

WINDSOR TOWNSHIP BOARD OF SUPERVISORS  
September 17, 2012

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, Paul Smith, Rodney Sechrist, Attorney Charles Rausch, Michael Hess, Jennifer Gunnet, Jeremy Trout, Kipp Allison and Deanna Coble. See the attached list of citizens present.

2. The Pledge of Allegiance was recited.
3. On the motion of Paul Smith seconded by Rodney Sechrist, the minutes of the August 20, 2012 meeting were approved. Motion carried. Three votes yes.
4. The following items of correspondence were presented:
  - A. Mrs. Gunnet 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. Mrs. Gunnet advised that she has received notification that the York County Association of Townships of the Second Class will be holding their Annual Convention on Thursday, November 8<sup>th</sup> at the White Rose Room. She asked that the Board let her know if they will be attending the convention or the afternoon seminar on Personnel, Labor & Arbitration.
  - C. Mrs. Gunnet advised that she has received a letter from Robert Aketins regarding the United Nations initiated Agenda 21. The Board has received a copy of the letter.
  - D. Mrs. Gunnet advised that she has received a letter from Danette Laucks requesting “No Turn on Red” signage at the Freysville intersection and a reduced speed limit on Windsor and Freysville Roads. She stated that the Board had previously decided to hold off on making a decision on the “No Turn on Red” signage. She stated that the current speed limit on Freysville Road is 40 mph and 45 mph on Windsor Road. She commented that she does not believe that PennDOT would reduce the speed limit below 40 mph. Mrs. Gunnet noted that PennDOT would be responsible for a traffic study to change the speed limit and there would be no cost to the Township. The Board agreed to send the request to PennDOT.
  - E. Mrs. Gunnet advised that she has received a letter from the Red Lion Area Senior Center thanking the Township for their donation.
  - F. Mrs. Gunnet advised that she has received notification from Comcast that they will be adding channels.
  - G. Mrs. Gunnet advised that she has received a letter from the Red Lion Area School District advising that they have approved the exoneration for Real Estate Taxes for the Chapel View Pump Station. The Board has received a copy of the letter.

H. Mrs. Gunnet advised that she has received a letter from the Emanuel Lutheran Church, Freysville inviting those that were involved with the intersection improvements to their Appreciation and Dedication service on September 30<sup>th</sup>.

5. Windsor Township Fire & Rescue – Clifton Frederick of Yorkana Fire Company was present. He did not have anything to report.

A. Roof simulator update – There was no update.

B. Workmen’s Compensation Update – Felton, Yoe & Windsor Boroughs – Mrs. Gunnet advised that the Board has received copies of the letters received from Felton, Yoe and Windsor Boroughs. She stated that both Felton and Yoe approve a list but Windsor does not. Mr. Smith questioned the workers compensation claims for Windsor Borough. Mrs. Gunnet advised that there were 2 large claims, both of which were related to fire calls. She stated that this has caused them to be dropped by their insurance carrier and put on a high risk plan. Mr. Smith asked if the injuries could be due to a lack of training. Mrs. Gunnet advised that this was not the case.

6. York Area Regional Police Department – No one was present.

A. The Monthly Report for July is available for review.

7. **Dan Templeton – 2981 East Prospect Road – Sidewalks** – Dan Templeton advised that the Board had taken the matter of installation of sidewalks along East Prospect Road under advisement. He stated that he does not have an issue installing the walks if more development comes in. Mr. Smith stated that he feels that Mr. Templeton should be held to the requirement on the plan that notes that he must install the walks within 6 months of Township notification which he has already received. **On the motion of Paul Smith seconded Dean Heffner, the Board denied Mr. Templeton’s request for a time extension or exemption for the installation of sidewalks along East Prospect Road. Motion carried. Two votes yes. Mr. Sechrist voted no.**

Mr. Templeton noted that he has been making progress with the startup of his businesses and has resolved the issues with the signage but the sidewalks are going to be a large expense and he may not be able to borrow money for that type of project. He stated that he would like to have a time extension for the installation. Mr. Smith advised that he had been notified by the Township that the sidewalks needed to be installed over a year ago. Mr. Templeton commented that he is disappointed with the Board’s decision.

8. **Sewer connection – Freysville Road property owners: Palmer & Cynthia Ropp and Audie & Mary Roth** – Mrs. Gunnet advised that both the Ropps and the Roths were sent information from York County’s Sewer Hookup Program. She stated that the Ropps qualify for the program and have paid for their sewer permit and have submitted an application to the County. They are waiting for their approval and for the project to move forward. She noted that they will need a time extension as they will not be able to make the connection prior to the October 15<sup>th</sup> deadline.

Mr. Roth advised that he contacted the County regarding the program and was informed that he does not qualify. He asked the Board if they would grant him a time extension. He stated that he will do the work as soon as possible but it is not financially feasible right now. Mr. Smith asked what kind of timeframe he was asking for. Mr. Roth stated that he was hoping for a few years. Mr. Sechrist asked him how long he has owned the property. Mr. Roth advised that he has owned it for approximately 8 years. Mr. Smith advised that he is agreeable to granting an extension. There was discussion on what steps would need to be taken to ensure the project was moving forward. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board granted a one year extension for the Roths. Motion carried. Three votes yes. Motion carried. Three votes yes.**

**On the motion of Paul Smith seconded by Rodney Sechrist, the Board granted a one year extension to the Ropps for the connection to public sewer. Motion carried. Three votes yes.**

9. Phil Holloway – Chapelwood Estates detention pond – Mrs. Gunnet advised that Mr. Holloway will not be attending the meeting.
10. Attorney Stacey MacNeal – Proposed rezoning for Albert Howard properties – Attorney MacNeal advised that they were present at the last meeting regarding the proposed rezoning of the Howard properties. She reminded the Board that the Albert Howard family owns approximately 155 acres between Freysville Road and East Prospect Road which is currently zoned R-1 and is proposed to be rezoned to R-R. She stated that they are requesting that the properties be zoned R-1 as she feels the location of the property is best suited for this zoning. She explained that the properties are surrounded by residential development in both Windsor and Springettsbury Townships, have access to public water and sewer and the site has a wonderful road network around it. Attorney MacNeal advised that her clients do have a sketch plan prepared by James Holley and Associates which has been submitted to Mr. Hess and Mr. Allison. She noted that the next step for her clients would be to have these plans reviewed if the zoning would be changed to R-R. However, that is not their preference. She added that she would answer any questions that the Board has.

Mr. Heffner advised that he has reviewed the list of subdivision plans listed on the Planning Commission agenda and estimates that there are 485 proposed lots to be created. He added that there are approximately 400 lots that have been approved but are not built upon yet. Based on this information, he stated that he is in favor of rezoning the lots to R-R. **On the motion of Dean Heffner seconded by Rodney Sechrist, the Board denied the request to keep the Howard properties zoned R-1. Motion carried. Two votes yes. Mr. Smith voted no.**

Attorney MacNeal thanked the Board for their time.

11. Solicitor:
  - A. **Brookfield & Rockledge Settlement Agreement** – Attorney Baranski advised the Settlement Agreement has been forwarded to the developer for Brookfield and Rockledge but the signed copy has not been received yet. He advised that the Board needs to approve the Agreement which reduces each engineering invoice by \$1,000.50. **On the motion of Paul Smith seconded by Rodney Sechrist, the Board approved the Agreement. Motion carried. Three votes yes.**

12. Township Engineer:

- A. **Kendale force main bid results** – Mr. Hess advised that the low bidder for the Kendale Force Main project is Abel Construction in the amount of \$176,586. Mrs. Gunnet noted that the bid results are attached to the Board’s agenda. Mr. Hess stated that he has reviewed the bid and everything is in accordance with the contract documents. Mr. Trout added that the Township has a good working relationship with Abel as they do emergency repairs for the Township. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board awarded the bid to the low bidder. Motion carried. Three votes yes.**

Mrs. Gunnet questioned if the work will be completed in 2012. Mr. Hess advised that it will.

13. Public Works:

- A. Mr. Heffner advised that the Board has received the Monthly Report for September. There were no questions.
- B. **Feasibility Study – Elimination of Beaverson Pump Station** – Mrs. Gunnet advised that the Board has a copy of the Feasibility Study. She noted that Springettsbury Township would like to take over ownership of the interceptor upon completion. She stated that once the Zoning Ordinance is adopted, the study will be updated as the rezoning of properties will have an impact on the number of EDUs that would flow to the Beaverson pump station which would in turn have less of an impact on the sewer system.
- C. **Propane bid results** – Mrs. Gunnet advised that the bid results are attached to the Board’s agenda. The low bidder is **Atlantic Coast Energy**. They are located in Fleetwood which is north of Reading. She stated that she called to make sure the company was aware that they were submitting a bid for the Windsor Township in York County and not Berks County. They stated that they were aware and that the Township is in their normal delivery area. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board awarded the bid to the low bidder. Motion carried. Three votes yes.**

14. Other Business:

- A. Mr. Heffner advised that the Board has received the Township Manager Report for August. There were no questions.
- B. Mr. Heffner advised that the Board has received the Zoning Report for August. There were no questions.
- C. Mr. Heffner advised that the Board has received the Dog Officer Report for August. There were no questions.

Mrs. Gunnet noted that the contract for 2013 has been received. There will not be an increase. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board approved the 2013 Contract with Hemler Animal Control. Motion carried. Three votes yes.**

- D. **Yoe Ambulance – Box alarm changes in Yorkana Fire Company Area** – Mrs. Gunnet advised that Yoe Ambulance has been working with the Yorkana Fire Company on their box alarms. Some emergency service units have been moved to new locations and others eliminated. Because the box alarms are located in Windsor Township, the Board must approve the changes. **On the motion of Rodney Sechrist seconded by Paul Smith, the Board approved the box alarm changes. Motion carried. Three votes yes.**
- E. **Minimum Municipal Obligation for 2013 – Municipal Pension & Police Pension plans** – Mrs. Gunnet advised that every September the Minimum Municipal Obligation for the Police and Municipal Pension Plans need to be presented to the Board. She stated that there is a \$0 balance for the Police Pension as there are no active members. She stated that the Municipal Pension will be \$1,126 more than in 2012. No action is needed.

15. Unfinished Business:

- A. **Panorama Hills Pump Station** – Mrs. Gunnet advised that Attorney Rausch and Mr. Holweck are working on obtaining right-of-ways and will have a report for the Board in October.
- B. **Sewer Rate Study – Discussion** – Mr. Smith questioned the total figure for the necessary improvements. After calculating figures based on the study, Mrs. Gunnet determined that the cost would be based on \$1,610,000 per year for 7 years. This is a combined total per year for capital purchases and regular maintenance such as lining and televising. Mr. Smith asked what the proposed rate increase would be based on a 7 year rehab plan. Mrs. Gunnet advised that it would be approximately \$54 per EDU. Based on the current billing, this would result in an additional \$320,000 per quarter. She noted that the Township does not receive 100% payment on the bills.

Mr. Smith questioned what the cost is for the Township's reserve capacity. Mrs. Gunnet advised that it is not a flat rate. It is determined through specific calculations some of which is based on flow meters. She stated that she believes that the Township has between 2,500 and 3,000 EDUs remaining.

There was discussion on some of the proposed repairs. Mr. Heffner questioned the necessity for wireless dialers. Mrs. Gunnet noted that the older dialers will eventually not work with newer technology. Mr. Trout explained that when one of the dialers needs to be replaced, it is being upgraded. Mr. Heffner asked Mr. Trout if he had considered Smith Loveless for some of the wet wells. Mr. Trout commented that the wet wells are not the correct diameter for this to work. He added that he believes it would be more costly to retrofit the wet wells. Mr. Hess noted that some of the repairs are smaller in cost but it is more cost effective to make them in conjunction with a generator replacement.

C. Christensen Road – Mrs. Gunnet advised that East Prospect Road is now open so hopefully there will not be as much traffic using Christensen Road. She asked the Board if they wanted to pursue making the road one way. **On the motion of Dean Heffner seconded by Rodney Sechrist, the Board agreed to keep the road with two way traffic. Motion carried. Three votes yes.**

16. 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.

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

Mr. Smith asked Mrs. Gunnet if she had heard from any of the fire companies regarding their contract. She stated that she has not. He suggested that a letter be sent to the Association for a negotiation session which could be held before a Fire Chief's meeting.

Mr. Heffner did not have any comments.

18. On the motion of Paul Smith seconded by Rodney Sechrist, the bills were approved. Motion carried. Three votes yes.

19. The meeting of the Windsor Township Board of Supervisors recessed at 7:10 p.m. until Monday, October 1, 2012 at 8:30 a.m. at the Administrative Office for a Pre-Budget Workshop.

Respectfully submitted,

Jennifer L. Gunnet  
Secretary

CITIZENS PRESENT  
September 17, 2012

Vera Miller	
Audie Roth	3100 Freysville Road Red Lion PA
Charles Silar	1500 Windsor Road Red Lion PA
Kathy Kerchner	3067 East Prospect Road York PA
Licia Lehman	379 Wire Road York PA
Dan Templeton	3775 Rimrock Road York PA
Greg Howard	260 Country By Way York PA
Stacey MacNeal	345 E. Market Street York PA
Albert Howard	75 County By Way York PA
Mike Nazmack	4904 Libhart Mill Road Hellam PA
Keith Howard	
Clifton Frederick	Yorkana Fire Company