

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 PUBLIC AGENDA AUGUST 12, 2026 – 6:30 PM

I. Call to Order / Pledge of Allegiance

This meeting is being live streamed to provide online access and recorded for drafting minutes. Commissioner Herrold and Commissioner Pinkerton are attending the meeting by phone.

A. Presentations

1. Fire Station 892 Design Development and Cost Estimate

Presenters: Nate McNeill and Mike Gerding of MW Studios

2. Fire Station 892 Project Funding

i) Grant Funding Update - GMS Funding Solutions

Presenters: Christa Kraber-Baier, GMS Project Manager; David Grey, GMS Compliance Manager; Marie Holland, GMS Vice President

ii) Station Financing

Presenters: Garrett Moore and Brad Remig of PFM Financial Advisors

B. Public Comment

C. Meeting Minutes Approval

ACTION to approve the Business Meeting Minutes of July 8, 2026.

D. Finance

1. **ACTION** to accept the July 2026 Treasurer's Report and Bank Transactions.

E. Subdivision / Land Development

1. 1000 Golf Club Drive, Regents Glen Golf Course Clubhouse Final Land Development Plan

Proposing to remove the existing Pro Shop, storage shed, golf cart storage area, and 20 parking spaces. The Pro Shop operations will be relocated to the existing restaurant building, while the new clubhouse will provide dining, gathering and event space, and replacing the function of the existing event tent. The remaining existing improvements will remain unchanged.

ACTION to approve the Regents' Glen Golf Course Clubhouse Final Land Development Plan with listed recommended waivers and conditions:

Waivers:

i) A waiver for preliminary plan approval (§275-9B, SALDO).

Conditions:

i) Provide a comment letter from York Area United Fire and Rescue.

ii) Provide a comment letter from York County Planning Commission.

iii) If a grinder pump is being used in the new design, provide an Operations and Maintenance Agreement for the grinder pump.

iv) If the maintenance shed is relocated, provide new parking alternative to address the employee parking at the maintenance shed, and have it approved by the Township.

v) Requires approval of an E & S Plan through County Conservation.

vi) 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.

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vii) Security for proposed improvements must be posted before final plan approval (§275-24.D.5, SALDO).

viii) Name and seal of the registered professional engineer or surveyor responsible for the plan.

ix) Name and seal of the registered Landscaper responsible for the plan.

x) Owner's notarized signature (§275-24.C(22), SALDO).

xi) Stormwater management approval (§276 Stormwater Management).

2. Amend Recorded Land Development Plan for Regents Glen Red Oaks (Lot 78)

Request to amend the approved Plan for the private paved roadway wearing surface to change from a 2" compacted depth to a 1.5" depth overlay.

ACTION to amend the recorded land development plan to show the 1.5" depth overlay in place of the 2" depth.

3. 1920 Rosewood Lane Stormwater Operation and Maintenance Agreement

ACTION to approve a stormwater Operations and Maintenance Agreement for a new-build home at 1920 Rosewood Lane.

F. Old Business

1. Fire Station 892 on Indian Rock Dam Road

i) Station Design Approval

Construction is estimated between \$13-\$13.6 million.

ACTION to approve the September 5, 2025, Fire Station 892 Design Development Plan, execution of the corresponding construction documents, and authorization to seek and execute all required development approvals from all applicable agencies.

2. York County Regional Police Department

i) 2026 Pension Additional Amount

ACTION to approve payment in the amount of \$1,030,270 to York County Regional Police Department representing the 2026 Pension Additional Amount in accordance with the YCRPD ICA.

3. Tri Hill Sanitary and Stormwater Sewers Project

i) Application for Payment, AFP #03 – Corrected

A calculation error was discovered in AFP #03; an additional amount of \$66.81 is due.

ACTION to approve \$66.81 in sewer funds to CPA Pavement Services representing the additional amount based on the corrected AFP #03.

ii) Change Order, CO #06

Adds additional paving depth and trench paving to the project.

ACTION to approve the Tri Hill Sewers Project Change Order #06 in the amount of \$151,074.36.

iii) Change Order, CO #07

For additional work including ground water pumping, roof drain tie-ins.

ACTION to approve the Tri Hill Sewers Project Change Order #07 in the amount of \$19,320.00.

iv) Application for Payment, AFP #04

ACTION to approve AFP #04 in the amount of \$170,394.36 to CPA Pavement Services with \$69,250.68 from Liquid Fuels and \$101,143.68 from Sewer Fund.

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4. Tri Hill Sanitary Sewer Lining Project

ACTION to approve payment in the amount of \$30,915 from sewer funds to Abel Recon for the Tri Hill Sanitary Sewer Lining Project.

5. Hoffman Road Sanitary Sewer Project (Includes Paving in 2027)

i) Change Order, CO #1

The Board awarded the project to Farhat Excavating LLC. This change order reflects the approved removal of the stormwater work.

ACTION to affirm the President Commissioner's execution of Hoffman Road Sanitary Sewer CO #01.

6. Liquid Fuels - 2026 Street Paving Project

The contract's escalation provision was engaged due to a significant increase in the cost of asphalt between time of bid and completion of work. The bid in January was based on \$614 per ton. The cost of asphalt at time of work was \$778 per ton and \$784 per ton.

ACTION to approve payment in the amount of \$267,968.77 in liquid fuels funds to Asphalt Maintenance Solutions LLC for the 2026 Street Paving Project.

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

ACTION to approve \$1,231.37 in sewer funds to West Manchester Township for the Township's portion of Obermayer Law Firm legal fees.

8. Refuse Contract Bid Award

There were three responsive and responsible bidders. The bid packet included two options that were bid, one for a five-year contract and one for a three-year contract with the option of two (2) one-year extensions. Both options included twice a week refuse service, once a week recycling service, large item collection, seasonal yard waste collection, and Christmas Tree collection.

ACTION to award the five-year refuse contract to the lowest bidder PennWaste. **OR**

ACTION to award the three-year plus two one-year extensions refuse contract to the lowest bidder PennWaste. **OR**

ACTION to reject all refuse contract bids and exercise the one-year extension for 2027 on the current PennWaste refuse contract.

G. New Business

1. Personnel

i) Summer Parks Staff Resignations

The Summer Parks Program has concluded.

ACTION to accept the resignation of Sarah Langston and Sophia Bottali.

ii) Summer Parks Staff Continued Employment

The Recreation Department would like to use remaining members of the summer parks staff to assist with seasonal programming.

ACTION to approve continued employment of Sara Bray, Benson Chen, and Joleyne Maxwell on an intermittent part time basis at their current rates of pay to assist with recreation events when needed.

2. York Area United Fire and Rescue (YAUFR) Consulting Services

YAUFR is seeking approval of additional funds from charter townships for consulting services to determine a calculation for current and future charter townships to join YAUFR.

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ACTION to approve an amount not to exceed \$20,000 in unbudgeted funds for consulting services for YAUFR.

3. Resolution 2026-15 Disposition of Records

Record disposition as prescribed by the Municipal Records Manual of PA State Archives.

ACTION to approve Resolution 2026-15 Disposition of Records.

4. Maxxess Standard Support Agreement Renewal

The door access support agreement will extend current agreement through end of 2027.

ACTION to approve the Maxxess Support Agreement through the end of 2027 in the amount of \$325.00.

5. 1353 Clover Lane Grinder Pump Approval Request

The property currently has a failing on-lot system and must connect to public sewer. Due to the sewer line depth, a grinder pump is needed for basement facilities.

ACTION to approve the use of a grinder pump dependent upon the completion of the Liability Waiver.

6. 2026 Municipal Leadership Summit

Registration is currently \$475 for each attendee.

ACTION to approve unbudgeted funds for each Commissioner that chooses to attend the Pennsylvania Municipal League 2026 Municipal Leadership Summit.

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)

Township Administration:

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

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Finance (Krista Gardner/SEK, CFO)

Anyone wishing to speak during the designated public comment periods regarding items not on the agenda or about an agenda item at the time designated by the President Commissioner should use the podium. Public meetings of the Board of Commissioners may be audio recorded for the purpose of assisting in the preparation of the meeting minutes; recordings are not public record and will be destroyed following adoption of the meeting minutes. Public meetings may be live streamed on YouTube.com as a convenience to the public, but availability is not guaranteed.