

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
JANUARY 05, 2026
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ROLL CALL

SUPERVISORS – Brent Sailhamer, Dave Bush, Libby Loudenslager, Frank Setlak, and Sheila Covert

ATTENDEES – Brandon Slatt, Township Manager, Chief Thomas Wargo, Faye Romberger, Phillip Brath, Township Manager, John Baranski, Jr., Esquire, Phillip Brath, P.E., Kristen Stagg, Veronica Tustin, Tom Tustin, Brian Pinamonti, Chris Hoover, Leah Sailhamer, Michelle Kiesinger, L Cutright, P Olinick, Marie Chomicki, Gary D. Rehart, and Dennis Covert

ATTENDEES ON ZOOM – James Hess, Chelsie Markel, Borgenhagen, and Terry iPhone

Carroll Township's Municipal Building was open to the public. The meeting was televised on Carroll Township's Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER

Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:51 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**PUBLIC
COMMENTS**

Chairman Sailhamer called for public comments. There were no public comments.

**ITEMS TO BE
PLACED ON THE
JANUARY 12, 2026
AGENDA**

The following items were discussed and are to be placed on the January 12, 2026, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Chief Thomas Wargo – Request to deposit the \$5,000.00 received for selling Old Car 5 into the UTV Fund
2. Update on the hiring process
Chief Wargo stated that they received six applications. Interviews are scheduled for this week.
3. Police Department received a \$200.00 donation – Request to deposit the \$200.00 donation into the pole mounted LPR Fund.
4. Surety Establishment for Ore Bank Road Improvements – Inch's Properties, LLC, and Dillsburg Land LLC

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5. 45 Golf Course Road - York Hess Solar Final Land Development project – two bonds required for financial security one bond is for the future decommissioning of the solar equipment and restoration of the site and one bond is for the required site improvements.

Supervisor Covert stated 1.5% inflation rate used in the Cost Estimate for decommissioning the site is not reasonable. The rate has been 2.5% for the past 25 years.

Brandon Slatt questioned if we could readdress the bonding like we do with subdivisions.

Solicitor Baranski stated that the bond for decommissioning is every five years.

Supervisor Bush questioned if there any plans for yearly or five-year testing for leakage of the panels.

6. Dynamic Engineering Consultants, PC – Request for a Bond Reduction for Aldi, Inc.

Supervisor Setlak questioned the bonding being held for this project.

7. Pheasant Ridge Truck issue

Supervisor Bush stated if Greenbriar Lane from Harrisburg Street to Baltimore Street in the Borough was opened up to trucks it would solve the problem.

Brian Pinamonti – 1110 Grouse Lane – stated there are very heavy trucks using Pheasant Ridge from S. Baltimore Street to Old York Road. In September two tractor trailers used Pheasant Ridge from S. Baltimore Street to Old York Road and parked on Grouse Road. In November forty-five dump trucks came through loaded and came back through unloaded.

Brandon Slatt stated that no truck signs at Wargo Lane would be moved to the beginning of the development (Old York Road). The no truck restrictions could not be enforceable in Carroll Township unless the Township passed an Ordinance.

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Chelsie Markel – Quail Drive - stated that Dillsburg Borough and Carroll Township should both pass an Ordinance to enforce the no truck restriction in both municipalities. If Carroll Township does not pass an Ordinance, the Police Officer cannot pull the truck over in Carroll Township unless the Officer actually saw the truck coming out of the Borough. Ms. Markel stated that the Borough asked them to create a spreadsheet in March 2025.

Solicitor Baranski - questioned what type of restrictions they are asking for and what type of trucks they do not want. He questioned what the Borough is going to do.

8. Veronica and Tom Tustin – 215 Eagle Road – waiver request concerning the Street Tree Removal Policy and Carroll Township Subdivision and Land Development Ordinance Shade Trees (§435-52.D)

Supervisor Covert stated that the only space the Tustin's can plant a tree is in the rear yard. If she had one acre three trees would be required by the Ordinance. So, one-third of an acre should only be required one tree.

9. Update Berkshire Hills Civic Association – discussion on turning the Berkshire Hills Private Park over to the Township
10. Resolution Number 2026-09 – A Resolution of Carroll Township, York County, Pennsylvania adopting Carroll Township and Dillsburg Borough Multi-Municipal Comprehensive Plan

1. Schedule a Public Hearing

OR

2. Adopt Resolution Number 2026-09 – A Resolution of Carroll Township, York County, Pennsylvania adopting Carroll Township and Dillsburg Borough Multi-Municipal Comprehensive Plan

OR

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3. Table

11. Cable Franchise Renewal Agreement with Verizon Pennsylvania LLC – Schedule a Public Hearing and adoption of proposed Ordinance of Carroll Township authorizing execution of a Cable Franchise Agreement between the Township and Verizon Pennsylvania, LLC
12. Resolution 2026-07 – Disposition of Public Records
13. Resolution 2026-08 – A Resolution of Carroll Township, of York County, Pennsylvania hereby adopt and submit to DEP for its approval as a revision to the “Official Sewage Facilities Plan” of the Municipality for the Final Subdivision Plans for Roger and Mary Petrone & Frederick and Annette Myers Sewage Facilities Planning Module.
14. December 01, 2025 - Board of Supervisors Work Session Minutes
15. December 08, 2025 - Board of Supervisors Meeting Minutes

**ITEMS REMOVED
FROM THE AGENDA**

1. Update on Petroff property stormwater issues. Is to be added to the February 02, 2026 Board of Supervisors Work Session Agenda.

**OTHER ITEMS
FOR DISCUSSION**

Phillip Brath, Township Engineer, presented the Plan in Progress Report for the month of December 2025.

Supervisor Covert questioned the surety being held for the Fieldstone Crest Development.

There was a lot of discussion concerning this project and the Petroff property. It was asked has anyone had a conversation with developer concerning this issue.

Brandon Slatt, Township Manager, presented the Zoning Report for the month of December 2025.

Supervisor Setlak questioned Solicitor Baranski about the currently approved Police Agreement as far as reopening the current contract

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to amend the comp time. The new approved contract 2026-2031 overlaps the previous contract. There is no language in the new contract that terminates the previous contract. The new contract is signed with a date of December 08, 2026. Would like Solicitor Baranski's legal opinion as far as the overlapping of the contracts, and only to reopen to address comp time. We ended up with a completely new six-year contract. He is also concerned about the financial aspects of contract. The base salary has changed in the new contract. New hire step increase has changed. Instead, new hires starting out of 80 percent of base salary they start out at 90 percent at base salary. Instead of reaching the base salary in four years, they now reach the base salary in three years. Step increase for Sergeant went from \$3,000 to \$5,000. Comp Time was added to the contract. The Officers would get more time off by using 1.5% to calculate Comp Time earned. He feels if this is not a valid contract, the 2026 Police budget is about \$100,000.00 short.

Supervisor Loudenslager questioned where the \$300,000.00 grant money went.

Supervisor Covert stated the negotiations of contracts must be 6 months before adoption.

Supervisor Covert stated she has discovered a pay issue. She is not sure where this needs to be discussed.

The Board went to an executive session to discuss the pay issue.

ADJOURNMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary