

**Chanceford Township, York County
Board of Supervisors Monthly Meeting**

MEETING DATE AND TIME: November 13, 2023 7:00 p.m.

Eric Bacon opened the Chanceford Township Board of Supervisors meeting at 7:00 p.m. in the Community Building, 33 Muddy Creek Forks Rd., Brogue, PA. He led those in attendance in the pledge to the flag.

Members present: Eric Bacon Chairman, Vice-Chairman Kent Heffner, Bradley Smith

Others present: Attorney Tim Bupp, Grant Anderson Engineer

APPROVAL OF MINUTES:

Bradley Smith made a motion to approve the minutes from the Board of Supervisors meeting on October 9, 2023 as written. Seconded by, Kent Heffner motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Ron Witmer stated in October there were 18 calls in the Township, 11 were medical. Upcoming coffee fundraiser, Sunday with Santa, Pork and Sauerkraut. Soup sale went well.

ALLIANCE FIRE & RESCUE SERVICES:

Tyler Burkins stated in October there were a total of 7 calls in the Township, 5 were medical. Craft/vendor show went well. Volunteer Relief has merged under Leo.

Eric Bacon requested more information regarding the Workman's Comp payment request of \$2321.80.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

John Eaton stated in September there were a total of 139 calls, 39 calls in the Township, received mutual aide 7 times, gave a mutual aide 21 times. Staffing- they have 3 open positions. Background checks are taking over 6 months, which cost them 2 potential employees.

YORK ENERGY STORAGE: (Cuff's Run)

No updates

BUILDING CODE / ZONING REPORT:

None

PUBLIC COMMENT:

Seth Knisley at 1170 Pleasant Grove Road, has concerns regarding the property at 565 Bacon Road and the installation of a Bio Pit. Tim Bupp has contacted property owner and their representative, and made them aware that they must apply for permits thru the Township. South Penn Code has sent a notice to the property owner. Mr. Knisley is concerned about his property

which is below the pit, he spoke to DEP and they have not approved a permit for the Bio Pit. Per the conversation with the property owner and Tim Bupp and Grant Anderson, they are the process of Federal and State compliance for permits.

SUBMISSION/LAND DEVELOPMENT PLANS:

LWCF Conversion for New Bridgeville Rec Field

Last month, Board authorized SDC to proceed with Subdivision Plan preparation. The plan was submitted to the York County Planning Commission for review and discussed the concept with the Planning Commission. YCPC and South Penn Code waived review fees. SPCC completed soil testing and signed the Non-Building Declaration. The Subdivision plans were reviewed with the New Bridgeville Fire Company and signed by their President.

Bradley Smith made a motion to approve the Subdivision plan for the New Bridgeville Fire Company. Seconded by, Kent Heffner motion carried unanimously.

Bradley Smith made a motion to complete the transaction in the amount of \$125,000.00 payable to the New Bridgeville Fire Company. Seconded by, Kent Heffner motion carried unanimously. Settlement was scheduled for Friday, Nov 17th at 8:30.

Stephen Beiler SWM Site Plan

Sonny Albright from Team Ag was present to discuss the SWM plan for Stephen Beiler

The General NPDES Permit Application was withdrawn from the YCCD. A new Individual NPDES Permit application was submitted. An updated SWM Plan was submitted with 2 waiver requests.

Bradley Smith made a motion to approve the following waiver requests:

Section 308.C.1.c – Ordinance requires 4:1 Basin Side Slopes

- Proposing 3:1 slopes and slope stabilization
- A steep slope seed mix has been proposed

Section 308.C.1.f – Ordinance requires concrete level spreader at basin outfall

- Proposing rip-rap outfall aprons and channels to wetlands

Seconded by, Kent Heffner motioned carried unanimously.

Bradley Smith made a motion to conditionally approve the Stephen Beiler Storm Water Management Plan with the following outstanding conditions:

1. Posting a Bond in the amount of \$148, 618.74
2. Providing a copy of the NPDES Permit
3. Owner Signing the Plan
4. Executing O&M Agreement
5. Payment of Fees

Seconded by, Kent Heffner motioned carried unanimously

David Black and Amber Froman – SWM Site Plan

Plan submitted proposing mobile home and reducing parking lot to two 10 ft. wide driveways. Previously approve parking lot area will be returned to lawn area. A Minor Modification was approved by the YCCD. An updated SWM Plan was submitted with 2 waiver requests:

Bradley Smith made a motion to waive the following waiver request:

Section 308.C.1.c – Ordinance requires 4:1 Basin Side Slopes

- Proposing 3:1 slopes and slope stabilization
- A steep slope seed mix has been proposed; however, there will be modification requested.

Seconded by, Kent Heffner motion carried unanimously.

Eric Bacon made a motion to deny the following waiver request:

Section 401.E.19 – Accurate Survey to show current existing conditions.

- An accurate survey will be required at some point in the project. Applicant is proposing to postpone to end of the project.
- SDC believes an accurate survey is required to confirm proposed improvements are consistent with the ordinance and minimize issues during construction.

Seconded by, Kent Heffner motion carried unanimously.

An accurate site survey is needed

David Black asked about the surety bond and escrow agreement and permits, if they sign the escrow agreement and post the \$218,000.00 bond will the permits be released? Tim Bupp stated once the Township receives the signed escrow agreement and funds, the permits can be released. Requests for reductions in the bond amount will need to be approved at a Supervisor meeting.

Tod Klunk - SWM Site Plan (522 Runkle Road)

Plan submitted proposing a new 60’ x 130’ pole barn in the area of an existing concrete pad and gravel driveway. SWM Control measures include two (2) subsurface seepage pits. An updated plan was resubmitted with 1 waiver request:

The Supervisors agreed they do not want the seepage pit in the Township set back.

Kent Heffner made a motion to deny the following waiver request and to keep the subsurface stone bed out of the Township set back:

Section 301.L – To allow one of the subsurface stone beds to encroach into the front yard setback area.

Seconded by, Bradley Smith motion carried unanimously.

Tarry Bratton – 2061 Burkholder Road - Waiting for Penn DOT approval.

Jacob Stoltzfus Final Subdivision Plan – waiting for a request to reduction the Surety.

Rutter’s Preliminary / Final Land Development Plan– Developer Agreement and the Storm Water Maintenance Agreement have been signed and ready for BOS signatures. Rutter’s informed Twp that the existing Basin Reconstruction is complete.

ENGINEER’S REPORT:

Zoning Ordinance Updates – waiting for York County Planning Commission to review at the December 19th meeting.

MULA GROUP/ BUILDING RENOVATION:

Site Design Concepts will provide a budget for Site Plans to be used by Mula in the overall budgeting.

RACP application will be sent in by November 20th

Bradley Smith stated his concerns regarding the funding status, and tracking and control of the expenses.

Will schedule Dustin from D&B Broadband to quote removal and reinstall of cameras for remodel.

Kent Heffner will check to see if wire running from old building to new building is being used by the EMS.

ROADMASTER’S REPORT:

Kent Heffner gave the following report:

The Recreation areas at the ball fields have been drained and winterized.

Paver and rollers have been cleaned and gone over and placed inside.

The road crew has been grading, adding stone and rolling dirt roads.

They dug probe and perk holes for the fire company subdivision. Keith Hunnings was scheduled to perk it on Friday.

All the roads that were surface treated were swept.

The road crew has been scraping and blasting rust and repainting truck frames and body parts.

Equipment Update:

Broom has been repaired and is working fine.

The 99 Mack dump had a rust hole in the oil pan, a stainless steel pan was ordered and installed. With the help of Lower Windsor Township who offered lift to help install the pan.

The boom mower has a cracked hydraulic valve; parts have been ordered to repair it.

A plow has been ordered from Stephenson Equipment cost of \$18460.32.

There has been a price increase of \$5912.85 for the Massey Tractor. Kent Heffner made a motion to sign the agreement for the 2023 Massey Ferguson 5711D 4X4 Tractor for the amount of \$100,168.00. Seconded by, Bradley Smith motion carried unanimously. The new tractor and boom mower is expected by year end.

SOLICITOR'S REPORT:

Resolution to advertise the Zoning Ordinance updates, will be in January 2024.

Kent Heffner made a motion to authorize Bradley Smith to sign the documents for the New Bridgeville Fire Company settlement. Seconded by, Eric Bacon motion carried unanimously.

Tim Bupp provided clarification regarding the use of the Recreation Fees.

The Elected Auditors asked for a clearer motion regarding the Road Master's salary increase.

Bradley Smith made a motion to clarify the recommended increase to the Road Master's salary at the August 14, 2023 Supervisors meeting, the recommended increase is 7 ½ % (\$2.00 per hour) for the Road Master. Seconded by, Eric Bacon motion carried. Kent Heffner abstained.

Bradley Smith made a motion to advertise the intent to appoint a firm of certified or competent public accountants to review the tax collector, recreation accounts, along with general funds accounts as set forth in Section 917(b)(2) of the Second Class Township Code for the 2023 fiscal year at a Board of Supervisors meeting to be held on December 11, 2023. Seconded by, Eric Bacon motion carried unanimously.

RJ Hall reviewed the current municipal contribution rate of 10% for the non-uniformed pension plan and recommends increasing the municipal contribution rate to 11% based on the available State funding. Bradley Smith made a motion to advertise the 1% increase municipal contribution rate to be adopted. Seconded by, Eric Bacon motion carried. Kent Heffner abstained.

PUBLIC COMMENT:

Horace Smith received a notice from Assessment office regarding a property he purchased. The Board stated appeals are held at the Assessment office.

Bruce Miller from the Brogue Lions Club wanted to make the Supervisors aware of a situation with their recent permit application for the Lions Park. The cost of the building permit was \$3189.50, and they were told because they are a non-profit the fees would be waived and returned. To date the Lions club only received \$1000.00 back and they had to wait 3 weeks for an inspection.

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

Bradley Smith made a motion to advertise the 2024 Budget. Seconded by, Kent Heffner motioned carried unanimously.

Bradley Smith made a motion to advertise the 2024 Meeting dates. Seconded by, Kent Heffner motion carried unanimously.

Request to update the form for Dictating Fire and EMS responses with in Chanceford Township for 2024.

APPROVAL OF BILLS:

Bradley Smith made the motion approve the payment of all of the bills in the manner approved by law. Seconded by, Kent Heffner motion carried.

ADJOURNMENT:

Bradley Smith made the motion to adjourn the meeting. Seconded by, Kent Heffner the meeting adjourned at 9:55 pm.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer