

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 21, 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  
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Dockery and seconded by Supervisor Fickes to approve the minutes of the November 16, 2022, meeting. Motion carried unanimously.

PA State Police. The State Police Corporal visited the meeting with a 2022 report of calls. Many calls were responses to crashes, one of which was a fatality. Other calls were DUI, thefts, drug violations and forgeries. There were 23 false alarms. Supervisor Dockery asked if any of these calls were from Gifford Pinchot Park. The Corporal said the park rangers handle calls within the park.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Chief said Wellsville responded to 25 calls in Warrington Township during the month of December 2022.

Penn State Health Life Lion. The preliminary estimate of total dispatches by the ambulance in Warrington Township during the month of November was 28. Of those, 18 were handled by Penn State Life Lion, LLC. Ten were handled by a different agency.

PUBLIC RECOGNITION

Ian Cook, 180 Poplar Road. Mr. Cook said he never sees a Codes Officer report stating what action is being taken regarding his complaint. He would like to see a report. Supervisor Weaver said he will make sure the Code Officer report is available on the meeting table. Supervisor Mattos said he had a call about a stake that was hammered in the ground and visited the site to determine if there was a problem. He said the Township will not fix neighbor problems that seemed to begin with cutting a tree. The problem should be handled at the District Justice office.

Richard Conley, Yeager Road. Mr. Conley reported violations of the conditions set by the Township Zoning Hearing Board regulating the Warrington Hunt Club. He said the Hunt Club is advertising activities on their website that are clearly not allowed in the 13 Zoning Board

Conditions. He said a new course has been set up that contains 14 stands. Mr. Conley said there was shooting on Thanksgiving Day, which is a Federal Holiday. One of the conditions is that there is no shooting on a Federal Holiday. He also said there is a new club manager. He provided a handout to the Board members.

Wayne Kober, Rt 177 bridge. Mr. Kober lives in Franklin Township, but uses Gifford Pinchot State Park often. His concern is regarding the planned reconstruction of the Rt 177 bridge over the lake and speed. He says the speed limit is 40 MPH and that it is unsafe for people who are walking on the bridge and for traffic to turn onto Pinetown Road at a sharp right angle. He is requesting that the Board request Penn DOT to lower the speed to 35 MPH. Supervisor Weaver said the Township will help to fill out the form for Penn DOT and send it to them.

Darla Byerly, Pinetown Road. Mrs. Byerly spoke to the Board regarding the danger of exposure to electromagnetic sensitivity associated with 5G Wireless. She said that doctors report 30% of Americans are developing EMS and do not realize it. She referred people to the website – [www.PaSafeTech.org](http://www.PaSafeTech.org) to learn more about the problems caused by 5G Wireless. She urged the Board for passage of a maximally protective ordinance to regulate the operation of 5G facilities along the rights of way in front of homes.

#### SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Joshua C and Jonathan G Firestone, 1890 Alpine Road. The plan is proposing to subdivide the existing 52.09-acre tract into 2 lots. Lot 1 is 41.37 acres and Lot 2 is 10.72 acres. Engineer comments are as follows:

##### **Zoning Ordinance:**

1. According to §311.e each nonagricultural building on the tract existing prior to March 16, 2022, shall automatically account for one of the maximum number of lots that could be subdivided. The applicant shall revise the calculation accordingly.

##### **Subdivision and Land Development Ordinance:**

1. As an alternative to the requirement that land be dedicated for a recreational site, the Township may request the applicant to provide 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)
2. In addition to such filing fees, the developer shall pay the cost of:
  - a. Reviewing the Land Development Plan and engineering details
  - b. Final inspection for completion of installation of required improvements
  - c. Legal services necessary for the processing of the Land Development Plan

PA DEP has approved the proposed subdivision.

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

Rhonda Stum and Ellyn Garcia, W Barrens Valley Road. The plan is to divide a 39.969-acre lot in the RA Zone into 3 lots. The proposed use is residential. An email was received from the

developer's representative, Todd Lyons Surveying. Mr. Lyons asked that his email be considered a formal withdrawal for the subdivision plan. The Township office has received a property transfer for this property from Rhonda Stum and Ellyn Garcia to new owners on November 21, 2022. Motion was made by Supervisor Saylor and seconded by Supervisor Dockery to formally withdraw the subdivision. Motion carried unanimously.

Spring Meadows Real Properties LLC, Rosstown Road. Grant Anderson, Site Design Concepts, Inc. PE, representing this plan agreed to allow the Board of Supervisors to have until December 31, 2023, to consider the land development plan for this property. Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to approve the requested extension of time. Motion carried unanimously.

## BUSINESS AND STAFF REPORTS

### Solicitors Report

Comcast Cable Franchise renewal. The Solicitor reported that Cohen Group has completed an audit and there is an amount of \$225.65 due to the township. A request was submitted for expansion of coverage. Negotiations will begin next on that issue.

Ski Roundtop Contract. The first phase of the plan to determine accuracy of reporting by Vail Corporation has been initiated with the Township accounting firm. Phase II will begin if the accountants determine there is underreporting or misreporting of revenue. The Board members will need to discuss the cost vs. the benefit. The Roundtop General Manager, Mr. Ted McDowell, was present to offer help in resolving the tax questions, if necessary.

King Zoning Hearing. The Solicitor said the Zoning Board decision found against the Township for the Joseph King appeal to the Zoning Officer Notice of Violation to Section 520 of the Zoning Ordinance. The Solicitor said the property remains in violation of Sewage Permit, Building Permit and Occupancy Permit compliance.

### Engineer

Community Development Block Grant. Approval for the YCPC CDBG expires on December 31, 2022. The Engineer requested an extension of time to extend the contract until June 30, 2023. Motion was made by Supervisor Saylor and seconded by Supervisor Dockery to agree to the extension of time. Motion carried unanimously.

FEMA bridge repair project. FEMA granted an extension of time for completion of the projects that were submitted due to storm damage from IDA in 2021. The projects that were submitted were New York Road bridge, Quaker Meeting Road bridge, the headwall at Red Rock Avenue, and the cul-de-sac at the end of Beaver Creek Road. The Engineer will prepare bids for opening Spring 2023 with the work to complete during the Summer 2023.

Construction and Material Bids Specifications. Sections of the Subdivision and Land Development refer to instructions in this manual. C. S. Davidson produced the manual to guide the developer for installation of public and other improvements. Motion was made by Supervisor Dockery and seconded by Supervisor Saylor to approve Resolution 2022-11 – the

Warrington Township Construction and Materials Specifications Manual. Motion carried unanimously.

Municipal Park Planning Module. A statement from the Wellsville Municipal Authority will need to be made part of the Planning Exemption Mailer stating that there is capacity for this project. Supervisor Dockery said he will obtain the statement.

Culvert locations. The Engineer said C. S. Davidson is planning to locate the road culverts using an intern that will be starting in their office this winter.

#### Other Business

Hazard Mitigation Plan. York County Planning Commission is working on updating the York County Hazard Mitigation Plan that is required to update every 5 years by the Federal Government. The Township may participate in the County plan if it agrees to certain obligations. The Federal Government has increased the participation requirements that must be met to adopt the updated plan as the Warrington Township Plan. The Township must designate a Municipal Representative or Contact to participate and coordinate municipal participation and response with meetings, surveys and information requests related to the update. Motion was made by Supervisor Weaver and seconded by Supervisor Dockery to appoint Renee Robison as Warrington Township's point of contact. Motion carried unanimously.

2023 Budget. Motion was made by Supervisor Dockery and seconded by Supervisor Mattos to approve the 2023 General Fund, State Liquid Fuels Fund and Capital Reserve Fund budgets as they were advertised and displayed for public view as required by the 2<sup>nd</sup> Class Township Code. Motion carried unanimously. The Warrington Township Real Estate Tax Millage will remain at .21 mills.

Disabled Veteran Request. The PA Department of Military and Veterans Affairs has determined that Lonny Repman, 470 S Winding Road, Dover, PA has demonstrated the required financial need to be approved for an exemption of all real estate taxes on the above property as of December 21, 2022. Motion was made by Supervisor Saylor and seconded by Supervisor Mattos to approve the Real Property Tax Exemption Certification for Lonny L Repman. Motion carried with Supervisor Dockery abstaining due to being a member of the Disabled Veterans Association.

Road Crew Committee Report. Supervisor Mattos reported that he met with the Road Foreman on December 21, 2022. The following items were discussed: The Road Foreman and Township Engineer will coordinate road projects and crack sealing projects to prepare bids for the 2023 season. The Road Foreman needs to look at Poplar Road to analyze its condition and make recommendations for the level of priority. The Road Foreman will work on his analysis of Township equipment and develop a five-year plan for repair and replacement needs. The Township has three road crew CDL drivers and one non-CDL driver. The Foreman would like to have one more back-up driver.

Wellsville Fire Company Committee Report. Supervisor Mattos reported that Scott Rayo with Keystone Community Services said his report will be presented at the January Board meeting.

The committee asked for a resolution regarding an overpayment of \$20,940.00 that was made in error from account 411.54. This account was authorized and budgeted for \$25,000.00, not \$45,940.00. The committee asked how the error occurred and what steps are being taken to prevent this from reoccurring. How is the Township handling the approved \$50,000.00 capital purchase payment for 2022 and how will the Township be handling the approved \$36,000.00 funding for the turnout gear that is to come out of the ARPA funds that was approved in 2022. Motion was made by Supervisor Mattos to request Wellsville Fire Company to return the overpayment in the amount of \$20,940.00 to account 411.54. Supervisor Saylor seconded. Motion carried unanimously.

Motion was made by Supervisor Mattos and seconded by Supervisor Fickes to release \$50,000.00 to Wellsville Fire Company to hold in the truck fund after the Township receives a check for the return of the \$20,940.00. Motion carried unanimously.

Township Policy Manual. Supervisor Weaver submitted an addition to the Township Policy Manual regarding IT procedures. He asked to add Section 8.09 to include

1. All employees may be provided with a Username and Password to login to the Internet network in the office and to monitor their individual usage.
2. Username and Password for a new employee must be requested to the Manager.
3. Sharing the Username and Password with another employee, visitor or guest user is prohibited.
4. A visitor or guest user who wants to use the office Internet will be given a Guest Username and Password.
5. The Manager will define guidelines for issuing new passwords or allowing employees to modify their own passwords.
6. Any password security breach must be notified to the Manager immediately.
7. Username and password allotted to an employee will be deleted upon resignation/termination/retirement from the organization.

Motion was made by Supervisor Fickes and seconded by Supervisor Saylor to add the above section to the Policy and Procedure Manual. Motion carried unanimously.

Penn Waste Trash. Supervisor Weaver announced that Penn Waste will have a rate increase beginning January 2023. Both 4 container and 8 container trash pickups will increase by \$0.53 per quarter. Pay per bag will remain at \$8.50 per bag.

Two-way radios. The Road Foreman requested maintenance to the radio system so that they have radio access when plowing snow. Triangle Communications evaluated the Township repeater at the top of Roundtop Mountain and determined that it is unrepairable. Their options are a new repeater at \$3,974.00 or a refurbished repeater at \$1,414.00. The Board directed the Manager to purchase the refurbished repeater.

Supervisor Saylor. Supervisor Saylor said he wants a requisition form in place for the Wellsville Fire Company to use when asking for payment of an invoice. He will work on creating a form.

ACCOUNTS PAYABLE

Motion was made by Supervisor Fickes and seconded by Supervisor Saylor to approve General Fund accounts payable in the amount of \$108,804.32, State Liquid Fuels accounts payable in the amount of \$4,716.77 and ARPA Fund accounts payable in the amount of \$11,644.98 and to release 2022 contributions to the two senior centers and 2 libraries that operate with Township residents and the \$50,000.00 to Wellsville Fire Company when they meet Board conditions. 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 10:20 PM.

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Township Secretary