

**JACKSON TOWNSHIP, YORK COUNTY
BOARD OF SUPERVISORS MINUTES
MARCH 2, 2021**

A. CALL TO ORDER:

The regular monthly meeting of the Board of Supervisors of Jackson Township was held on March 2, 2021 in the municipal building. The meeting was called to order by Chairman Holmes at 7:00 P.M. The pledge to the flag was led by Devon Kirby of Boy Scout Troop 30. Other's present were Supervisors Emily Miller and David Brown, Township Solicitor David Jones, Township Engineer Jeff Shue, Manager Florence Ford, Secretary Linda Eaton and four persons in the audience.

B. RECESS FOR PUBLIC HEARING:

Chairman Holmes called for a recess at 7:01 PM for a public hearing to consider a Local Economic Revitalization Tax Assistance (LERTA) request from NorthPoint Development/NP Briarwood, LLC for the property located on Commerce Drive.

Applicant's Presentation:

Brent Miles of NorthPoint Development located in Kansas City, Kansas and Brian Stahl, General Counsel for NorthPoint presented the Board with a Tax Impact Analysis of tax revenue the Township would receive with the LERTA approval. Within the analysis was an Abatement Schedule the developers have proposed.

The Board had the following questions for the developer:

What criteria are you using to request the LERTA?

Brian Stahl – Economically and socially undesirable land uses and Excessive land coverage.

What impact will this development in Jackson Township have on the EMS/Fire/Police/Public Works Crew?

Brent Miles/Brian Stahl – Minimal, we are upgrading the area at a cost of approximately \$3,750,000.00 (Electricity \$2,000,000, Public Sewer \$500,000, Pipeline \$500,000, and Road Improvements \$750,000).

If you do not develop this property in Jackson Township, York County, Pennsylvania you indicated you have property in Columbus, OH where you would develop the warehouse facility. What tax breaks would you receive in Columbus?

Brent Miles – Payment of \$0 for 15 years.

Do we need to act on the LERTA Designation?

Brent Miles – Yes, action must be taken by the Township before proceeding to the school district.

What is the fairness between granting LERTA to a large business in comparison to a small business?

Brent Miles – The tax revenue you will receive.

What is the expected duration of the Company?

Brent Miles – We don't know how long a company will occupy the space. We don't run the companies; we only lease the space to them. We are considered their Landlord. The company planning to lease the facilities on Commerce Drive is expected to employ 700/1000 people. In past experiences, companies seem to lease a facility for 7/10 years with all probability being even longer.

Solicitor Jones advised the Board with the LERTA Act encourages Commercial and Industrial development within the Township. The Township also has the capability of Designating properties within the municipality that may be benefit being identified as a LERTA zone and eliminating the need to request the LERTA Act.

B. RECESS FOR PUBLIC HEARING: Continued

Chairman Holmes asked Solicitor Jones what the criteria for granting LERTA on this property would be. Solicitor Jones advised it would be the Excessive land coverage & Economically and socially undesirable land uses.

With no further questions or additional comments on the LERTA Act, Chairman Holmes closed the hearing at 7:38 PM.

C. RECONVENE:

Following the Public Hearing to consider a LERTA request from NorthPoint Development/NP Briarwood, LLC for the property located on Commerce Drive, Chairman Holmes reconvened the meeting at 7:39 PM.

D. PRESENTATION/PUBLIC COMMENT:

There were no public comments.

E. APPROVAL OF MINUTES:

The meeting minutes of February 2, 2021 were approved on a Brown/Miller motion. Motion carried 3-0.

F. FINANCIAL REPORTS:

The February 2021 monthly financial reports were accepted on a Miller/Brown motion. Motion carried 3-0.

G. APPROVAL OF BILLS:

All bills were approved for payment on a Brown/Miller motion. Motion carried 3-0.

H. OPENING/AWARDING OF BIDS:

1. The Sunset Road Bridge repair bids were opened February 16, 2021. Jeff Shue reviewed the bid results and recommended the low bid for the Board's approval. On a Miller/Brown motion, carried 3-0, the low bid was awarded to Clear View Excavation, Inc. (\$95,510.00). Jeff will present a change order for the Clear View Excavation contract at the April meeting. The change order will remove the milling of the approaches to the bridge, bituminous over-layer and the guide rail from the original contract. This work will be done through the annual township road maintenance contracts.

2. The Board gave authorization to C.S. Davidson to advertise the bids for the Little Creek Stream Restoration Phase 2 Construction Project on a Miller/Brown motion. Motion carried 3-0.

I. SUBDIVISION/LAND DEVELOPMENT PLANS FOR ACTION:

There were no plans for action.

J. OLD BUSINESS:

1. The traffic study for the stop sign locations at Chami Drive/Pleasant View Drive-Village Drive intersection was received from the Transportation Resource Group, Inc (TRG). Based upon the traffic and engineering study it has been warranted by TRG that the two-way stop control should be reversed at this intersection. The Board has approved the recommendation from TRG to reverse the stop signs from Chami Drive to Pleasant View Drive & Village Drive, follow the Stop Sign Transition Procedures within the study and revise the Vehicle and Traffic Ordinance as required on a Brown/Miller motion. Motion carried 3-0.

K. NEW BUSINESS:

1. Resolution 02-21 Awarding LERTA to NorthPoint Development/NP Briarwood, LLC due to the updating of infrastructure for properties located along Commerce Drive on a Miller/Brown motion. Motion carried 2-1. Brown opposed.
2. The Board approved Devon Kirby's request to build a Gaga ball pit at the Little Creek Community Park for his Eagle Scout project. Devon must build the pit and fund all materials needed to build his project on a Brown/Miller motion. Motion carried 3-0. The Board informed Devon they would give him a letter of support from the Township and advise him of local business to contact that may donate funding for his project.
3. The Board approved the Spring Grove Regional Parks & Recreation's (SGRPR) request to place a memorial plaque for Arlene Miller on an existing park bench at the Little Creek Community Park on a Brown/Miller motion. Motion carried 3-0.

L. SUPERVISOR'S REPORT:

Emily Miller attended the Spring Grove Regional Parks & Recreation Center's (SGRPRC) meeting. The Rec Board asked if the Township would like parks/rec to run the 2021 Little Creek Golf Course season. Emily advised the opening date request, hours of operation, fees, and management agreement with the SGRPRC for 2021 were approved at the February 2, 2021 Jackson Township Board of Supervisors meeting.

Emily reported Kate of the SGRPRC attended the regular partners meeting of the Roth's Church Road Collaborative Project.

The SGRPRC is planning a Summer Camp for 2021. The Center must have 21 participants for summer camp this year or the event will be canceled. The Center's PPE funding has been applied toward the child-care program.

Emily indicated the Glatfelter Library may want to use the pavilion at the Little Creek Community Park for an upcoming event in 2021. The Board said the library should contact Kate at the SGRPRC who schedules all rentals for the park facilities.

Emily reported the Northern York County Regional Police Department (NYCRPD) presented a "Black Lives Matter" presentation via zoom to the students/teachers in the Dover School District. Emily said the presentation was well done.

L. SUPERVISOR'S REPORT: Continued

Dave Brown reported on the following:

The Windy Hill Senior Center is open with limited in person programs. The Center is preparing income tax returns for members on Fridays by appointment during the tax season. The SGRPRC and Windy Hill Senior Center are both located at 1472 Roth's Church Road. Both Centers will be holding a joint food truck event to be held at the Little Creek Community Park on April 9, 2021. The Senior Center will be part of the "Give Local York" event scheduled for May 7, 2021. The Senior Center has the following events scheduled: A "Yard Sale" on June 4, 2021 and a "Vendor Fair" on June 24, 2021. The Senior Center received a grant from the Hanover Rotary Club which was used to purchase a commercial freezer for use at the Center.

Dave attended the Hanover Trolley Trail meeting on February 26, 2021. Gwen Loose of the York County Rail Trail Authority reported property was purchased in Bair Station for the development of a parking lot for the rail trail riders and walkers.

Dave attended the Northern York County Regional Police Commission Board meeting held February 16, 2021. Reporting the call volume year-to-date is down 11.74%.

Mark Thomas of the Thomasville Airport located along Route 30 has approved the lease of space to the Spring Grove EMS.

Jon Holmes attended the Spring Grove Scholarship Foundation (SGSF) meeting on February 9, 2021. The SGSF will be holding a golf outing scheduled for August 7, 2021. A save the date notice will be on the SGSF website.

M. ENGINEER'S REPORT:

Jeff highlighted the following in addition to his written report:

Jeff received copies of emails pertaining to the water issue on the walking trail at the Little Creek Community Park. Jeff and Shane will be working to correct this issue so the next time we have a heavy rain event water will not cover the walking trail.

The Pahagaco Hills development bond will be discussed under the Solicitor's report.

Jeff had a meeting with the Warehaus engineers on the Briarwood property development Friday, February 26, 2021. Jeff advised when the outside regulatory plans are closer to being approved, then the plans will be brought to the Board of Supervisors for approval. No plans as of March 2, 2021.

N. SOLICITOR'S REPORT:

1. Dave informed the Board that Pahagaco Hills development has been sold to new owners. Dave asked the Board to consider authorizing the transferring of the bond to the new ownership. The Board approved the transfer on a Miller/Brown motion. Motion carried 3-0.

Dave will be attending a hearing with Ray Dietrich, Zoning Officer at District Justice Reilly's office located on Walters Hatchery Road Monday, March 8, 2021. The Hearing is a civil complaint that was filed against the property owner of 2005 RT 116 for not adhering to zoning codes.

Dave advised Stock and Leader will be holding a Municipal 201 seminar via Zoom invite March 24, 2021 at 5:30 PM.

Dave and Flo did a zoom presentation on Local Government for Supervisor Miller's school students.

O. MANAGER'S REPORT:

Manager Ford highlighted in addition to her written report the following:
Shane and Flo will be meeting with Penn DOT and the county regarding the Route 234/Biesecker Road intersection.

The Liquid Fuels allocation was received March 1, 2021. Funds received were \$8,000.00 more than anticipated.

- 1.2. The PSATS Conference for April 18 – 21, 2021 in Hershey, PA has been cancelled again for 2021. No voting delegate for Jackson Township will be needed. PSATS will be offering a \$99.00 Virtual Conference Workshop Pass to attend the 2021 conference workshops. Board members interested should contact Flo.
3. The Jackson Township March Road Tour was cancelled for 2021 due to COVID.
4. The spring clean-up date is scheduled for the week of May 10, 2021. Same guidelines will be followed as the fall leave pick-up.
5. The Board authorized Kate and Flo to pick tentative dates for the ribbon cutting at the Little Creek Community Park. Present dates to the Board for their approval.

The Board authorized Manager Ford to go out for bids on the 2022 Jackson Township trash contract.

P. EXECUTIVE SESSION:

No executive session was needed.

Q. ADJOURNMENT:

With no further business to transact, the meeting was adjourned at 8:40 PM on Miller/Brown motion. Motion carried 3-0.

Respectfully submitted,
Linda A. Eaton
Linda A. Eaton, Secretary

