

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS BUSINESS MEETING AGENDA FEBRUARY 11, 2026 – 6:30 PM

PUBLIC AGENDA

I. Call to Order / Pledge of Allegiance

This meeting is being live streamed and recorded for the purpose of drafting minutes.
An executive session was held just before this meeting to discuss legal matters.

A. Presentations

1. Lengths of Service Award

The Board would like to recognize Matthew Yinger for 15 years of service to the Township.

B. Public Comment

C. Meeting Minutes Approval

ACTION to approve the Meeting Minutes of January 5, 2026, and January 11, 2026.

D. Finance

1. **ACTION** to accept the January 2026 Treasurer's Report and Bank Transactions.
2. **2025 Preliminary Financial Results – Krista Gardner, SEK, CFO**

E. Subdivision / Land Development

1. 1601 S Queen Street, Tri Hill Dentistry – Subdivision Land Development Plan

ACTION to approve the Tri Hill Dentistry – Subdivision Land Development Plan with the following waivers and conditions:

- i) waiver for preliminary plan approval (§275-21, SALDO)
- ii) waiver for E & S approval (§275-23A, SALDO)
- iii) waiver for a Developers Agreement should be requested
- iv) waiver for DEP planning module approval (§275-24D(4), SALDO)
- v) waiver for maintenance guarantee (§275-24D(6), SALDO)
- vi) Engineer's stamp and signature required (§275-24D(5), SALDO)
- vii) a copy of Deed restrictions should be reviewed by the Solicitor (§275-24D(2), SALDO)
- viii) add another ADA van accessible parking space
- ix) owner's notarized signature required (§275-24.C(22), SALDO)

2. Red Oaks at Regents Glen – 45-Day Time Extension

ACTION to approve a 45-day time extension waiver to March 27, 2026, to record the Red Oaks at Regents Glen Final Land Development Plan.

3. Stormwater Operations and Maintenance Agreement for 1859 Grantley Road

ACTION to ratify the Township Manager's execution of the Stormwater Operations and Maintenance Agreement for 1859 Grantley Road.

4. Moove in Partners, 651 S Richland – Land Development Plan Withdraw

Moove in Partners has requested their plan be withdrawn and security be released. They have not performed any work.

ACTION to ratify the Township Manager's request to the Engineer for review and recommendation regarding approval of the withdraw of the approved land development plan and release of the financial security on the condition that property owner agrees to enter into a recorded agreement with the Township outlining the withdraw and release of financial security.

F. Old Business

1. Fire Station 892 on Indian Rock Dam Road

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- i) **Request for Payment – MW Studios Invoice 24-156-12**
ACTION to approve a \$325.92 payment to MW Studios using unbudgeted funds from the Building Improvement Fund.
2. **Liquid Fuels - 2026 Materials Contract (MS-963) and 2026 Streets Paving Project (MS-944)**
Award the 2026 Streets Paving Contract and the 2026 Streets Materials Contract.
ACTION to award the 2026 Materials Contract (MS-963) to York Materials Group at unit costs of \$73.00 per ton for 9.5mm wearing course, \$66.85 per ton for 19mm binder course, and \$61.30 per ton for 25mm binder course with a projected contract amount of \$65,860 and to authorize the Township Manager to execute any and all agreements.
ACTION to award the 2026 Streets Paving Contract (MS-944) to Asphalt Maintenance Solutions, LLC at a unit cost of \$9.59 per square yard to supply and place ultra-thin bonded wearing course with a projected contract amount of \$224,271.74 and to authorize the Township Manager to execute any and all agreements.
3. **Zoning Hearing Board Live Stream**
Staff can live stream and make recordings available of the Zoning Hearing Board hearings through the Township's YouTube page with reconfiguration of staff schedules. A streaming protocol for the hearings is being proposed.
ACTION to approve the Zoning Hearing Board Hearing Live Stream Protocol and direct staff to begin live streaming the Zoning Hearing Board hearings.
4. **Parks Capital Improvement Plan – Proposed 2027 Windsor Park Renovation Project**
ACTION to approve engineer to develop a site development drawing and cost estimate for Windsor Park and direct staff to move forward on a DCNR Park Rehabilitation and Development Grant.
5. **Tri Hill Sanitary and Stormwater Sewer Project**
i) **Time Extension Change Order request due to Weather**
ACTION to approve the Tri Hill Sewer Project Change Order #1 for a time extension.
ii) **Tri Hill Sanitary Sewer Lining Project**
The funds for this project were approved in 2025 and are not included in the 2026 budget.
ACTION to approve the Abel Recon Tri Hill sanitary sewer lining proposal in the amount of \$30,915.
- G. **New Business**
1. **Declaration of Disaster Emergency – January 24, 2026, Snow Event**
ACTION to affirm the Township Manager's Declaration of Disaster Emergency.
2. **Financial Audit Agreement - Cherry Bekaert**
Our auditing firm, Herbein CPAs and Advisors has become Cherry Bekaert, LLP and an engagement letter with the new firm's name was requested. There is no change in services, cost, or staffing.
ACTION to affirm the Township Manager's execution of the Cherry Bekaert engagement letter.
3. **Capital Purchase – Belmont Roller Tilt Trailer**
ACTION to approve the purchase of a Belmont Tilt Trailer from Burkholder Manufacturing in the amount of \$9,650 using budgeted capital funds.
4. **Delinquent Real Estate Taxes**
ACTION to ratify President Commissioner Detwiler's execution of lien lists for delinquent real estate taxes for 2025, interim 2025, and interim 2024.
5. **Volunteer Service Credit Program – Earned Income Tax Credit Register**
ACTION to approve the 2025 volunteer service earned income tax credit register and to ratify the Township Manager's signature of the register.

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6. Alternate Building Code Official

ACTION to approve the appointment of Trisha Rafferty as the Township's Alternate Building Code Official.

7. Darrah Realty, LP Use and Occupancy Permit Denial Appeal

ACTION to authorize Solicitor to represent the Township in the Darrah Realty, LP permit denial appeal.

8. Penn Waste Contract Extension

Basic service 2027 would be \$121.44 per quarter. Current 2026 rate is \$115.92 per quarter.

ACTION to approve a 2027 one-year extension to the Penn Waste refuse contract.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1
2. Commissioner Pinkerton, Ward 2
3. Commissioner Gray, Ward 3
4. Commissioner Herrold, Ward 4
5. Commissioner Gwilt, Ward 5

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

- i) Solicitor
- ii) Engineer
- iii) Fire Department / York Area United Fire and Rescue
- iv) Police Department / York County Regional Police Department

2. Township Administration

- i) Manager
- ii) Zoning and Codes Enforcement
- iii) Public Works
- iv) Recreation

J. Public Comment

II. Adjourn

ACTION: to adjourn.

Township Consultants and Contracted Services:

Engineer (David Davidson, P.E./C.S. Davidson, Inc.)
Solicitor (Attorney Beth Kern/CGA Law Firm)
York Area United Fire & Rescue (Chief Daniel Hoff)
York County Regional Police (Lt. Adam Zimmerman)
Finance (Krista Gardner/SEK, CFO)

Township Administration:

Township Manager (Luther C Wike Jr)
Zoning/Codes (Dawn Hansen, Asst. Mgr., Zoning Ofc.)
Public Works (Craig Ruhl, Superintendent)
Recreation (Katie Sprich, Recreation Director)

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