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, Planning Commission Member Allen Fisher, Park Foundation Chairman Michael Hartmann, Public Works Director Adryan Yothers, Sewer Authority Chairman Brian Groff, Township Engineer Jennifer Prunoske, Ray Rice, Conor Surgeoner, Peter Stankovich, Ron Rosciolo, Michele Lichty, Mary Alice High, Bob Bell, Jason Shaner, Joshua Knosp, Dave Johnson, Bucky Smith, Tom Weinckowski and Sam Petersheim.

CALL TO ORDER/FLAG CERMONY AT 7:00 P.M.

MINUTES

- Adam Bills **motioned** to approve the May 19, 2026 Board of Supervisors Meeting Minutes. Second by Kolby Bills. All Ayes. **Motion Approved**.

TREASURERS REPORT/BILLS

- Jason Myer **motioned** to approve the May 2026 Treasurer's Report. Second by Bob Devonshire. All Ayes. **Motion Approved**.
- Bob Devonshire **motioned** to approve the June 2026 Disbursement List of Bills to be paid. Second by Adam Bills. All Ayes. **Motion Approved**.

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

PERSONS TO BE HEARD:

- Michele Lichty, Intercourse Library Board Member, provided library updates/information.

CORRESPONDENCE:

- June 4, 2026 Lancaster County Redevelopment Housing Authority (LCRHA) letter regarding recertification as an Urban County.
- June 20, 2026 Community Water Day Event Flyer.

PLANNING COMMISSION:

- Updates by Planning Commission Member Allen Fisher.

SUBDIVISION/LAND DEVELOPMENT – BRIEFING ITEMS

- Bucky Smith, FD Stonewater, and Tom Weinckowski, Landcore Engineering Consultants - FDS PA Lancaster SP, LLC, - Police Barracks Sketch Plan - 28 S. Kinzer Road. Mr. Smith presented the sketch plan for this project. He explained FD Stonewater will own the property and enter into a long-term lease with the Department of General Services for the Commonwealth of Pennsylvania for use by the PA State Police. Discussion was had regarding potential noise from the outdoor shooting range, the height of the communications tower, specifications for the in-door shooting range, potential for public sewer to the property, landscaping buffers and light pollution. Mr. Devonshire asked if the helicopter pad would be available for emergency medical services if needed. Mr. Smith said not at this time, but they would be willing to discuss partnering with local emergency service providers. Mr. Bills stated he looks forward to this opportunity for the Township to partner with the State Police.

Public Comment:

Michael Hartmann: Mr. Hartmann requested and received confirmation that the property will not be held has tax exempt since it will be owned by FD Stonewater.

- Conor Surgeoner, Hyland Engineering – Petar Stankovic/Paradise Lane Greenhouses – 286 Paradise Lane – Preliminary/Final Land Development Plan. Mr. Surgeoner and Mr. Stankovic presented the plans for this project. They explained the garage would be used for storage of farming equipment for land maintenance, that there would be no distribution of produce from the greenhouses at this time – it would solely be used for the onsite roadside stand and Mr. Stankovic's restaurant, a geothermal system will be used for the greenhouses, the plan includes construction of four (4) future greenhouses in addition to the two (2) to be built immediately and if/when built-out, there will be a total of approximately 34,000 sf of greenhouses at a height of 15-18 feet. Mr. Stankovic said he is also considering having some type of pick-your-own produce (i.e., strawberries) in the front field sometime in the future. Discussion was had regarding the proposed stormwater management system and request for modification of the slope requirements. Various alternate stormwater management facilities and locations were discussed in effort to eliminate the need for such a modification. The Township Engineer, Jennifer Prunoske, explained that she, the Township, Mr. Stankovic and Mr. Surgeoner held a virtual meeting to discuss her review comments and that they are working on some plan modifications that will affect this stormwater management discussion.

SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Aaron G. Zook – 44 Harristown Road (n/k/a 102 Harristown Rd): Bob Devonshire **motioned** to approve request for reduction of financial security from $68,451.45 to $9,954.40. Second by Kolby Bills. All Ayes. **Motion Approved**.

- Jonathan Z. Beiler – 254 S. Kinzer Road: Approve request or release of remaining balance of financial security in the amount of $3,437.61. Ms. Farra recommended approving release of the financial security conditioned upon receipt of the recorded Final As-Built Plan. Thereafter, Bob Devonshire **motioned** to approve release of financial security upon receipt of the recorded as-built plan. Second by Jason Myer. All Ayes. **Motion Approved**.

- Jason Shaner, Impact Engineering – Stevie E. Esh & Naomi S. Esh – 85 Peach Lane – Major Stormwater Management Plan. Mr. Shaner appeared and presented the plans and modification requests for approval as noted below. Thereafter, the following action was taken:

    - Jason Myer **motioned** to approve request for modification of SWMO Section 504.4(a)[4], Minimum Pipe Diameter, allowing for use of 12" diameter pipes extending from the drainage inlet boxes instead of 18". Second by Kolby Bills. All Ayes. **Motion Approved**.
    - Jason Myer **motioned** to approve request for modification of SWMO Section 507.9, Infiltration Bed Design, to have no non-woven geotextile placed on the bottom of the infiltration bed (only on the sides and top). Second by Kolby Bills. All Ayes. **Motion Approved**.
    - Adam Bills **motioned** to approve request for conditional plan approval. Second by Bob Devonshire. All Ayes. **Motion Approved**.

TOWNSHIP REPORTS

PUBLIC WORKS:

- Updates/Report by Public Works Director, Adryan Yothers.
- Kolby Bills **motioned** to award 2026 Oil & Chip Road Work Bid to Asphalt Industries in the amount of $208,583. Second by Bob Devonshire. All Ayes. **Motion Approved**.
- Discussed estimates from Stephenson Equipment and Lancaster Tractor Service for repair of belt-loader axle and air conditioning. Mr. Yothers explained that Lancaster Tractor Service was unable to provide a quote for the air conditioning repair, but because that repair is less than $5,000, approval of that repair is not required pursuant to the Co-op Agreement. He also advised that though both repair facilities believe the repair will not require a full rebuild of the axle, Stephenson would only quote the cost for a full rebuild. Lancaster Tractor provided and estimate for a repair and a full rebuild in the respective amounts of $6,284 and $ 15,730.81. Stephenson Equipment Harrisburg's estimate for the full rebuild is $18,893.54, and the Stephens Equipment Philadelphia estimate is for $19,325.54. Ms. Farra advised all other co-op members except Colerain Township had approved the Lancaster Tractor Service estimates, and Colerain Township Board of Supervisors would be voting on the matter at their July 13, 2026 meeting. She further stated that in the event the repair exceeds the balance of $14,746.34 currently in the belt-loader account, the other Townships indicated the excess costs would be born equally by all co-op members, but did not discuss replenishing funds in the account. After discussion was had it was resolved the Supervisor would approve the estimate from Lancaster Truck Service in the full amount of $15,730.81 in case it is determined a rebuild becomes required once the axle is removed and disassembled. Kolby Bills **motioned** to approve the Lancaster Truck Service estimate in the amount of $15,730.81. Second by Dylan Coleman. All Ayes. **Motion Approved**.
- Discussed providing additional funding to belt-loader co-op account to restore existing balance to account following payment for repair as noted above. This matter was tabled for future discussion if/when this situation arises.

ZONING HEARING BOARD:

- Updates/Reports by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann. He advised at the June 10, 2026 meeting of the Park & Recreation Commission, the Commission voted to convert the horse hitching barn to an open sided pavilion. He indicated with the advent of driving services like Uber, there is very low use of the area. They intend to add additional hitching posts elsewhere.
- Discussed vandalism issues being experienced at the park and whether or not to close the old restrooms for the rest of the season. It was determined to leave them open for the time being as long as there are no safety issues present.

SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority Member Chairman Brian Groff. Mr. Groff explained how the new plant operates and functions, and provided operational details that have resulted in increased costs to operate the plant. This includes cold weather and high influent issues, extra testing to maintain warranties, difficulty in finding an operator who understands this type of system and knows how to operate it efficiently and effectively, and the actual increased costs for operator services. Discussion was had regarding user rates, tapping fees and other options for plant operations that may be more cost-effective such has employing two people to manage and operate the plant. All of these factors are part of what has been considered in deciding whether or not to sell the sewer system. Mr. Groff then discussed selling the sewer system to York Water. He said upon sale, York Water would own and operate the system and that is who users will contact with any questions or issues. He highlighted who York Water is, where they operate and their efforts to expand their footprint in our area. He explained that they are a publicly traded company regulated by the Pennsylvania Utility Commission (PUC). Mr. Groff explained that the goal of the Sewer Authority in the sale of the system is to sell at book value, or an amount sufficient to cover the Authority's debt. He explained that once a purchase agreement is signed, the user rates currently in place will be locked in until such time as York Water applies to the PUC for a rate adjustment, which is not anticipated to occur until 2029. Mr. Groff said the Authority is still in negotiations with York Water, but there is a good chance there will be an Agreement up for review and approval by the Authority at their July 6, 2026 meeting. At that meeting, the Sewer Authority Board also intends to discuss, and potentially approve, implementing an institutional/industrial user fee and increasing residential user fees as well. He advised that at the current rate structure, the Authority will not be able to generate enough revenue to cover its expenses pending the completion of the sale to York Water. That process will take 12 to 15 months as the PUC has to review the terms of the sale and approve it.

- In conjunction with the updates provided by Mr. Groff, Mr. Coleman presented the Financial Health/Sewer Rate Projection Analysis completed for the Township by PFM Financial

Advisors. This Analysis is posted on the Township website and a hard copy can be provided upon request. He explained the Analysis presents two scenarios; one that would result in $350,000 being held in reserves at the end of the projection period (2026 through 2036), and the other resulting in $750,000 being held in reserves by the end of the same period. Both would see a substantial increase in user fees starting with a 50% increase for 2027 (to $300), followed by a 10% increase in 2028 (to $330) and, thereafter, gradual increases between 2% and 3% per year through 2036 with the rate at that time being $392 for the $350,000 scenario and $413 for the $750,000 scenario. Mr. Coleman explained that York Water has not provided any rate projections and has been hesitant to commit to any rates other than to say the rate in place at the time of execution of a purchase agreement will be held until their next application to the PUC for an adjustment, which they anticipate will occur in 2029. After pressing York Water for something, they indicated the rate structure for Paradise Township would most likely mimic that of their West York Borough, Asbury Pointe, Feton Borough and Letterkenny Township Areas, which is currently $89 per month for residential users and $120 per month for commercial/industrial users.

Public Comment:

Michael Hartmann: Mr. Hartmann asked Mr. Groff several questions including whether or not the Authority considered reaching out to other municipalities to explore an employee sharing option for plant operations, whether or not York Water is currently running this type of plant, what due diligence has been completed in pursuing the sale of the sewer assets, what is the book value of the system and whether or not there is a Balance Sheet or Profit & Loss Statement that clearly indicates the financial position of the Authority. Mr. Groff advised because this is a specialized type of plant, it is very difficult to find anyone with the knowledge and experience to operate it. He said York Water has a water treatment plant they operate that utilizes the same technology as the sewer plant, but not a sewer plant using it. Mr. Groff said the Authority has discussed employing two people to manage and operate the plant, but that this would need to be discussed with and approved by the Township. It was resolved that the Authority Secretary would provide Mr. Hartmann with a current Balance Sheet/Profit & Loss Statement. Mr. Hartmann commented that it seems that the Authority has just gone along with whatever its engineer recommended without ever questioning them and feels it is important to establish a benchmark for the sale. It should be known what the sewer assets are worth and how much the Authority could be losing. Mr. Groff explained that the Authority's engineer did establish a value of the assets in the amount of $13 to $14 Million as part of determining what the tapping fee should be.

Sam Petersheim: Mr. Petersheim asked if it will be necessary to increase user rates in order for the Authority to cover its debts during the 12 to 15-month period to finalize the sale of the sewer assets. Mr. Groff said yes, but they are waiting on a dollar amount from their engineer.

Bob Bell: Mr. Bell asked if the goal is to sell the sewer system for as low an amount as possible, but for enough to cover the current outstanding debt. Mr. Coleman said the goal is to get enough to cover the debt and break even. Mr. Groff explained that it is important to keep all costs incurred by York Water as low as possible as their total expenses will be used by the PUC to justify any rate increase. So, the less they spend, the better it will be for our residents in the long run.

EMERGENCY SERVICES

- Updates by Emergency Services Committee Member Dave Johnson. Mr. Johnson advised that the Committee had approved and adopted mission, vision and goals statements for both the Committee and the emergency services study, and provided a summary of the content of the statements. With regard to the status of the study, Mr. Johnson advised the Committee met with Jerry Ozog of PSATS in April at which time he tasked the Committee to develop a mission/vision statement for the study. Mr. Devonshire advised that he has sent the adopted statement to Mr. Ozog and inquired about the next steps. He is currently waiting to hear back from him. The plan is for Mr. Ozog to review this information and then attend another Committee meeting to discuss proceeding with the study. This will include him advising whether or not he will conduct the study, or if he will refer the committee to another person/entity to do the study.
- May 2026 Emergency Services Reports.

OLD/NEW BUSINESS:

- A brief discussion was had regarding the proposed short-term rental ordinance. It was resolved this matter would be scheduled for discussion at a daytime meeting of the Board of Supervisors to review the ordinance in more detail and determine if any revisions are needed. Once a final draft of the ordinance is prepared, it will be presented to the public at an evening meeting for discussion before moving forward with the formal process to adopt it.
- Mr. Coleman presented and explained the proposed Fitness for Duty Policy. Thereafter, Kolby Bills **motioned** to adopt the Fitness for Duty Policy. Second by Jason Myer. All Ayes. **Motion Approved**.

ANNOUNCEMENTS: None.

ADJOURN:

- At 9:33p.m., Adam Bills **motioned** to adjourn meeting. Second by Dylan Coleman. All Ayes. **Motion Approved**.

Respectfully Submitted By:

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Karen E. Farra, Secretary