

## WINDSOR TOWNSHIP BOARD OF SUPERVISORS

November 20, 2017

1. The meeting of the Windsor Township Board of Supervisors was called to order by Chairman Dean Heffner at 6:00 p.m.

Those present: Dean Heffner, Jo Anna Shovlin, Rodney Sechrist, Attorney Charles Rausch, John Klinedinst, P.E., Jeremy Trout, Kipp Allison and Deanna Coble.

2. The Pledge of Allegiance was recited.
3. On the motion of Rodney Sechrist seconded by Jo Anna Shovlin, the minutes from the October 16, 2017 and October 23, 2017 meetings were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
  - A. Mr. Allison advised that any Form U applications that had been received from Modern Landfill would be on the counter in the rear of the room.
  - B. Mr. Allison advised that the Township has received a letter from the Commonwealth of Pennsylvania House of Representatives regarding the approval of Act 42 of 2017. This Act allows for mini-casinos. If a municipality is not interested in permitting these, they must opt out by December 31, 2017. If no action is taken, a municipality is deemed to have opted in. Mr. Allison advised that he believes the Zoning Ordinance addresses this type of use and it would be permitted within the C-1 and I zones. Attorney Rausch advised that there will be 10 licenses issued by auction. Mr. Allison asked the wishes of the Board. Mrs. Shovlin advised that she would like to opt out. Mr. Heffner commented that this use could be a tax benefit. He stated that he would like to opt in. Mr. Sechrist advised that he would prefer to opt in. Attorney Rausch noted that no action is necessary.
  - C. Mr. Allison advised that the Township has received an invitation to the Appreciation Dinner for Rescue Fire Co. No. 1 which will be held on January 20, 2017. All Board members stated that they will be attending.
  - D. Mr. Allison advised that the Township has received a request to sponsor the 2018 A Taste of York. He noted that the minimum sponsorship is \$1,500. It was the consensus of the Board to not sponsor the event.
  - E. Mr. Allison advised that the Township has received notification from Comcast that they will be having several channel changes.
5. Windsor Township Fire & Rescue Association – Jim Pritchard, Laurel Fire Company, was present. He stated that a check has been cut for the training fund that the Township is now going to handle. He gave the check to Mrs. Coble. He reported that there have been talks of a merger between Red Lion, Windsor, Yorkana and Felton fire companies. Meetings will start at the beginning of the year.
  - A. Mr. Heffner advised that the next Fire Chiefs meeting will be held on December 28th at Felton Fire Company.

6. York Area Regional Police Department - Corporal Boyce was present. He advised that he did not have anything to report. Mr. Heffner stated that he saw that there were 16 drug overdoses on their report. Corporal Boyce acknowledged that these incidents are on the uphill trend and is affecting all types of people. He commented that this area is centralized to many larger cities so the epidemic is hitting hard here.

Mrs. Shovlin advised that the Senate has passed a bill which includes the use of radar by local police forces. The Bill is now in the House. She stated that she is in favor of this Bill and has contacted local legislators and they are in favor as well. Corporal Boyce commented that it would be an effective tool for the Department.

7. Steve Olkowski - Red Lion Salvage - Update - Steve Olkowski provided a diagram of the site to the Board. He stated that he knows the Board had concerns regarding his property and is present to answer any questions.

Mrs. Shovlin stated that the Township has been trying to stay in contact with PennDEP because she is aware that he cannot move forward until they provide direction. She added that the letter that was sent to PennDOT was prompted by her because she was receiving complaints about debris being dragged onto Craley Road. She stated that she is aware that he has now been sweeping the road to correct this issue. She complimented Mr. Olkowski for taking an active approach with the situation.

Mr. Olkowski advised that PennDEP has been dealing with him directly and not copying the Township on all correspondence. He questioned what right the Township has to request this information. Mr. Allison advised that if he is not meeting specific requirements, the Township can revoke the Junkyard License that is issued to him. Mr. Olkowski asked if the Township checks on the other junkyards that are located in the Township. Mr. Allison stated that the Township does and that in one instance a junkyard was required to obtain additional approvals because there was work completed in a floodplain. Mrs. Shovlin commented that this has all come about after the fire and the Township wants to ensure that he is doing what he is permitted to do. Mr. Olkowski advised that he wants to be held to the same standards as others. Mrs. Shovlin stated that his property is along a main road which makes it visible. She asked that he continue to keep the Township up to date on his progress and correspondence he receives.

8. 2018 Proposed Budget - Mr. Heffner advised that the Proposed 2018 Budget is open for inspection. Mr. Allison reported that the Real Estate Tax is proposed to increase from .6 mills to .85 mills. This is due to the rising cost of public safety and stormwater requirements. Public safety accounts for 56% of the budget expenses and public works at 24%. The Fire Hydrant Tax millage rate will remain at .1 mills and the sewer bill rate will remain at \$112 per quarter. The Beaverson pump station elimination project is included in the budget and 2018 is the last year for the Pump Station Rehabilitation Plan. The last installment from Modern Landfill for the Community Center will be received in 2018. The budget is scheduled for adoption at the Board meeting on December 18th.

9. Solicitor:

- A. Taylor Estates, Phase II, Section A - Update - Attorney Rausch advised that Travelers, the surety company, is still reviewing the Agreement.

10. Township Engineer:

- A. Surety Reduction - Charles Rexroth Turkey Barns - Mr. Klinedinst advised that he has received a request for a surety reduction for the Charles Rexroth Turkey Barn project. He stated that he is recommending a release of \$132,323.25 which will leave a balance of \$88,285.88. On the motion of Dean Heffner seconded by Rodney Sechrist, the Board approved the surety reduction based on the recommendation of the Township Engineer. Motion carried. Three votes yes.

11. Public Works:

- A. Mr. Heffner advised that the Board has received the monthly report for November. There were no questions.
- B. Windsor Manor Pump Station elimination - Status Report No. 1 - Mr. Klinedinst advised that the Board has received a copy of Status Report No. 1. He stated that Rick Resh has been working on this project but he will be turning it over to Chris Kraft. Mr. Klinedinst advised that he has a few items for the Board to decide upon. He questioned if they would like a flow meter to be installed and if they would like full time inspectors on site. Mr. Heffner stated that he wants a full time inspector on site. Mr. Trout added that he feels that flow meters should be included to determine if the lines are adequate in Windsor Borough. Mr. Klinedinst noted that there is a firm that can monitor to determine the capacity of the lines. He added that this should be done during the wet season.

Mr. Allison questioned if the exhibits have been prepared for the right-of-ways. Mr. Kraft advised that this would not take place until next summer. Mr. Allison noted that the proposal stated that the Township will be responsible for removal of the station. He stated that in the past, this has been included in the bid for the contractor to complete. Mr. Trout stated that there are parts that they would like to keep as spares for other stations. Mr. Heffner advised that he would want the contractor to be responsible for the removal. He questioned what happens to the property. Mr. Trout stated that the Township will retain it for access purposes. Mr. Klinedinst advised that he will update the paperwork to have the demolition completed by the contractor.

- C. Delinquent Sewer Liens - Mr. Allison advised that the Board has received a list of the 10 properties with the highest amount of delinquent sewer fees. Mrs. Coble stated that currently there is approximately \$130,000 outstanding in sewer liens. On the motion of Rodney Sechrist seconded by Jo Anna Shovlin, the Board authorized Attorney Rausch to proceed on collecting on these properties. Motion carried. Three votes yes.
- D. Mr. Trout advised that the work has begun on the Beaverson pump station project. There are two crews that are working. Trees are being removed off Pond Drive.

- E. Mr. Heffner commented that the additional walking trail that was installed at Freysville Park looks nice.

12. Other Business:

- A. Mr. Heffner advised that the Board has received the Zoning Report for October. There were no questions.
- B. Mr. Heffner advised that the Board has received a copy of the Township Manager Report for October. There were no questions.
- C. Mr. Heffner advised that the Board has received a copy of the Animal Control Officer's Report for October. There were no questions.
- D. Electronics Recycling Event - Mr. Allison advised that approximately 60 skids of electronics were collected at the event. The next collection will be in April.
- E. Mr. Heffner advised that the meeting scheduled for December 4th will be cancelled.
- F. Investment Accounts - 2018 - Mrs. Coble advised that the Township has three investment accounts. Requests for proposals had been sent out and only Peoples Bank responded. They are offering a rate set at the 3 month T-Bill rate with a guaranteed floor rate of .70% APY. The accounts are currently at Peoples Bank. It was the consensus of the Board to accept the proposal.
- G. Mr. Heffner advised that the Reorganizational meeting will be held on Tuesday, January 2, 2018 at 6:00 p.m.
- H. Joseph & Kala Stasiak - Well Isolation Distance - Mr. Allison advised that Mr. and Mrs. Stasiak own the property at 640 Windsor Road. They need to replace their septic system and it will be located within 100' of their well. The property is connected to public water and the well is only used for things like watering flowers and washing cars. On the motion of Dean Heffner seconded by Rodney Sechrist, the Board approved the Agreement. Motion carried. Three votes yes.
- I. Site Improvement Agreement extensions - Taylor Estates, Phase I & Taylor Estates, Phase IV - Mr. Allison advised that the work is not complete in these developments and they are requesting a one year extension for their Site Improvement Agreements. On the motion of Dean Heffner seconded by Jo Anna Shovlin, the Board approved the extensions. Motion carried. Three votes yes.
- J. Terms expiring December 31, 2017 - Mr. Heffner advised that the Board has received a list of those whose terms will expire at the end of the year. It was the consensus to reappoint everyone if they wished to continue to serve.

K. Windsor Township Community Center Feasibility Study Update - Draft - Mr. Allison advised that the draft pulls information from the previous study but also provides updates. The Board has received a copy for review.

L. KENSINGTON - Baseball field - Additional discussion - Mr. Allison advised that Keystone Custom Homes has received their NPDES Permit. He asked the Board if they had opinions regarding the baseball field. He questioned if they would like to see it onsite or elsewhere. Mr. Heffner asked if they were planning to move forward with the development. Mr. Allison stated that he believes they are now that they have obtained their permit. He commented that Keystone Custom Homes knows that the field is going to be required and added that they will only be responsible for a dollar amount equal to the Recreational Fee that they would have paid. Mr. Heffner stated that he is concerned about the steep slopes on their site as well as on the land at the Public Works Building.

Mrs. Shovlin asked if there were any other sites that have been considered. Mr. Allison advised that staff had come up with a few potentials. He stated that he is still trying to contact the property owner adjacent to the Spring Valley property. He noted that Mr. Holweck still has the property off Ruppert Road. He added that a property with land adjoining the Public Works Building will also be going up for sale soon. He stated that this 10 acre property already has a large building on it. It had been listed for \$300,000 previously.

Mr. Heffner questioned the Manifold property on Windsor Road. Mr. Allison advised that they are asking a high dollar and it is not the best land.

It was the consensus of the Board to not have the baseball field on the Kensington property. Mr. Allison advised that he will continue to pursue other options.

M. Mrs. Shovlin advised that she does not believe an Executive Session is needed.

13. Unfinished Business - There was none.

14. Public Comment – Mr. Heffner noted that if speakers do not wish to have their address recorded, they must state this when speaking. There was none.

15. Supervisors Comments – Mr. Heffner asked the Board if they had any comments. Mr. Sechrist did not have any comments.

Mrs. Shovlin thanked the Highway Department for doing a great job collecting leaves and also for those who mulched at the York Area Regional Police Department building. She welcomed Hunter Nye to the Township staff. She thanked Mr. Sechrist and Bailey Coach for providing buses for veterans to travel to Washington D.C.

Mr. Heffner commented that he saw that the YARPD is looking to change their retirement funds to have 70% placed in stocks.

16. On the motion of Jo Anna Shovlin seconded by Rodney Sechrist, the bills were approved. Motion carried. Three votes yes.
17. The meeting of the Windsor Township Board of Supervisors adjourned at 7:10 p.m.

Respectfully submitted,

Dean L. Heffner  
Assistant Secretary/Treasurer

CITIZENS PRESENT

November 20, 2017

James Pritchard  
Christopher Kraft, P.E.  
Steve Olkowski  
Corporal Christopher Boyce

Laurel Fire Company  
C.S. Davidson, Inc.  
Red Lion Salvage  
York Area Regional Police Department