HOPEWELL TOWNSHIP YORK COUNTY PA BOARD OF SUPERVISORS REGULAR MEETING MINUTES FOR FEBRUARY 6, 2025 HOPEWELL TOWNSHIP MEETING ROOM & ZOOM 7:00 P.M.

Chairman Manifold called the meeting to order at 7:00 P.M. and opened the meeting with the Pledge. He asked that all in attendance sign in and anyone who may be recording the meeting provide their name and address for the record. Also in attendance, Supervisors David Wisnom and John O'Neill, Attorney Andy Miller, Zoning Officer Cliff Tinsley and Township Manager Amy Mottram.

An Executive Session was held prior to the meeting with the solicitor to discuss potential litigation. Anyone online that would like to comment can use the raise hand icon.

Approval of Minutes

Supervisor O'Neill motioned to approve the January 6, 2025, Board of Supervisors Regular Meeting Minutes and Supervisor Wisnom seconded. Motion carried.

Treasurer's Report / Invoices

Supervisor Wisnom motioned to approve the January 31, 2025, Treasurer's Report and the previously reviewed invoices listed in this report and Chairman Manifold seconded. Motion carried.

Roads Report

<u>Tree trimming</u> - The road crew continues trimming trees as the weather permits. <u>Equipment</u> - They continue to maintain snow and ice equipment in between storms. Arc GIS mapping - also on going as time and weather permits.

Subdivision / Land Development Plans

<u>2024-03 Vanguard Storage</u> – Bob Meredith was present to discuss. Attorney Andy Miller went through the list of outstanding comments.

- Supervisor O'Neill motioned to authorize the non-building waiver application to be signed by the Township Manager and sent to DEP and Supervisor Wisnom seconded. Motion carried.
- Supervisor Wisnom motioned to authorize the agent to apply for the Highway Occupancy Permit and Supervisor O'Neill seconded. Motion carried.

Supervisor O'Neill motioned to conditionally approve the Final Land Development Plan pending the outstanding comments and Supervisor Wisnom seconded. Motion carried.

Solicitor's Report

SALDO Amendments, Ordinance # 1-2025 and Public Hearing

Attorney Miller stated this Ordinance would amend the private roads provisions in the township. It was reviewed by the YCPC, and they recommended approving with a couple of minor changes.

- ➤ Chairman Manifold opened the Public Hearing for Ordinance 1-2025 and asked if there were any comments or concerns. There was no public comment.
- Chairman Manifold then motioned to close the Public Hearing and Supervisor O'Neill motioned to adopt Ordinance # 1-2025, Amending Chapter 22 of the Subdivision and Land Development Ordinance. Supervisor Wisnom seconded. Motion carried.

Dalfen Industrial Warehouse Development, Ordinance # 2-2025

Chairman Manifold opened Public Hearing

Discussion and review -

Attorney Miller explained that this is an ordinance to re-zone two parcels in the township from residential to industrial as the parcels do border existing industrial zones. This was reviewed by the YCPC, and they recommended adoption. The Hopewell Township Planning Commission also recommended approval. Paul Minnich with Dalfen was present and discussed it with the Board. He stated that tonight is just to get approval for the re-zone. Geoff Kase was also present.

Members of the public were present to ask questions and comment.

- Todd Abbey of 14008 Joretta Court asked about storm and sewage run off and how this property will affect the well water. Attorney Miller explained that there is no site plan at this point, and this will be addressed at the land development stage. Miller also stated that they will have to meet DEP storm water requirements and have a maintenance agreement.
- Karen Virts of 14109 Mt. Airy Road asked how they can oppose this as well as what the traffic concerns are. Manifold stated that she has every right to state her opinion and there will be extensive traffic studies done by experts.
- Brian Hughes of 13970 Mt Airy Road asked about manufacturing being permitted.
- Patti Phillips of 14028 Joretta Court, who was present via Zoom also expressed concern for this being backed up directly to her property and does not want more noise.
- Bob Moragne of 14036 Joretta Court was present via Zoom and expressed concern as well.
- Joe Burton of 3238 Rinley Road has issues with the lighting as it will be very bright.
 Atty Miller commented that he would suggest to the board to have a noise and light management plan.

- Tanya Bensinger, present via Zoom, asked what justification someone needs to re-zone a property. Atty Miller stated it is a Legislative decision of the Board but must be legal and the properties must abut other industrial properties.
- Rose Hughes of 13970 Mt Airy Road also voiced that she is completely opposed to this and feels this will be pushed through. Manifold expressed that this will not be pushed through.
- Robyn Abbey of 14008 Joretta Court wanted to voice her concerns about this going through.
 - ➤ At this time Chairman Manifold motioned to continue the public hearing until next month's regular meeting of the Board of Supervisors at 7:00 P.M. on March 6, 2025, and Supervisor O'Neill seconded. Motion carried.
 - Supervisor O'Neill motioned to continue discussion and deliberation of the Ordinance until the same date and time and Supervisor Wisnom seconded. Motion carried.

<u>Davis Ag Security Resolution, Resolution # 6-2025</u> - The Davis property at 19072 Valley Road requested to be added to Ag Security. It has been 180 days and the application is deemed approved. Supervisor O'Neill motioned to approve Resolution # 6-2025 and Supervisor Wisnom seconded. Motion carried.

<u>Dehoff Settlement Agreement</u> - Supervisor Wisnom motioned to authorize the solicitor's office to enter into an agreement, if all the conditions are met, and Supervisor O'Neill seconded. Motion carried.

Other Business

<u>Designation of Signer for Non-Building Waivers</u> - Chairman Manifold motioned that the township manager is the signer of designation for non-building waivers and Supervisor O'Neill seconded. Motion carried.

<u>2025 State (PSATS) Convention (5/04-5/07)</u> – Chairman Manifold motioned to authorize township manager, Amy Mottram, to be the voting delegate for the 2025 PSATS Convention and Supervisor O'Neill seconded. Motion carried.

Personnel

<u>Employee Review</u> – The Road Master and Manager provided the 90-day performance review for Dakota Joines. He is doing a good job and fitting in with the team. Chairman Manifold motioned to give Dakota a \$1.00 per hour pay increase, and Supervisor O'Neill seconded. Motion carried. The motion was then amended to take Dakota off probation. He is now a full-time employee of Hopewell Township.

Public Comment

<u>Kyrsten Miller, 5858 Ryan Lane</u> – was present to make a request for the Board about septic system pumping. Chairman Manifold discussed how this is a township ordinance and mandated by the state and the board is technically not allowed to make exceptions.

<u>Mike Males, Hopewell Fish and Game</u> – was present to discuss improvements needed at the Hopewell Fish and Game. Zoning Officer Cliff Tinsley suggested they put in a land development plan and advised that they speak to a consultant.

<u>Joe Burton, 3238 Rinley Road</u> – commented that the GPS directions to his house are not accurate. He asked if anything could be done. Supervisor O'Neill commented that he had some dealings with this before and would investigate getting some information.

Tanya Bensinger, who was present via Zoom, asked if our future agendas could include addresses regarding upcoming projects. Chairman Manifold explained that when plans or subdivisions are in beginning progress, they do not have addresses yet. If there is an address, it is normally listed on the agenda.

<u>Adjournment</u>

Meeting adjourned at 8:48pm

Diana Manker, Recording Secretary

Hopewell Township Balance Sheet Prev Year Comparison As of January 31, 2025

	Jan 31, 25	Jan 31, 24	\$ Change	% Change
ASSETS Current Assets				
Checking/Savings 100. · Checking/Savings				
100.00 · General Fund Checking	608,912.54	462,697.36	146,215.18	31.6%
101.00 · Cell Tower MMA 102.00 · Traffic Light MMA	209,904.37 3,198.65	160,278.69 3,117.61	49,625.68 81.04	31.0% 2.6%
103.00 · Facilities Fund MMA	2,720,114.39	2,543,675.00	176,439.39	6.9%
104.00 · Equipment Fund MMA 105.00 · Payroll Checking	447,946.38 13,459.30	336,800.61 21,243.82	111,145.77 -7,784.52	33.0% -36.6%
106.00 · State Fund Checking	0.00	136,809.85	-136,809.85	-100.0%
108.00 · Royal Farms Traffic Light	14,147.90	0.00	14,147.90	100.0%
Total 100. · Checking/Savings	4,017,683.53	3,664,622.94	353,060.59	9.6%
Total Checking/Savings	4,017,683.53	3,664,622.94	353,060.59	9.6%
Total Current Assets	4,017,683.53	3,664,622.94	353,060.59	9.6%
TOTAL ASSETS	4,017,683.53	3,664,622.94	353,060.59	9.6%
LIABILITIES & EQUITY Liabilities Current Liabilities Credit Cards				
258.00 · Orrstown Bank Credit Card	590.00	0.00	590.00	100.0%
Total Credit Cards	590.00	0.00	590.00	100.0%
Other Current Liabilities 210.00 · Payroll Liabilities				
210.00 · Payron Elabilities 210.04 · PA UC Taxes Withheld	-166.54	42.16	-208.70	-495.0%
210.06 · Local Income Taxes Withheld	0.00	602.21	-602.21	-100.0%
210.07 · Local Services Tax Withheld 210.11 · Retirement Contributions	0.00 1,151.22	44.00 0.00	-44.00 1,151.22	-100.0% 100.0%
210.00 · Payroll Liabilities - Other	-538.30	0.00	-538.30	-100.0%
Total 210.00 · Payroll Liabilities	446.38	688.37	-241.99	-35.2%
Total Other Current Liabilities	446.38	688.37	-241.99	-35.2%
Total Current Liabilities	1,036.38	688.37	348.01	50.6%
Total Liabilities	1,036.38	688.37	348.01	50.6%
Equity				
275.00 · Fund Balance	4,103,869.23	3,830,156.19	273,713.04	7.2%
30000 · Opening Balance Equity Net Income	14,147.90 -101,369.98	0.00 -166,221.62	14,147.90 64,851.64	100.0% 39.0%
Total Equity	4,016,647.15	3,663,934.57	352,712.58	9.6%
TOTAL LIABILITIES & EQUITY	4,017,683.53	3,664,622.94	353,060.59	9.6%

10:31 AM 02/04/25 **Accrual Basis**

Hopewell Township Balance Sheet Prev Year Comparison As of January 31, 2025

		Jan 31, 25	Jan 31, 24	\$ Change	% Change
	S ent Assets hecking/Savings				
	106.00 Liquid Fuels Fund	24,686.81	0.00	24,686.81	100.0%
T	otal Checking/Savings	24,686.81	0.00	24,686.81	100.0%
Tota	I Current Assets	24,686.81	0.00	24,686.81	100.0%
TOTAL	ASSETS	24,686.81	0.00	24,686.81	100.0%
LIABILI Equi	TIES & EQUITY				
	pening Balance Equity	24,684.71	0.00	24,684.71	100.0%
N	et Income	2.10	0.00	2.10	100.0%
Tota	l Equity	24,686.81	0.00	24,686.81	100.0%
TOTAL	LIABILITIES & EQUITY	24,686.81	0.00	24,686.81	100.0%

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Date	Num	Account	Original Amount	Paid Amount	Balance
AARON MANIFOLD 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	46.44	46.44	46.44
Total AARON MANIFO	DLD			46.44	46.44
AERO ENERGY 01/07/2025	200.1 GALLONS	438.04 · Vehicle Fuel	565.12	565.12	565.12
Total AERO ENERGY				565.12	565.12
ANDREW FOWLER 01/03/2025	Boots	409.01 · Building Supplies	200.00	200.00	200.00
Total ANDREW FOWL	_ER			200.00	200.00
BARRY WEINTZWEIO 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	38.61	38.61	38.61
Total BARRY WEINTZ	WEIG			38.61	38.61
BEARS PORTABLE T 01/16/2025	OILETS 1/10/25-2/06/25	452.02 · Hopewell Area	135.00	135.00	135.00
Total BEARS PORTA	BLE TOILETS			135.00	135.00
C S DAVIDSON INC 01/16/2025	Permit Manager	406.07 · Capital Purcha	8,925.00	8,925.00	8,925.00
Total C S DAVIDSON	INC			8,925.00	8,925.00
CHARLES WEBSTER 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	45.85	45.85	45.85
Total CHARLES WEBS	STER			45.85	45.85
CULLIGAN WATER 01/03/2025	Cooler rental-Dec	409.01 · Building Supplies	20.00	20.00	20.00
Total CULLIGAN WAT	ER			20.00	20.00
DAN GIBNEY 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	58.57	58.57	58.57
Total DAN GIBNEY				58.57	58.57
DAVE OBER 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	28.54	28.54	28.54
Total DAVE OBER				28.54	28.54
EUREKA CONSOLIDA 01/01/2025	ATED 2025 Q1 Qrt EMS	412.00 · Ambulance/Re	10,750.00	10,750.00	10,750.00
Total EUREKA CONSC	DLIDATED			10,750.00	10,750.00
GARY HASLAM 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	56.72	56.72	56.72
Total GARY HASLAM				56.72	56.72
GENERAL CODE 01/16/2025	Annual Maintenance	400.11 · Other Services	1,195.00	1,195.00	1,195.00
Total GENERAL CODE	:			1,195.00	1,195.00
GEORGE TYRRELL 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	39.64	39.64	39.64
Total GEORGE TYRRE	ELL			39.64	39.64
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Date	Num	Account	Original Amount	Paid Amount	Balance	
GORDON WISNOM 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	49.41	49.41	49.41	
Total GORDON WISNO	ОМ			49.41	49.41	
GREGORY ABOGAST						
01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	33.70	33.70	33.70	
Total GREGORY ABO	GAST			33.70	33.70	
H.O.P.E. 01/01/2025	2025 Contribution	459.01 · H.O.P.E. Contri	2,500.00	2,500.00	2,500.00	
Total H.O.P.E.				2,500.00	2,500.00	
HARRY GRIBBLE JR 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	29.16	29.16	29.16	
Total HARRY GRIBBLE	JR			29.16	29.16	
HERBERT, ROWLAND 01/16/2025	& GRUBIC, INC Pipe Replacement	438.07 · Other Services	775.00	775.00	775.00	
Total HERBERT, ROW				775.00	775.00	
HOPEWELL AREA RE				770.00	770.00	
01/01/2025	1st QTR 2025	452.01 · Annual Recreat	13,830.18	13,830.18	13,830.18	
Total HOPEWELL ARE	A REC & PARK BOARI	D		13,830.18	13,830.18	
JACOB BAUM 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	34.16	34.16	34.16	
Total JACOB BAUM				34.16	34.16	
JAMES R. HOLLEY & A 01/16/2025	ASSOC., INC. Steet cut inspec's	408.00 · Engineering Se	355.84	355.84	355.84	
Total JAMES R. HOLLE	EY & ASSOC., INC.			355.84	355.84	
JOHN HUGHES						
01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	69.99	69.99	69.99	
Total JOHN HUGHES				69.99	69.99	
KEITH AMBERMAN 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	7.86	7.86	7.86	
Total KEITH AMBERMA	AN			7.86	7.86	
KEITH RUSSELL 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	25.41	25.41	25.41	
Total KEITH RUSSELL				25.41	25.41	
KLUGH ANIMAL CONT 01/16/2025	ROL SERVICES December Billing	419.01 · Animal Control	146.25	146.25	146.25	
Total KLUGH ANIMAL C	CONTROL SERVICES			146.25	146.25	
MANIFOLD EXCAVATING						
01/23/2025	Bowman Sch. Rd	438.05 · Equipment Ren	650.00	650.00	650.00	
Total MANIFOLD EXCA	VATING			650.00	650.00	
MASON-DIXON PUBLIC 01/01/2025	C LIBRARY 2025 Contribution	456.00 · Library Contrib	12,000.00	12,000.00	12,000.00	
Total MASON-DIXON P	UBLIC LIBRARY			12,000.00	12,000.00	
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Date	Num	Account	Original Amount	Paid Amount	Balance
MATTHEW DOKTOR 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	37.95	37.95	37.95
Total MATTHEW DO	KTOR			37.95	37.95
MC MUNICIPAL SER					
01/03/2025	Dec 2024	413.01 · Codes Enforce	9,366.50	9,366.50	9,366.50
Total MC MUNICIPAL	. SERVICES, LLC			9,366.50	9,366.50
MET ED 01/16/2025	11/28-12/28/24	409.04 · Electric	80.98	80.98	80.98
Total MET ED				80.98	80.98
MICHAEL FORSTOF	FER JR 2024 Vol Tax Credit	491.00 · Refund of Prior	68.19	68.19	68.19
Total MICHAEL FORS	STOFFER JR			68.19	68.19
MPL LAW FIRM 01/07/2025 01/07/2025 01/07/2025 01/07/2025 01/07/2025 01/07/2025	47946-Mt Airy Rd 47947-Municipal F 47948-Dehoff/Mar 47949-Stoltzfus 47950-Vanguard 48965-WellSpan	404.02 · Attorney Fees 404.00 · Attorney Fees 404.00 · Attorney Fees 404.02 · Attorney Fees 404.00 · Attorney Fees 404.02 · Attorney Fees	1,186.00 2,316.00 1,150.00 80.00 100.00 140.00	1,186.00 2,316.00 1,150.00 80.00 100.00 140.00	1,186.00 3,502.00 4,652.00 4,732.00 4,832.00 4,972.00
Total MPL LAW FIRM	-	re nez r memey r eee	110.00	4,972.00	4,972.00
PA Chamber Insuran				4,072.00	4,572.00
01/16/2025	Feb 2025	406.02 · Insurance and	16,083.03	16,083.03	16,083.03
Total PA Chamber Insurance 16,083.03 16,08					
PA ONE CALL SYSTE 01/16/2025	EM INC Monthly Fee	438.07 · Other Services	56.17	56.17	56.17
Total PA ONE CALL S	YSTEM INC			56.17	56.17
PA TWPS. HEALTH II 01/16/2025	NS. COOP. TRUST Life Ins/Dakota&A	406.02 · Insurance and	993.56	993.56	993.56
Total PA TWPS. HEAL	TH INS. COOP. TRUST			993.56	993.56
PAUL RICKERT 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	64.86	64.86	64.86
Total PAUL RICKERT				64.86	64.86
	BAL FINANCIAL SERV Q1 2025		184.02	184.02	
		406.09 · Office Equipme	164.02		184.02
PSATS	GLOBAL FINANCIAL S	ERVICES		184.02	184.02
01/16/2025	2025 Dues	400.08 · Dues/Subscript	1,861.00	1,861.00	1,861.00
Total PSATS		•		1,861.00	1,861.00
QUALITY/ KYOCERA 01/16/2025 01/16/2025	DOCUMENT SOLUTION 12/6/24-1/5/2025 1/1-1/31/2025	NS MID 406.04 · Other Services 406.04 · Other Services	74.81 711.90	74.81 711.90	74.81 786.71
Total QUALITY/ KYOC	ERA DOCUMENT SOLU	JTIONS MID		786.71	786.71
RAY MANIFOLD 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	17.81	17.81	17.81
Total RAY MANIFOLD				17.81	17.81
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Date	Num	Account	Original Amount	Paid Amount	Balance
SLATEFIELD EQUIPN 01/16/2025	MENT LLC John Deere Repairs	437.01 · Parts for Repairs	2,937.50	2,937.50	2,937.50
Total SLATEFIELD EQ	UIPMENT LLC			2,937.50	2,937.50
SMART SOURCE LLC 01/16/2025	New Checks- Gen	406.03 · Office Supplies	164.24	164.24	164.24
Total SMART SOURCE	ELLC			164.24	164.24
STAR PRINTING COM 01/23/2025 01/23/2025 01/23/2025	IPANY 2025 Meeting Dates Re-org Meeting PC Meeting Dates	400.08 · Dues/Subscript 400.08 · Dues/Subscript 400.08 · Dues/Subscript	37.50 42.50 40.00	37.50 42.50 40.00	37.50 80.00 120.00
Total STAR PRINTING	COMPANY			120.00	120.00
STEWARTSTOWN AF 01/01/2025	REA SENIOR CENTER 2025 Contribution	458.00 · Senior Citizen	6,000.00	6,000.00	6,000.00
Total STEWARTSTOW	/N AREA SENIOR CEN	NTER		6,000.00	6,000.00
STEWARTSTOWN BO 01/16/2025	PROUGH 9/25/24-12/25/24	411.01 · Hydrant Service	1,234.20	1,234.20	1,234.20
Total STEWARTSTOW	/N BOROUGH			1,234.20	1,234.20
STEWARTSTOWN HIS 01/01/2025	STORICAL SOCIETY 2025 Contribution	459.05 · Historical Society	1,500.00	1,500.00	1,500.00
Total STEWARTSTOW	N HISTORICAL SOCIE	TY		1,500.00	1,500.00
SUBURBAN PROPANI 01/16/2025	E PROPANE	409.02 · Heating Fuel/P	1,227.00	1,227.00	1,227.00
Total SUBURBAN PRO		400.02 Treating Fuerr	1,227.00	1,227.00	1,227.00
TRACTOR SUPPLY CF				1,227.00	1,227.00
01/16/2025	Adapter	437.01 Parts for Repairs	169.19	169.19	169.19
Total TRACTOR SUPP	LY CREDIT PLAN			169.19	169.19
UNITED CONCORDIA 01/16/2025	Feb 2025	406.02 · Insurance and	526.44	526.44	526.44
Total UNITED CONCOR	RDIA			526.44	526.44
WAYNE MCELWAIN 01/16/2025	2024 Vol Tax Credit	491.00 · Refund of Prior	54.50	54.50	54.50
Total WAYNE MCELWA	AIN			54.50	54.50
WILLIAM AMBERMAN 01/16/2025	JR 2024 Vol Tax Credit	491.00 · Refund of Prior	50.30	50.30	50.30
Total WILLIAM AMBER	MAN JR			50.30	50.30
WINTER ENGINE-GEN 01/16/2025	ERATOR SERVICE INC Generator Service	C 409.05 · Repairs and M	1,514.60	1,514.60	1,514.60
Total WINTER ENGINE	-GENERATOR SERVIC	E INC		1,514.60	1,514.60
YOE PARTS & EQUIPM 01/01/2025		438.02 · Supplies	2.60	2.60	2.60
01/01/2025 01/01/2025	Baldwin BK-3 parts	438.02 · Supplies 438.02 · Supplies	206.20 85.97	206.20 85.97	208.80 294.77
Total YOE PARTS & EC	QUIPMENT CO.			294.77	294.77
					1

Date	Num	Account	Original Amount	Paid Amount	Balance
YORK WATER CON 01/16/2025	//PANY 11/28-12/30/24	411.01 · Hydrant Service	545.40	545.40	545.40
Total YORK WATER	R COMPANY			545.40	545.40
TOTAL				103,522.37	103,522.37



