing the existing dwelling and agricultural buildings, Lot 9 (1.75 acres) to create a new lot for Mr. Maclay's residence, Lot 11 (13.06 acres) to separate an existing second dwelling onto its own lot, and leave a residual Lot 1 (32.22 acres) for agricultural use. The lots are currently zoned Rural Agriculture. The proposed use for the new Lot 9 has been identified as residential, with other lots remaining residential or agriculture. Lot 9 proposes driveway access to Pinetown Road S.R. 4031 by means of a private street.

Subdivision and Land Development Ordinance:

1. The applicant shall include the certification with signature, seal, and date of the professional surveyor on the final plan (§ 403.b.22).
2. 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).
3. The Township SEO shall sign the plan prior to final plan approval (§ 403.e.4).
4. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request the applicant to pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan (§523a.2.B).
5. The applicant shall provide an executed access and maintenance agreement for the existing 10' wide gravel drive located on proposed Lot 9.
6. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lot 10 was created and subsequently combined with existing lands of Ryan M. Maclay.
7. 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.

Mr. Clark Craumer, Mr. Maclay's representative, said that although there are five lot numbers there is only one lot being created for Mr. Maclay to construct a dwelling for himself. Lot 8 will sell with his farmhouse and barn and 15 acres and will remain a farm, Lot 1-33.2 acres he will retain as farmland, Lot 10 is 23.5 acres to be joined with 10.8 acres owned by Ryan Maclay, Lot 11 will separate an existing non-conforming dwelling onto its own 13.2 acre lot and Lot 9 will be a new 2.00 acre building lot.

The Engineer said Mr. Maclay will need to furnish a copy of the driveway agreement for a shared right of way. He asked that copies of deeds be forwarded to the Solicitor for his review and that drafted deeds of consolidation are received prior to recording for Lots 8, 9, and 10.

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

Michael J. & Teresa A. Stevens –980 Zeigler Road. The plan proposes the subdivision of an existing (36.85 acres) lot to create Lot 2 (12.62 acres) and the residual Lot 1 (24.22 acres) which contains an existing single-family dwelling and existing farm buildings. The lots are currently zoned Residential (R) and the proposed use of the lots is residential/agricultural. Proposed Lot 1 currently has driveway access to Zeigler Road (T-904), and Lot 2 is proposing driveway access to Zeigler Road. This plan has been reviewed as a Minor Subdivision plan.

A Component 2 Sewage Facilities Planning Module was submitted for approval. Motion was made by Supervisor Dockery and seconded by Supervisor Mattos to approve Resolution 2022-02 to adopt and submit to PA DEP for its approval as a revision to the Official Sewage Facilities Plan for Warrington Township, the Sewage Facilities Planning Module for the project of Michael and Teresa Stevens at 980 Zeigler Road, Wellsville. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Ski Roundtop admissions tax issue. Admission tax reporting has not been received from Ski Roundtop – Vail since August 2021. The Board said the Solicitor should contact the business office to remind them of the terms of the agreement and to begin sending reports and tax disbursement monthly.

COVID Leave Policy. There was discussion regarding how to handle pay for absence for COVID quarantine leave. Motion was made by Supervisor Mattos that the Township should follow the current policy set by the CDC regarding positive COVID tests and there is no provision in the Township Policy Manual to treat COVID differently than any other time off so sick time or vacation time should be used. Supervisor Saylor seconded. Motion carried with Supervisor Dockery opposing.

Clerical staff. Supervisor Dockery said two part-time as needed clerical workers have given their resignation during 2021. Motion was made by Supervisor Weaver and seconded by Supervisor Mattos for the Manager to form a list of on-call clerical help when needed. Motion carried unanimously.

Engineer

2022 Road Projects. The Engineer presented a list of potential projects and costs that could be completed in 2022. Church Road has had the edges rebuilt in 2021 and Robson Road had edge rebuilding in 2020. He estimates that a wearing surface for Church Road will cost \$39,424 and a wearing surface for Robson Road will be \$69,109. Supervisor Dockery asked if the roads should be crack sealed prior to a wearing surface treatment. The Engineer said he will determine that prior to awarding the bid. Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to direct the Engineer to prepare bids for wearing surface for Church and Robson Roads. Motion carried unanimously.

Supervisors

Wellsville Fire Company. Supervisor Mattos said the Fire Company Committee consisting of himself, Jim Smedley, Len Kotz, Supervisor Saylor and Benjamin Lance, met twice to discuss the proposal submitted by Wellsville Fire Company. Research was based on a report from Adams County Council of Governments for Financing Fire Services. The Committee submitted a report to the Board of Supervisors using the Adams County report, with data which would equal a .25 mill tax rate for \$82,000 in funding. Additional expenses of \$151,616 for paid part-time firefighters was also requested due to the lack of volunteers. This would help insure uninterrupted fire protection. The Committee recommended the following:

1. The Township needs more than weekly reports of calls run to determine the appropriate amount of funding and create a committee to sit in on Fire Company financial meetings and budgeting sessions.
2. The Township and Fire Company should together raise the awareness of the community to increase the support donations.
3. It shall be a requirement for the Fire Company to prepare a line-item budget to be presented no later than the first Township Supervisors meeting in November for review. Each line will be reviewed and accepted or rejected. No funds will be released until the item is procured.
4. Amend the 2022 Township budget to increase contributions on line items 411.54, 411.22 and 411.70 to the combined \$80,000 level. Those three items are currently at \$35,000. This would require a \$45,000 increase. The Wellsville Fire Company shall submit a budget with line-item requests for 2022 to be approved by the Board of Supervisors before funds are released for each item.
5. If paid fire program needs implemented this year those funds shall come from the Wellsville Fire Company for 2022.
6. The Township Supervisors should take this year 2022 to analyze in detail the needs of the Fire Company and determine how to raise the funds for these needs. (i.e. new fire/rescue equipment and paid fire fighter program.)
7. Consideration should be made to employ a consultant as done in Adams County.

Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to approve the recommendations made by the Fire Company Committee. Motion carried unanimously.

Committees. Supervisor Weaver said he has a list of other committees he would like to suggest.

1. Building Committee – Motion was made by Supervisor Weaver and seconded by Supervisor Mattos to appoint Supervisor Dockery and Supervisor Weaver to be members of a building committee. Motion carried unanimously.
2. Trash Committee – Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to appoint Supervisor Weaver and Supervisor Fickes to head a Trash Committee. Motion carried.
3. Road Crew Committee – Motion was made by Supervisor Weaver and seconded by Supervisor Dockery to appoint Supervisor Mattos to head a Road Crew Committee. Motion carried.
4. Ag Preservation/Planning and Zoning Committee – Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to appoint Supervisor Weaver, Supervisor Fickes, the Zoning Officer, the Chairman of the Township Planning Commission and the Chairman of the Zoning Hearing Board to the Ag Preservation, Planning, Zoning Committee. Motion carried unanimously.

ACCOUNTS PAYABLE

Motion was made by Supervisor Fickes and seconded by Supervisor Dockery to approve General Fund accounts payable in the amount of \$35,800.27. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Dockery and seconded by Supervisor Saylor to adjourn the meeting. Motion carried.

The meeting was adjourned at 10:00 PM.

Township Secretary