

**JACKSON TOWNSHIP, YORK COUNTY  
BOARD OF SUPERVISORS MINUTES  
OCTOBER 5, 2021**

**A. CALL TO ORDER:**

The regular monthly meeting of the Board of Supervisors of Jackson Township was held on October 5, 2021 in the municipal building. The meeting was called to order by Chairman Holmes at 7:00 PM followed by the pledge to the flag. Others present were Supervisors Emily Miller, David Brown, Township Solicitor David Jones, Township Engineer Jeff Shue, Manager Florence Ford, Secretary Linda Eaton and fifteen persons in the audience.

**B. PRESENTATION/PUBLIC COMMENT:**

1. Alyssa Barshinger of the Glatfelter Memorial Library thanked the Board for their support in 2021. The Board was presented with flyers of statistics and services the library provides. Alyssa informed the Board the Glatfelter Memorial Library will celebrate 30 years of service at the 101 Glenview Road location in 2022. A request to the Board was to consider a \$11,160.00 donation in the 2022 budget for the Glatfelter Memorial Library.
2. Kate King and Betty Stein of the Spring Grove Regional Parks & Recreation Center (SGRPRC) reviewed the center's 2022 proposed budget with the Board. The contribution rate increase for 2022 is \$.25 (\$6.50 for 2021 to \$6.75 for 2022) which is within the guideline of the Intergovernmental Agreement. Kate thanked the Board for the support they received in 2021 and asked for their continued support in 2022.
3. Tammy Miller of the Windy Hill Senior Center reviewed the center's budget and presented the Board with the Center's October newsletter and a sheet of statistics and outlines of the Covid-19 response during their 2020-21 fiscal year. Tammy extended the center's appreciation for the support they received from the Board in 2021 and asked for their continued support in 2022.
4. Tammy Miller and Kate King updated the Board on The Roth's Church Road Community Partnership project. The partnership now has a website [www.rothschurchroadcp.org](http://www.rothschurchroadcp.org). Approximate cost for this project will be \$8.7 million dollars. The partnership has applied to the State for the Redevelopment Assistant Capital Program (RACP) grant.

**C. APPROVAL OF MINUTES:**

Chairman Holmes noted the following correction to the September 7, 2021 meeting minutes under J. Jon reported the following: "August 17 AM" should be "August 17".

The meeting minutes of September 7, 2021 were approved as corrected on a Miller/Brown motion. Motion carried 3-0.

**D. FINANCIAL REPORTS:**

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

**E. APPROVAL OF BILLS:**

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

**F. OPENING/AWARDING OF BIDS:**

The Township's Municipal Waste and Recycling Collection bids were opened on September 28, 2021 and Manager Ford gave the low bid results for the Board's approval. Flo noted two bids were received. On a Miller/Brown motion, Penn Waste was awarded the Municipal Waste and Recycling Collection Contract for a term of five years beginning January 1, 2022 and ending December 31, 2026. Motion carried 3-0. The pricing is as follows:

- 2022 Annual basic service price with contractor-supplied refuse containers is \$271.32.  
2022 Low volume bag option (18 bag/year minimum) is \$8.80/bag.
- 2023 Annual basic service price with contractor-supplied refuse containers is \$284.88.  
2023 Low volume bag option (18 bag/year minimum) is \$9.30/bag.
- 2024 Annual basic service price with contractor-supplied refuse containers is \$299.16.  
2024 Low volume bag option (18 bag/year minimum) is \$9.80/bag.
- 2025 Annual basic service price with contractor-supplied refuse containers is \$314.04.  
2025 Low volume bag option (18 bag/year minimum) is \$10.30/bag.
- 2026 Annual basic service price with contractor-supplied refuse containers is \$329.76.  
2026 Low volume bag option (18 bag/year minimum) is \$10.80/bag.

**G. SUBDIVISION/LAND DEVELOPMENT PLANS FOR ACTION:**

Brian Stahl of Northpoint Development and Bill Rearden of Bohler Engineering addressed the Board to consider a "conditional approval" of the Final Land Development Plan for N.P. Briarwood, LLC Fulfillment Center (a.k.a. Bowman Road Warehouse). The Jackson Township Planning Commission recommended approval of the applicant's waivers requested as well as "conditional approval" of the Final Land Development Plan.

- The following waivers were requested:
  - a. Modification of §107-10(L) – to allow stormwater facilities within building setbacks for Stormwater Basins #1 and #3.
  - b. Modification of §107-13.A.1 – to allow the site to increase the volume between pre- and post-development conditions.
  - c. Modification of §113-29 – to not provide a Preliminary Development Plan.

The Board approved the requested waivers on a Brown/Miller motion. Motion carried 3-0.

There was much discussion over the Final Land Development Plans that were submitted. There was public comment received from Christopher Brey of 504 Bowman Road. Mr. Brey asked where the sanitary sewer lines would be located? Would there be improvements to the Bowman Road\ East Berlin Road intersection? Jeff Shue advised Mr. Brey that the sewer lines would connect at the Route 30 Pump Station. The Bowman Road/East Berlin Road intersection will be realigned according to the plans submitted. Chief Dunham advised the Board the applicant has complied with Emergency Services on the plan.

1. The Board gave conditional approval for the Final Land Development Plan of the N.P. Briarwood, LLC Fulfillment Center pending all administrative issues be in compliance with the engineer's review letter of September 13, 2021 and other issues that may not be addressed in the engineer's letter on a Miller/Brown motion. Motion carried 3-0.

**G. SUBDIVISION/LAND DEVELOPMENT PLANS FOR ACTION: Continued**

2. The Board granted the request of the developer to withdraw the Final Land Development Plan for Bowman Road, LLC – Applicant Northpoint Development which was approved on June 1, 2021 on a Brown/Miller motion. Motion carried 3-0.

**H. OLD BUSINESS:**

There was no old business to discuss.

**I. NEW BUSINESS:**

1. The Board authorized Manager Ford to sign the 2022 SPCA of York County Contract renewal for Animal Care and Housing in the amount of \$3,859.41 on a Brown/Miller motion. Motion carried 3-0.
2. Resolution 06-21 to join the Intergovernmental Insurance Consortium, IIC (Benecon) for the Township Health Insurance was adopted on a Miller/Brown motion. Motion carried 3-0.
3. The Board approved Leaf Pickup beginning November 1, 2021 through December 6, 2021 and authorized Manager Ford to make changes if needed due to weather conditions on a Miller/Brown motion. Motion carried 3-0.
4. The Board authorized Manager Ford to sign the Minimum Municipal Obligation's for the Township's 2022 Police and Non-Uniformed Pension Plan Contributions on a Brown/Miller motion. Motion carried 3-0.
5. The Board granted approval for the road closure between 185 – 188 Quartz Ridge Drive which is a township road within the Jackson Heights Development on October 31, 2021 from 4:30 PM until 9:00 PM for the 8<sup>th</sup> Annual Jackson Heights Halloween Block Party on a Miller/Brown motion. Motion carried 3-0.
6. The Board authorized Shane Shaffer, Public Works Foreman to list the Tandem Truck on Muncibid for sale on a Brown/Miller motion. Motion carried 3-0.
7. The Board set a 2022 Budget Workshop meeting to be held on Wednesday, November 10, 2021 at 6:00 PM and the 2022 Budget Adoption meeting to be held on Tuesday, December 14, 2021 at 3:30 PM. Both meetings to be held at the Township Municipal Building.

**J. SUPERVISOR'S REPORT:**

Emily reported the following:

- Attended the SGRPRC meeting.
- September 30 attended Spring Grove Ambulance Board meeting.
- October 5 attended a meeting with EMS of Seven Valleys.
- Two EMS meetings scheduled for the week of October 11.

Dave reported the following:

- September 21 attended a Pumpkin Trail meeting.
- September 21 attended the Northern York County Regional Police Commission Board meeting.
- September 30 attended the Spring Grove Ambulance Board meeting.

**J. SUPERVISOR'S REPORT: Continued**

Dave's report continues:

- October 5 no Windy Hill Senior Center Board meeting. Meetings are scheduled for every other month.
- Joe Lange, Vacancy Board Chairman is hospitalized with respiratory issues.

Jon reported the following:

- September 14 attended the Spring Grove Area Scholarship Fund meeting.
- September 15 attended the York-Adams Tax Bureau Executive Committee meeting to finalize the 2022 Budget.
- September 23 attended the APWA Annual Symposium held at West Manchester Township.
- October 1 attended the Spring Grove Area Homecoming Football game where the Scholarship Fund program had a tent set-up with information pertaining to the program. Unfortunately, no one stop to check it out.

**K. ENGINEER'S REPORT:**

The following approval is needed for a change order and two payments to contracts that were awarded in 2021:

1. Change Order #3 in a reduction totaling \$12,515.00 for Sunset Road Bridge.
2. Pay Application #1 to Clear View Excavation for Sunset Road Bridge in the amount of \$64,425.00.
3. Pay App #1 to Flyway Excavation for the Little Creek Stream Restoration Phase 2 Project in the amount of \$88,614.00.

The Board approved the above itemized list under the Engineers Report on a Miller/Brown motion. Motion carried 3-0.

Jeff highlighted the following from his written report:

- Additional restoration work is needed on the Phase 2 Little Creek Stream restoration due to storm damage from Hurricane IDA. At an estimated cost of \$16,000.00. The contractor is offering to complete the work for half of the estimate (\$8,000.00).
- The public works crew milled and repaved the damage from the recent storm on Moul Road to allow traffic to continue using this roadway.
- We continue to work with the staff on the MS-4 program. This will prepare them for a possible audit from DEP or EPA.
- Continue to work with the developer in Farm Lane Estates.
- The Oak Manor Estates Final Subdivision Plan is being revised with different lot lay-outs and may come back before the JT Planning Commission and Board as a revised preliminary plan. This plan would have significant impact to the current zoning and will not allow the density originally proposed and approved.
- The Pahagaco Hills development we continue to monitor and work with the developer to stabilize the existing adjacent properties.

Chairman Holmes asked why the gate to the Iron Stag entrance along Route 30 was removed. Engineer Shue and Manager Ford both said they did not know and would check with the Zoning Officer.

**L. SOLICITOR'S REPORT:**

Dave introduced two new associates with Stock and Leader which were both in attendance. Devon Schoonover and Steve Ahlbrandt.

Dave reported receiving a call from the office of Barley Snyder who is council for the Oak Manor development. Dave will return the call to discuss the NPDES permit that has expired for this developer.

The Pennsylvania State Attorney General Josh Shapiro has filed a class action lawsuit against several distributors and a manufacturer of opioids. Attorney General Shapiro is giving municipalities the option to join in on this settlement.

**M. MANAGER'S REPORT:**

Flo had nothing to add to her written report.

**N. EXECUTIVE SESSION:**

No executive session was needed.

**O. ADJOURNMENT:**

With no further business to transact, Chairman Holmes adjourned the meeting at 9:17 PM.

Respectfully submitted,

*Linda A. Eaton*

Linda A. Eaton, Secretary