

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
JUNE 08, 2026
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ROLL CALL	SUPERVISORS –Brent Sailhamer, Dave Bush, Libby Loudenslager, Frank Setlak, and Sheila Covert
ATTENDEES	Faye Romberger, Manyi Liu, P.E., Township Engineer, Brad Smith, Brandon Slatt, Township Manager, John Baranski, Esquire, Thomas Wargo, Police Chief, Lt. Michael Lohr, Art Carr, Mike Faust, Larry Cutright, Jeremiah Jones, and Todd Duffie Zoom Attendees – Borkenhagen, Jim Hess, and Hector Morales Carroll Township’s Municipal Building was opened to the public. The meeting was broadcast via the Zoom platform and YouTube.
CALL TO ORDER	Chairman Sailhamer called the regularly scheduled meeting of the Carroll Township Board of Supervisors Meeting to order at 6:31 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
FIRE REPORTS	Chief Hector Morales presented the Fire Report for Northern York County Fire Rescue for the Month of May 2026.
PUBLIC COMMENT	Chairman Sailhamer asked for public comment. Jeremiah Jones – 182 Martel Circle – stated that there are some ongoing issues at the Fager Warehouse located on Gettysburg Pike. The issues are (1.) noise generated from exhaust fans, (2) parking outside of designated/approved parking lot (on the grass area), and (3.) outdoor storage screening (in the area where the trees were removed). Larry Cutright – 17 Sheffield Drive – is concerned about losing his well water with the proposed Data Center for the Ashcombe Farm in Monroe Township. This Data Center is only a couple of miles away from his home. He questioned who would be responsible for supplying water to his residents if he lost his well water because of the Data Center. He also stated he questioned the Township Solicitor about doing a quick deed for the Berkshire Hills Park. He has not heard back from the Solicitor.

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Solicitor Baranski stated he is looking into the quick deed for Berkshire Hills Park.

POLICE REPORT	Chief Thomas Wargo presented the Police Report for the Month of May 2026.
APPROVAL TO PAY THE OPEN BILL LIST	It was moved by Chairman Sailhamer, seconded by Supervisor Bush, and unanimously carried to approve the Open Bill List up to and including June 02, 2026, in the amount of \$129,497.30.
MAY 04, 2026 WORK SESSION MINUTES APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Setlak, and unanimously carried to approve the May 04, 2026, Board of Supervisors Work Session Minutes as submitted.
MAY 11, 2026 MEETING MINUTES APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the May 11, 2026, Board of Supervisors Meeting Minutes as submitted.
MAY 16, 2026 SPECIAL MEETING MINUTES APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the May 16, 2026, Board of Supervisors Special Meeting Minutes as submitted.
FINAL LAND DEVELOPMENT PLAN FOR LOBAR COMPANIES EQUIPMENT STORAGE BUILDING DEVELOPER'S FINANCIAL SECURITY AGREEMENT APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to enter into the Developer's Financial Security Agreement for the Final Land Development Plan of Tax Parcel 20_OC-83D for Lobar Companies Equipment Storage Building Located at 4 Barlo Circle and authorize Brent A. Sailhamer, Chairman of the Board, to execute the Agreement. The Financial security was set at the May 11, 2026, Board of Supervisors, meeting in the amount of \$200,783.00.

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FINAL PLAN FOR
TIDAY BORS
HOMES LLC
TIME EXTENSION
APPROVED

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table and accept the time extension for the review of the Final Subdivision Plan for Tiday Bors Homes LLC until July 14, 2026.

COMMON
OWNERSHIP
MERGER PLAN
FOR CLAYTON
C. SHUGHART
(LOT
CONSOLIDATION)
CONDITIONALLY
APPROVED

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to conditionally approve the Clayton C. Shughart Common Ownership Merger Plan (Lot Consolidation) contingent upon addressing the following comment in Brandon Slatt's Memo dated May 27, 2026:

II. Subdivision Comment

1. The applicant will be responsible for recording and for paying all recording fees incurred. Proof of recording shall be submitted to the Township.

RESOLUTION
2026-18
REGIS ESTATES
PLANNING MODULE
APPROVED

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to adopt Resolution Number 2026-18 – A Resolution of Carroll Township, York County, Pennsylvania, to adopt and submit to the Department of Environmental Protection (DEP) for its approval as a revision to Carroll Township's "Official Sewage Facilities Plan" of the municipality for Regis Estates formerly Carroll Township Townhomes Sewage Facilities Planning Module.

FINAL SUBDIVISION
AND LAND
DEVELOPMENT
PLAN FOR 941
YORK ROAD
WAREHOUSE
TIME EXTENSION

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to table and accept the extension for the review of the Final Subdivision and Land Development Plan for 941 York Road Warehouse until September 24, 2026.

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FINAL PLANS FOR
JOSEPH MACHINE
COMPANY
BUILDING
ADDITION
DEFERMENT
APPROVED

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to grant the waiver request to defer the formal review of the Final Land Development Plan for Joseph Machine Company Building Addition at 595 Range End Road to Franklin Township because no portion of the building or other site improvements such as parking or access drives will be located within Carroll Township. All stormwater discharges occur in Franklin Township and only site grading is happening with Carroll Township.

PRELIMINARY/
FINAL PLANS FOR
45 OLD YORK ROAD
SURETY RELEASE
NO. 1 PARTIAL
RELEASE
APPROVED

It was moved by Chairman Sailhamer, seconded by Supervisor Bush, and unanimously carried to, based on observed work completed, release \$9,288.00 from the financial surety being held for the Preliminary/Final Subdivision Plan of 45 Old York Road, Carroll Township. This will be Surety Release No. 1. This will reduce the Pennsylvania National Mutual Casualty Insurance Company Bond Number SB 0380593 for this project from \$29,733.00 to \$20,444.60.

CERTIFICATION
PAGE FOR THE
2026 – 2031
COLLECTIVE
BARGAINING
AGREEMENT
APPROVED

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to authorize the Township Secretary, Faye Romberger, to sign the Certification Page to certify the signatures on the 2026 – 2031 Collective Bargaining Agreement.

BARRY ISETT
& ASSOCIATES
ENGINEERING
CONTRACT
TABLED

It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to table the Barry Isett & Associates Engineering Contract until the July 6, 2026 Board of Supervisors Work Session.

UNFINISHED
BUSINESS

Solicitor Baranski asked for an update on Mr. Gay Building Permit.

Supervisor Covert asked for an update on the Stony Run Village decision. Has a decision been received? She also asked for status on the Police Union agreement for K-9 handler compensation.

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Supervisor Bush question Manyi Liu, Township Engineer, if she has received everything she needed from Phillip Brath. He asked the Board if he could have permission to show Manyi Liu around the Petroff property. The Board gave him permission.

Supervisor Covert questioned the status of the NPDES permit for Fieldstone Crest.

**MOA FOR NYCFR
PERMISSION TO
PRESENT TO
FIRE COMPANY**

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to authorize Supervisor Sheila Covert to proceed with the process to present the Proposed Memorandum of Agreement for Fire Services and Financial Contributions to the Northern York County Fire Rescue for comments and recommendations.

**RESOLUTION
2026-19
TO ADD \$64,000.00
TO LINE-ITEM
01-411-500 IN THE
GENERAL FUND
TABLED**

It was moved by Supervisor Loudenslager, seconded by Supervisor Setlak, and unanimously carried to table Resolution Number 2026-19 – A Resolution of the Board of Supervisors of Carroll Township, York County, Pennsylvania, providing for supplemental appropriations for the 2026 Budget to add \$64,000.00 to line-item 01-411-500 NYCFR Contribution in the General Fund until the Memorandum of Agreement is agreed upon and signed by both parties.

**AMEND THE
CAPCOG 2026-2027
STREET SWEEPING
AND DEBRIS
DISPOSAL
BID**

It was moved by Supervisor Setlak, seconded by Supervisor Loudenslager, and unanimously carried to amend the trucking fee for the CapCOG 2026-2027 Street Sweeping and Debris Disposal to \$21.00/ton instead of \$18.00/ton that was approved at the May 11, 2026 Board of Supervisors meeting.

**COMMITTEE
REPORTS**

Supervisor Setlak stated that he attended the DAA, Capital Region COG, and York Adams Tax Bureau meetings for May 2026.

Supervisor Loudenslager stated that we starting to install the Tot Lot.

Supervisor Covert stated that she and Supervisor Bush attended the EMS meeting on May 28, 2026. They are performing an inventory on the radios. They also discussed the cooling and warming centers.

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ADJOURNMENT

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary