

SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS
BUSINESS MEETING PUBLIC AGENDA
AUGUST 12, 2026 – 6:30 PM

David Detwiler, President Commissioner
Thomas Gwilt, Commissioner

Anne Gray, Commissioner

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 may attend the meeting by phone.

A. Presentations

1. Fire Station 892 Design Development and Cost Estimate

Presenters Nate McNeill and Mike Gerding of MW Studios reviewed the fire station site, design, and cost estimate.

2. Fire Station 892 Project Funding

i) Grant Funding Update - GMS Funding Solutions

Presenters Christa Kraber-Baier, GMS Project Manager and David Grey, GMS Compliance provided an overview of the Fire Station Project funding strategy, noted additional funding opportunities, and potential funding challenges. She noted that the Township was recently awarded \$2.5 million in RACP funds.

ii) Station Financing

Presenter Garrett Moore of PFM Financial Advisors reviewed and answered questions regarding potential financing options for the Fire Station Project.

B. Public Comment

Ricky Dubbs of 545 S Ogontz St – inquired about bike lanes, the Queen Street Corridor Study, S Yale St. speed signs, status of a new fire truck, and fire hydrants.

C. Meeting Minutes Approval

MOTION (GWILT/GRAY) to approve the Business Meeting Minutes of July 8, 2026.

Discussion: Commissioner Gray inquired about a Lamar billboard expense, and it was clarified that it was for Recreation. Public Comment: None. 3/0. Carries.

D. Finance

1. MOTION (GWILT/GRAY) to accept the July 2026 Treasurer's Report and Bank

Transactions. Discussion: None. Public Comment: None. 3/0. Carries.

E. Subdivision / Land Development

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

MOTION (GRAY/GWILT) 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.
 - 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).
- Discussion: None. Public Comment: None. 3/0. Carries.

2. Amend Recorded Land Development Plan for Regents Glen Red Oaks (Lot 78 86)

MOTION (GRAY/GWILT) to amend the recorded land development plan for Lot 78 86 to show the 1.5" depth overlay in place of the 2" depth. Discussion: None. Public Comment: A meeting attendee indicated that the plan was Lot 86 and not Lot 78 that was on the distributed agenda. Motion was amended to reflect Lot 86. 3/0. Carries.

3. 1920 Rosewood Lane Stormwater Operations and Maintenance Agreement

MOTION (GWILT/GRAY) to approve a stormwater Operations and Maintenance Agreement for a new-build home at 1920 Rosewood Lane. Discussion: None. Public Comment: None. 3/0. Carries.

F. Old Business

1. Fire Station 892 on Indian Rock Dam Road

i) Station Design Approval

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

MOTION (GWILT/GRAY) 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. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St. asked for clarification on the motion. 3/0. Carries.

2. York County Regional Police Department

i) 2026 Pension Additional Amount

MOTION (GRAY/GWILT) to approve payment in the amount of \$1,030,270 to York County Regional Police Department representing the 2026 Pension Additional Amount. Discussion: None. Public Comment: None. 3/0. Carries.

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.

MOTION (GRAY/GWILT) to approve \$66.81 in sewer funds to CPA Pavement Services representing the additional amount based on the corrected AFP #03. Discussion: None. Public Comment: None. 3/0. Carries.

ii) Change Order, CO #06

MOTION (GWILT/GRAY) to approve the Tri Hill Sewers Project Change Order #06 in the amount of \$151,074.36. Discussion: Commissioner Gray asked for clarification about the change, and it was clarified that it was to change the depth application for the final installation. Public Comment: None. 3/0. Carries.

iii) Change Order, CO #07

MOTION (GWILT/GRAY) to approve the Tri Hill Sewers Project Change Order #07 in the amount of \$19,320.00. Discussion: None. Public Comment: None. 3/0. Carries.

iv) Application for Payment, AFP #04

MOTION (GRAY/GWILT) 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. Discussion: None. Public Comment: None. 3/0. Carries.

4. Tri Hill Sanitary Sewer Lining Project

MOTION (GRAY/GWILT) to approve payment in the amount of \$30,915 from sewer fund to Abel Recon for the Tri Hill Sanitary Sewer Lining Project. Discussion: None. Public Comment: None. 3/0. Carries.

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

i) Change Order, CO #1

MOTION (GWILT/GRAY) to affirm the President Commissioner's execution of Hoffman Road Sanitary Sewer CO #01. Discussion: None. Public Comment: None. 3/0. Carries.

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.

MOTION (GRAY/GWILT) 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. Discussion: None. Public Comment: None. 3/0. Carries.

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

MOTION (GRAY/GWILT) to approve \$1,231.37 in sewer funds to West Manchester Township for the Township's portion of Obermayer Law Firm legal fees. Discussion: None. Public Comment: None. 3/0. Carries.

8. Refuse Contract Bid Award

MOTION (GRAY/GWILT) to award the five-year refuse contract to the lowest bidder, Penn Waste. Discussion: Commissioner Gray asked for clarification about the bid options and requirements. There was clarification on hauler ownership. Public Comment: Lynne Huddleston of 808 Clearmount Rd asked about contract length and public notice. Roberta Boffo of 1080 Grandview inquired about receptacles for bids. 3/0. Carries.

G. New Business

1. Personnel

i) Summer Parks Staff Resignations

MOTION (GRAY/GWILT) to accept the resignation of Sarah Langston and Sophia Bottali. Discussion: None. Public Comment: None. 3/0. Carries.

ii) Summer Parks Staff Continued Employment

Staff to assist with seasonal programming.

MOTION (GRAY/GWILT) to approve continued employment of Sara Bray, Benson Chen, and Joleyne Maxwell on an intermittent part time basis at their current rates of pay. Discussion: None. Public Comment: None. 3/0. Carries.

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

MOTION (GWILT/GRAY) to approve an amount not to exceed \$20,000 in unbudgeted funds for consulting services for YAUFR. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St asked about distribution of cost. 3/0. Carries.

3. Resolution 2026-15 Disposition of Records

MOTION (GWILT/GRAY) to approve Resolution 2026-15 Disposition of Records. Discussion: None. Public Comment: Roberta Boffo of 1080 Grandview asked about disposition and Solicitor clarified. 3/0. Carries.

4. Maxxess Standard Support Agreement Renewal

MOTION (GWILT/GRAY) to approve the Maxxess Support Agreement through the end of 2027 in the amount of \$325.00. Discussion: None. Public Comment: None. 3/0. Carries.

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.

MOTION (GWILT/GRAY) to approve the use of a grinder pump dependent upon the completion of the Liability Waiver. Discussion: None. Public Comment: Melissa Stuart of 1161 Hollywood Terrace asked about grinder pumps. 3/0. Carries.

6. 2026 Municipal Leadership Summit

MOTION (GRAY/GWILT) to approve unbudgeted funds for each Commissioner that chooses to attend the Pennsylvania Municipal League 2026 Municipal Leadership Summit. Discussion: None. Public Comment: None. 3/0. Carries.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1 - None

2. Commissioner Pinkerton, Ward 2- N/A

3. Commissioner Gray, Ward 3 – Noted that the County Comprehensive Plan comment period was still open. Noted that the survey for the multi-modal plan for S Queen St is open, how to submit a response, and summarized potential options.

4. Commissioner Herrold, Ward 4 – N/A

5. Commissioner Gwilt, Ward 5 – Noted the issue with the speed sign on S. Yale St. that Mr. Dubbs brought up in public comment.

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

i) Solicitor - None

ii) Engineer – Commissioner Gray inquired about Country Club Road, pedestrian crossing and the Tyler Run Greenway.

iii) Fire Department / York Area United Fire and Rescue – Chief Hoff thanked the Board for moving the Fire Station project forward and noted the upcoming budget workshop for the fire department.

iv) Police Department / York County Regional Police Department – Thanked the community for the National Night Out support. Noted an increase in traffic citations since the merger and also noted that YCRPD has a traffic enforcement unit. Lt. Zimmerman also indicated a reduction in serious crimes.

2. Township Administration

i) Manager – Reminded residents that TAP payments for sewer are being discontinued, and to contact York Water to update payment information.

ii) Zoning and Codes Enforcement - None

iii) Public Works – N/A

iv) Recreation – N/A

J. Public Comment

Melissa Stuart of 1161 Hollywood Terrace – Recreation Commission meetings are 5:00 PM the third Wednesday of the month, there is an issue with the newsletter link on the website.

Lynne Huddleston of 808 Clearmount – Inquired about road closures impact on traffic.

II. Adjourn

MOTION (GWILT/GRAY): to adjourn at 8:55pm.

Respectfully submitted,

Luther C Wike Jr.
Township Secretary
EA