

Minutes of the Spring Garden Township Board of Commissioners Business Meeting
6:30 PM – April 8, 2026

Persons Present:

Jonathan Pinkerton, Commissioner
David Detwiler, President Commissioner
Andrew Herrold, Vice President Commissioner

Thomas Gwilt, Commissioner
Anne Gray, Commissioner

I. Call to Order / Pledge of Allegiance

This meeting is being live streamed and recorded for the purpose of drafting minutes.

A. Presentations - None

B. Public Comment - None

C. Meeting Minutes Approval

MOTION (Gwilt/Pinkerton) to approve the Workshop and the Business Meeting Minutes of March 11, 2026. Discussion: None. Public Comment: None. 3/0. Carries. Commissioner Herrold abstained due to not being present at the March 11, 2026 meeting. Commissioner Gray was not present.

D. Finance

MOTION (Herrold/Gray) to accept the March 2026 Treasurer's Report and Bank Transactions. Discussion: None. Public Comment: None. 5/0. Carries.

E. Subdivision / Land Development

1. 1800 Hollywood Blvd., York Suburban School District – Subdivision Land Development Plan

Proposal with two building additions and new parking lots. The Planning Commission recommended approval to the Board of Commissioners with the following waivers and conditions.

MOTION (Herrold/Gray) to approve 1800 Hollywood Blvd. Subdivision Plan with the listed waivers and conditions:

Waivers:

- i)** A waiver for preliminary plan approval (§275-9B, SALDO).
- ii)** A waiver for the required right-of-way for an Arterial Street. They are requesting 40' from the centerline of the road. (§275-29A, SALDO).
- iii)** A waiver for the requirement for approval of DEP certification that the method of sewage disposal, water supply and sedimentation and erosion control (§275-24D(4), SALDO).

Conditions:

- i)** Remove the word "test" from the front page above York County Pennsylvania.
- ii)** A Development Agreement, prepared by the Township's solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.
- iii)** Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before final plan approval (§275-24.D.5, SALDO).
- iv)** Engineer's stamp and signature required (§275-24D(5), SALDO).
- v)** Owner's notarized signature (§275-24.C(22), SALDO)

- vi) Approved NPDES Permit with E & S Plan is required (§275-23, SALDO).
- vii) Stormwater management approval (§276 Stormwater Management).
- viii) Provide a copy of the HOP for any work within the PennDOT right-of-way if necessary

Discussion: Chad Smith of Steckbeck Engineering reviewed the waivers, conditions, and where they were in the project planning process. There was additional discussion between Mr. Smith, Commissioner Pinkerton, and Commissioner Gray, regarding the current pedestrian access, crosswalks, and PennDOT requirements. Detectable warning plates will be added to current sidewalks where needed. Public Comment: None. 5/0. Carries.

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

MOTION (Gray/Herrold) to approve a 45-day time extension waiver to June 25, 2026, to record the Red Oaks at Regents Glen Final Land Development Plan. Discussion: Commissioner Gray and Zoning Officer discussed the timeline. Public Comment: None. 5/0. Carries.

F. Regent’s Glen Lot 78 Security Release

MOTION (Detwiler/Herrold) to Ratify the Manager’s authorization for the Engineer to proceed with the inspection of the improvements at Regents Glen Lot 78 and act on the Engineer’s recommendation of full release of security and escrow. Discussion: Engineer noted that the bonded improvements for the project have been completed. Public Comment: None. 5/0. Carries.

F. Old Business

1. Mt Rose Sewer Lining Project

Funds were approved in 2025. Due to weather delays, the project was delayed. **MOTION (Gray/Herrold)** to approve \$245,700 in sewer funds to Abel Recon for the 2025 Mt. Rose Sanitary Sewer Lining Project. Discussion: None. Public Comment: None. 5/0. Carries.

2. Windsor Park Public Park Rehabilitation Project

i) Presentation on Windsor Park Rehabilitation Project

The Recreation Director shared a presentation reviewing the current condition of Windsor Park; including lack of signage, ADA accessibility issues, playground surface concerns, no crosswalk or traffic mediation, no fencing, poor blacktop and drainage conditions, and splintered benches. She also reviewed the grant information, including potential update and upgrade options, including pour and play rather than mulch, two separate age-appropriate play structures, parking and crosswalk additions, drainage, fencing, and screening.

Lynne Huddleston of 808 Clearmount Rd asked for clarification about the pour and play material. Commissioner Gwilt noted that the park has not been updated in years, and he believes the updates are a good idea and would be beneficial to the community. He also noted that he donated trees for the project. Commissioner Gray suggested a dog watering station and water fountain and installation options. Ricky Dubbs of 545 S Ogontz St ask about funding.

ii) Windsor Park Property Boundaries

To meet the requirements of the DCNR C2P2 Grant, the Township must demonstrate

full control over the property. The current deed does not meet this requirement.

MOTION (Herrold/Gray) to ratify the Manager's authorization of a survey of Windsor Park by CS Davidson. Public Comment: None. 5/0. Carries.

MOTION (Pinkerton/Gray) to authorize Solicitor to proceed with action to resolve any property boundary issues for the Windsor Park parcel to provide the Township control over the property. Discussion: None. Public Comment: None. 5/0. Carries. Discussion: President Commissioner Detwiler asked for clarification on who mows the area along the south side of the park.

iii) Resolution 2026-11 DCNR C2P2 Rehabilitation and Development Grant Application

Currently the Windsor Park Rehabilitation Project cost estimate is \$747,000. The grant provides a four (4) year window to use awarded funds, has a 50% match requirement, and has a typical award between \$100,000 to \$250,000.

MOTION (Pinkerton/Gray) to approve Resolution 2026-11 DCNR C2P2 Rehabilitation and Development Grant Application and DCNR Resolution. Discussion: None. Public Comment: None. 5/0. Carries.

3. Tri Hill Sanitary and Stormwater Sewer Project

i) Change Order, CO #3 and #4

MOTION (Detwiler/Herrold) to approve the Tri Hill Sewer Project Change Order #3 with a time extension to May 18, 2026 and Change Order #4 with an additional construction amount of \$12,778.15. Discussion: None. Public Comment: None. 5/0. Carries.

ii) Application for Payment, AFP #1

MOTION (Gray/Pinkerton) to approve AFP #1 in the amount of \$169,933.19 to CPA Pavement Services with \$95,302.19 from Liquid Fuels and \$74,631 from Sewer Fund. Discussion: None. Public Comment: None. 5/0. Carries.

4. PA American Water and Aqua Merger – Cost Share of Legal Expenses

MOTION (Herrold/Gray) to approve \$1,310.62 in sewer funds to West Manchester Township cover the Township's portion of the legal fees from Obermayer Law Firm for a petition to intervene. Discussion: None. Public Comment: Lynne Huddleston of 808 Clearmount Rd asked for clarification. 5/0. Carries.

5. Ordinance 2026-02 Chapter 250-69(C)(9) Sewers Discharge Levels Amendment

MOTION (Gray/Herrold) to approve Ordinance 2026-02 Chapter 250-69(C)(9) Sewers Discharge Levels Amendment. Discussion: None. Public Comment: None. Herrold – Aye. Gray – Aye. Pinkerton – Aye. Gwilt – Aye. Detwiler – Aye. 5/0. Carries.

6. Social Media Use for Township Purposes Policy Update

Update would allow for public commenting on the Recreation Facebook and Instagram pages.

MOTION (Herrold/Gray) to have the Solicitor review the Social Media Use for Township Purposes Policy and make recommendations. Discussion: Commissioner Gray noted that having accessibility features in the policy was a good idea. Commissioner Pinkerton thanked the Recreation director for bringing it to the attention of the Board. Solicitor Driscoll suggested limited public forums language. Public Comment: None. 5/0. Carries.

G. New Business

1. Personnel

i) Summer Parks Program Staffing Offers of Employment

MOTION (Herrold/Gray) to approve hiring the following applicants as seasonal, part-time employees for the Summer Parks Program: Sarah Langston as Teacher Lead at \$21 per hour, Sara Bray as Recreation Counselor at \$17 per hour, Benson Chen as Recreation Counselor at \$17 per hour, Sophia Bottali as Recreation Aide at \$15 per hour, and Joleyne Maxwell as Recreation Aide at \$15 per hour. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St. asked about employee benefits. 5/0. Carries.

ii) Summer Park Programming Staff Discount

MOTION (Herrold/Gray) to approve a 50% discount for Township Staff on the 2026 weekly summer parks programming fee for up to two of their children. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St. asked about the cost and purpose of the discount. 5/0. Carries.

2. Orrstown Bank Service Agreement

MOTION (Pinkerton/Herrold) to approve the agreement with Orrstown Bank and to authorize the Township Manager to execute the agreement. Discussion: None. Public Comment: None. 5/0. Carries.

3. Transfer of Other Post Employment Benefits (OPEB) Funds and Closure of Account

MOTION (Detwiler/Herrold) to direct staff to transfer the remaining balance in the OPEB account to the General Fund and to close the OPEB account. Discussion: None. Public Comment: None. 5/0. Carries.

4. Recreation Van Purchase

MOTION (Pinkerton/Gray) to authorize staff to purchase a Recreation van not to exceed the budgeted amount of \$24,000 and to authorize the Manager and Superintendent to execute any and all documents. Discussion: None. Public Comment: None. 5/0. Carries.

5. Codes Vehicle Purchase (C-2) – 2020 Nissan Rouge

The Codes vehicle has reached end of lease. The purchase price is \$1,471.04.

MOTION (Herrold/Gray) to authorize the purchase of the 2020 Nissan Rogue Codes vehicle in an amount not to exceed \$1,500.00 and to authorize the Manager and Superintendent to execute all documents. Discussion: None. Public Comment: None. 5/0. Carries.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1 – None.

2. Commissioner Pinkerton, Ward 2 – Asked all to submit the Windsor park Survey and to get the word out to residents. Suggested consideration of the York County Data Centers Model Ordinance. Expressed concerns with York County Regional Police Department entering into an agreement with Immigration and Customs Enforcement through a 287(g) Program Agreement. Expressed concern that he was unaware of the consideration and approval of the Agreement.

3. Commissioner Gray, Ward 3 – Appreciated the response to the salvage yard fire. A press release regarding the 287(g) Program Agreement can be found on the YCRPD site and the next YCRPD meeting is next Wednesday. Provided an update on a proposed

master site development plan for Penn State York Campus with a focus on maintaining the wooded area and athletic fields.

4. **Commissioner Herrold, Ward 4** – Would like the Board to consider allowing Commissioners to elect health benefits.
5. **Commissioner Gwilt, Ward 5** – Noted that during an incident between his neighbors it took a while for a police response. He said that constituents not satisfied with the level of coverage.

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

- i) **Solicitor** - None
- ii) **Engineer** – Commissioner Gray inquired about the possibility of including signage at Elmwood park about the bike path. The Engineer said it would be possible to do a sign but would wait until the path is completed.
- iii) **Fire Department / York Area United Fire and Rescue** – Noted they were made whole by insurance for replacement hoses after the response to the J & K fire. Also noted he was proud to receive accreditation in March. Ricky Dubbs of 545 S Ogontz St inquired about the status of the snow removal equipment, and it was clarified that the grant was awarded but the equipment has not been purchased.
- iv) **Police Department / York County Regional Police Department** – Lt. Zimmerman clarified that he is not the Chief of York County Regional Police Department.

2. Township Administration

- i) **Manager** – Residents must update their automatic payments with York Water Company. PA American Water Merger Public Hearing dates are on the website. Phase One (bike lanes) are being installed.
- ii) **Zoning and Codes Enforcement** – Noted that the new Code Enforcement Officer is doing a fantastic job with getting compliance with violations.
- iii) **Public Works** - None
- iv) **Recreation** – Noted that the social media Policy, if approved, would be appreciated and useful. Thanked Public Works and Superintendent for their work on maintaining the parks.

J. Public Comment

II. Adjourn

MOTION (Detwiler/Pinkerton): to adjourn at 8:05 pm.