

## MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Kolby Bills, Adam Bills and Bob Devonshire, Township Manager/Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Public Works Director Adryan Yothers, Sewer Authority Secretary Kaitlyn Yothers, David Johnson and Ray Rice.

### CALL TO ORDER/FLAG CERMONY AT 10:00 A.M.

#### MINUTES

- Bob Devonshire **motioned** to approve March 17, 2026 Board of Supervisors Meeting Minutes. Second by Jason Myer. All Ayes. **Motion Approved.**

#### TREASURERS REPORT/BILLS

- Dylan Coleman **motioned** to approve the March 2026 Treasurer's Report. Second by Adam Bills. All Ayes. **Motion Approved.**

PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township tax-payers only): None.

#### CORRESPONDENCE

- MRM Property & Liability Trust 2026 Annual Dividends Distribution Memo.
- MRM Workers' Compensation Pooled Trust 2026 Annual Dividends Distribution Memo.

#### TOWNSHIP REPORTS

##### PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers.
- Discussed expense estimate in the amount of \$831.84 for signs to be placed at the emergency access located in the Village in Paradise development. Resolved to table this request pending issuance of a 30-day notice to the neighboring property owner regarding removal of any items placed in the emergency access.

##### ZONING HEARING BOARD:

- Updates/Report by Zoning Officer, Walter Hockensmith.

##### SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority.
- Discussed potential sale of the sewer system to York Water. Mr. Coleman advised that a purchase offer is being negotiated, that the Township Solicitor is working with counsel for the

Sewer Authority and York Water, that negotiations are in the preliminary stages and there is a lot to work through yet. Discussed pros and cons of selling versus maintaining ownership of the system. Ms. Jones answered questions regarding sewer rates, including the results of any rate studies, the current rates and any anticipated increases to the rates, the overall financial status of the Sewer Authority, steps taken by the Authority to determine value of the sewer system, including whether or not a full financial analysis had been completed to determine the feasibility of retaining ownership of the system, processes followed to retain the current treatment plant operator, and what she perceives to be the main motivators to sell the sewer system. Ms. Jones explained the many unexpected costs to operate the new plant that were not anticipated when the upgrades were planned, including operator costs, chemical costs, lab fees, increased sludge hauling costs, and just the overall increased cost to operate a plant of this type. Mr. Kolby Bills asked how much the plant upgrade cost. It was explained the original estimate for the upgrades was approximately \$3,000,000, but the actual cost has been approximately \$8,000,000. Ms. Jones explained the various grants and loans received to help offset the increased cost, but the challenge with the funds only being allocable to costs for new construction, not any ongoing system operations. It was resolved the Township will request a financial analysis be completed prior to the Sewer Authority entering into any final agreement for sale of the sewer system in order to determine under what conditions it would be feasible for the Authority to retain ownership of the sewer system.

### **EMERGENCY SERVICES**

- March 2026 Emergency Services Reports.
- Mr. Hockensmith stated he noted on one of the fire company's reports they were placed on standby for a controlled burn. He said he reached out to the Chief of that fire company to explain that there is no burning allowed in the Township and to determine the nature of the controlled burn and steps taken to receive approval to conduct the burn. He indicated it would be helpful if the fire companies reached out to him when they respond to burning calls/complaints so he can send Courtesy and/or Violation Notices to the property owners. Mr. Devonshire said he will make contact with the Chief of the fire company that reported the controlled burn as well.

### **OLD/NEW BUSINESS:**

- 45 N. Kinzer Rd: Jason Myer **motioned** to approve request for forgiveness of real estate taxes submitted by Byler & Winkle, P.C., on behalf of Kinzer Mennonite Church and LanChester District of LMC. Second by Kolby Bills. All Ayes. **Motion Approved.**
- Discussed The Rug Beater estimate to clean carpets and tile/grout in foyers at the office building. Resolved Ms. Farra would obtain additional estimates for consideration of approval.

### **ANNOUNCEMENTS:**

- Mr. Coleman announced the Board of Supervisors would be meeting in Executive Session immediately following this meeting to discuss personnel matters, and legal matters related thereto, with the Township Solicitor.

**ADJOURN:**

- At 11:23 a.m., Adam Bills **motioned** to adjourn meeting. Second by Bob Devonshire. All Ayes.  
**Motion Approved.**

Respectfully Submitted By:

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Karen Farra, Secretary