

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
JULY 06, 2026
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ROLL CALL

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

ATTENDEES – Brandon Slatt, Township Manager, Chief Thomas Wargo, Faye Romberger, John Baranski, Jr., Esquire, Manyi Liu, P.E., Lt. Mike Lohr, Sandra Eimer, Chelsie Markel, Lawrence Cutright, and Seth Topper

ATTENDEES ON ZOOM: Borkenhagen, Kristen Staggs, James Hess, Jerri Jones, Friend, and J

Carroll Township's Municipal Building was open to the public. The meeting was broadcast via the Zoom platform and YouTube.

CALL TO ORDER

Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:31 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**EXECUTIVE
SESSION**

Chairman Sailhamer announce that the Board of Supervisors held an executive session tonight before the meeting for a personnel matter.

**PUBLIC
COMMENTS**

Chairman Sailhamer called for public comments.

Cheslie Markel – 151 Quail Drive – stated that there are some technical difficulties with the audio. You cannot hear what is going on in the meeting.

**ITEMS TO BE
PLACED ON THE
JULY 13, 2026
AGENDA**

The following items were discussed and are to be placed on the July 13, 2026, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Sandra Eimer – 300 Normandy Lane – waiver request on Street Tree Removal Policy the Carroll Township Subdivision and Land Development Ordinance Shade Trees (§435-52D)

Supervisor Bush stated this is a corner lot and there is not a whole lot of room to relocate seven trees on this property.

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Supervisor Covert stated there is a lack of topsoil, solid rock two inches down, and two swales located on her property. This limits the relocation of seven trees.

2. Final Subdivision Plan for Tiday Bors Homes LLC – Deadline Date July 14, 2026 – Need Time Extension if not approved
3. Preliminary/Final Subdivision and Land Development Plan for Celebration Community Church – Deadline Date July 22, 2026 – Need Time Extension
4. Final Subdivision and Land Development Plan for Mixed-Use Development Inch Properties at 15 Ore Bank Road Surety Reduction Request – Surety Release No. 1
5. York Hess Solar Farm – Decommissioning Bond
6. Barry Isett & Associates Engineering Contract

Solicitor Baranski has some issues with the contract. The issues are all in the same Section. He would like this whole Section removed, which are 14.1, 14.2, and 14.3. This section has not changed from the original contract. He is not comfortable with these three items. He is recommending that a conference call be made to include Barry Isett representative, Supervisor Setlak, and himself to discuss this issue.

7. Hiring police officer with a start date of Monday, July 27, 2026
8. Proposed amendments to the Code of Carroll Township submitting to York County Planning Commission for review and comments
9. Money Management & Investing

Supervisor Setlak stated that \$800,000.00 of General Fund Monies has been transferred into Treasury Bonds with Charles Schwab. The \$800,000.00 was put into a ladder system which consists of 3 months, 6 months, 1 year, 18 months, and 2 years. At the July 13, 2026 meeting the Board will need to make a

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motion to move more General Fund, Capital Reserve Fund, and Recreation Fund money into Treasury Bonds.

10. Rosalie Calvo Escrow for Small Flow Sewage Disposal System at 103 Warrington Road – Ms. Calvo has sold her home to Jeremy and Heather Lane and would like to transfer these funds into their name.
11. Logan Park MOU
12. June 01, 2026 – Board of Supervisors Work Session Minutes
13. June 08, 2026 – Board of Supervisors Meeting Minutes

ITEMS TO BE
REMOVED FROM
THE JULY 13, 2026
AGENDA

1. Officer Christopher Migatulkski has completed his one-year probationary period.

Chief Wargo announced that Officer Christopher Migatulkski has completed his one-year probation period effective June 24, 2026 and has been released from probation.
2. Awarded Local Share Account Category 4 Grant for \$85,995.00 to purchase 21 portable radios. The order was placed and we have received the invoice for \$82,944.75 which was submitted for payment.
3. Gas pump removal and gas credit cards
4. Car 8 Transmission issues
5. Using remaining funds from DCED Grant to purchase a shed and K-9 Vehicle insert
6. Update on the Proposed Northern York County Fire Rescue Agreement

Supervisor Covert stated that there is no movement at this time. She supplied the Agreement to Kaitlin, and she forwarded it to her Board.

7. Resolution Number 2026-19 – A resolution of the Board of Supervisors of Carroll Township, York County, Pennsylvania,

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providing for supplemental appropriations for the 2026 Budget to add \$64,000.00 to line item 01-411-500 NYCFR Contribution. The Board also stated that this should not happen until we receive a signed MOA.

8. Neighbors Concerns on the Fager Warehouse

Supervisors Setlak and Bush visited the site with Jeremiah Jones, and stated the fans are creating white noise. Supervisor Setlak stated that Mr. Fager has agreed to install a timer on the fans. They also discussed the parking issues, and the outside storage will be moved to the fenced in area.

OTHER ITEMS
FOR DISCUSSION

Manyi Liu, Township Engineer, presented the Plan in Progress Report for the month of June 2026.

Brandon Slatt, Township Zoning Officer, presented the Zoning Report for the month of June 2026.

Solicitor Baranski asked if there are any updates on Robert Gay property located at 283 Camp Ground Road.

Mr. Slatt stated that Mr. Gay is about one month behind schedule.

Supervisor Covert stated that the Police Contract should be amended to add the K-9 Unit.

Supervisor Bush discussed the proposed U.S. Rt 15 improvements. He feels the interchanges should be included in on these improvements.

Solicitor Baranski stated that we have until July 22, 2026 to file an appeal on the court decision for the Stony Run Village Development. He would like to schedule an executive session before the July 13, 2026, Board of Supervisors Meeting at 5:45 p.m. to discuss the Board's options.

Solicitor Baranski stated that the Berkshire Hill's Park is on two parcels. The Park is no problem. It is Lot 39 that creates a problem. This lot is still in the Developer's name from 1971. He was wondering how we get this matter back on the agenda to discuss further.

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ADJOURNMENT

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to adjourn the meeting at 8:57 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary