

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
OCTOBER 13, 2025
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ROLL CALL	SUPERVISORS –Libby Loudenslager, Kelly Wall, and Dave Bush
ATTENDEES	<p>Faye Romberger, Jessica Baim, Phillip Brath, P.E., Township Engineer, Brandon Slatt, Township Manager, Michael Pykosh, Esquire, Thomas Wargo, Police Chief, Frank Setlak, Kristen Stagg, Art Carr, Gary Reihart, Lynn Carl, Sheila Covert, Michelle Kiesinger, Jeremiah Jones, Brian Pinamonti, Justin Sipe, Paul Ollinick, Mike Faust, Veronica Tustin, Judy Bailey, Ken Farner, Tom Tustin, L Cutright, Jennifer Setlak, Rex Bickley, Ben Martin, Gene Baptisti, and Martha Bailey</p> <p>Zoom Attendees –Borkenhagen, and James Hess</p> <p>Carroll Township’s Municipal Building was opened to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.</p>
CALL TO ORDER	Vice-Chairman Loudenslager called the regularly scheduled meeting of the Carroll Township Board of Supervisors Meeting to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
EXECUTIVE SESSION	Vice-Chairman Loudenslager announced that the Board of Supervisors held an executive session on Monday, October 06, 2025, after the Work Session, and Monday, October 13, 2025, prior to the regular meeting, to discuss a personnel matter.
FIRE REPORTS	Northern York County Fire Rescue Fire Report for the Month of September 2025 was available for review.

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PUBLIC COMMENT	<p>Vice-Chairman Loudenslager asked for public comment.</p> <p>Frank Setlak – 5 Northside Court – stated he is concerned about the reopening of the current Police Contract, which has one more year before it expires. As far as he knows there were no committee reports reported at the Board of Supervisors meetings stating the Police Committee was negotiating with the Police Bargaining Committee. He is concerned what the reopening of the Agreement will do to the future financial responsibility to the Township.</p> <p>Rex Bickley – Dillsburg Library – is requesting that the Board restore their funding to the library to the prior year’s donation.</p> <p>Gary Reihart – 150 Ore Bank Road – stated that the Board should not grant any time extensions to the Village at South Mountain Development, because this development has been around for years. He also stated that the Board of Supervisors needs to decide how they are going to handle the stormwater issues on the Petroff property or let this issue go into the Commonwealth Court system to be handled. This should be a legal matter.</p>
POLICE REPORT	<p>Chief Thomas Wargo presented the Police Report for the Month of September 2025.</p>
RESOLUTION NUMBER 2025-20 TERRY D. WILLIAMS PROMOTION TO THE RANK OF SERGEANT	<p>It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to adopt Resolution Number 2025-20– A Resolution of the Board of Supervisors of Carroll Township, York County, Pennsylvania, recognizing Police Officer Terry D. Williams promotion to the rank of Sergeant effective October 13, 2025.</p> <p>Judge Loper was present to swear in Officer Terry D. Williams to the rank of Sergeant.</p>
REOPEN CURRENT POLICE COLLECTIVE BARGAINING AGREEMENT	<p>It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to authorize the reopening of the current Police Collective Bargaining Agreement that expires December 31, 2026, for negotiations.</p>

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Sheila Covert – 1153 Park Avenue – questioned why the Board is reopening the Police Contract with one year prior to the ending of the contract. She also questioned the clothing allowance increase. She questioned if the contract is reopened how does this effect the current contract ending December 2026. She also questioned what the process and what time frame is we are looking at as far as coming to an agreement on the new contract. Does it have to go through the Board of Supervisors for approval?

Frank Setlak – 5 Northside Court –stated that the process in not being done correctly.

Ken Farner – 285 Ore Bank Road – stated that Board of Supervisors are way out of line to reopen the current Police Contract. He questioned how many Police Officers live in the Township and what percentage of the total budget is the Police Department.

APPROVED THE
SEPARATION
AGREEMENT WITH
ELIAS MARTINEZ
AND ACCEPT
RESIGNATION

It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to accept the resignation letter, and to enter into the Elias Anthony Martinez's Separation Agreement effective October 13, 2025.

APPROVAL OF THE
TREASURER'S
REPORT

It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to approve the Treasurer's Treasurer's Report dated October 07, 2025, as submitted, which includes the Open Bill List up to and including October 07, 2025, in the amount of \$469,047.09, Cash Flow Reports for September 2025, compared to Budget Reports for September 2025, and Check Register Report for September 2025 to ratify the September 2025 Bill List.

SEPTEMBER 02, 2025
WORK SESSION
MINUTES
APPROVED

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the September 02, 2025, Board of Supervisors Work Session Minutes as submitted.

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SEPTEMBER 08, 2025 MEETING MINUTES APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to approve the September 08, 2025, Board of Supervisors Meeting Minutes as submitted.
SEPTEMBER 08, 2025 PUBLIC HEARING MINUTES FOR THE CARROLL TOWNSHIP AND DILLSBURG BOROUGH MULTI- MUNICIPAL COMP PLAN APPROVED	It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to approve the September 08, 2025, Board of Supervisors Public Hearing Minutes for the Carroll Township and Dillsburg Borough Multi-Municipal Comprehensive Plan as submitted.
PRELIMINARY PLAN FOR LOBAR EQUIPMENT STORAGE BUILDING TIME EXTENSION	It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to table and accept the time extension for the review of the Preliminary Land Development Plans for Tax Parcel 20-OC-83D for Lobar Companies Equipment Storage Building located at 4 Barlo Circle until December 08, 2025.
PRELIMINARY PLAN FOR VILLAGE AT SOUTH MOUNTAIN TIME EXTENSION	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 Preliminary Subdivision and Land Development Plan for the Village at South Mountain for Dillsburg Ventures, LLC until April 30, 2026.
DILLSBURG LAND LLC CARROLL TOWNSHIP TOWNHOMES DEVELOPER'S FINANCIAL SECURITY AGREEMENT APPROVED	It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to enter into the Developer's Financial Security Agreement with Dillsburg Land LLC for the Final Subdivision and Land Development Plan for Carroll Township Townhomes, dated February 06, 2025, as last revised, and prepared by BL Companies and authorizing Brent A. Sailhamer, Chairman of the Board of Supervisors, to execute the Agreement. The Financial Security was established and set at the September 08, 2025, Board of Supervisors Meeting in the amount of \$1,740,933.00.

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TRI-PARTY
AGREEMENT
(TRANSPORTATION
IMPROVEMENTS
AGREEMENT)
BETWEEN
DILLSBURG LAND,
15 ORE ROAD
OWNER, AND
CARROLL TOWNSHIP
FOR THE ORE BANK
ROAD IMPROVEMENTS

It was moved by Supervisor Wall, seconded by Supervisor Loudenslager, and unanimously carried to enter into the Tri-Party Agreement (Transportation Improvements Agreement) with Dillsburg Land, LLC (DL), 15 Ore Road Owner, LLC (ORE) and Carroll Township (Township) for the construction of transportation improvements to Ore Bank Road, the allocation of construction costs between DL and ORE and authorizing Brent A. Sailhamer, Chairman of the Board of Supervisors, to execute the Agreement.

VERONICA AND
TOM TUSTIN
WAIVER REQUEST
FOR STREET TREES

Veronica and Tom Tustin at 215 Eagle Road are requesting a waiver concerning the Street Tree Removal Policy and the Carroll Township Subdivision and Land Development Ordinance (§435-52.D). They are requesting a waiver to remove three street trees along the curb and replace them with one shade tree planted elsewhere on the property. Mrs. Tustin had the utility companies come out to her property and map the utilities. She submitted a new drawing showing where all of the utilities are located on the property.

It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to table the Veronica and Tom Tustin – 215 Eagle Road – waiver request to remove three street trees and replace them with one shade tree until the November 03, 2025, Board of Supervisors Work Session Meeting.

Supervisor Bush is to look into what other trees would be available to replace the existing trees that are not listed in the Ordinance, and/or look into drafting a new policy to address unusual situations.

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BRIAN PINAMONTI WAIVER REQUEST FOR STREET TREES	Brian Pinamonti – 1110 Grouse Road – waiver request concerning the Street Tree Removal Policy and Carroll Township Subdivision and Land Development Ordinance Shade Trees (§435-52.D)
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It was moved by Supervisor Wall, seconded by Supervisor Loudenslager, and unanimously carried to grant Brian Pinamonti – 1110 Grouse Road – waiver request to remove 12 of the 13 trees located between the curb and sidewalk and allow the evergreen trees as replacement for the deciduous trees.

FIREMEN’S RELIEF MONEY FOR 2025	It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to split the 2025 Firemen’s Relief Monies, \$51,850.73, 75% to Northern York County Fire Rescue (\$38,888.05) and 25% to Monaghan Township Volunteer Fire Company (\$12,962.68) for 2025.
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PLANNING COMMISSION APPOINTMENT TO FILL UNEXPIRED SEAT TABLED	It was moved to table the appointment to fill the unexpired seat of Chad Reed on the Carroll Township Planning Commission to expire March 2026 until the November 10, 2025 Board of Supervisors Meeting.
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RFP FOR CERTIFIED PUBLIC ACCOUNTING FIRMS READVERTISE	It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to authorize the Township Staff to readvertise for RFP for Certified Public Accounting Firms to perform the year end accounting services for 2025, 2026, and 2027.
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RESOLUTIONN NUMBER 2025-17 2025 CARROLL TWP AND DILLSBURG BOROUGH MULTI- MUNICIPAL COMP PLAN TABLED	It was moved by Supervisor Wall, seconded by Supervisor Loudenslager, and unanimously carried to table Resolution Number 2025-17 – A Resolution of Carroll Township, York County, Pennsylvania to adopt the 2025 Carroll Township and Dillsburg Brough Multi-Municipal Comprehensive Plan dated October 2025.
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Brandon Slatt, Township Manager, asked that the Board get a list of concerns to him so he can forward the issues to Simone Collins. These issues would have to be approved by the Board. He stated that there might be additional billing for the change orders.

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Mark Richwine is concerned about his family's property being listed in the comprehensive plan as future preservation. The Richwine family is requesting that any reference to the Richwine Tract be removed from the Multi-Municipal Comprehensive Plan and not be placed on the Township's Official Map. He stated that a letter was dropped off at the Township Municipal Building concerning this matter, which was signed by his family members.

Sheila Covert – 1153 Park Drive – she feels that Simone Collins missed many deadline dates and did not full fill their contract. Maybe the Township could use this in negotiations for the change orders cost.

Gary Reihart – 150 Ore Bank Road – questioned how did Heart and Soul information get into the Comprehensive Plan and would be interested in knowing their response to this issue. He would not negotiate any additional fees until the Township gets an answer to this question.

Frank Setlak – 5 Northside Circle – stated that Dillsburg Borough is meeting tomorrow night Tuesday, October 14, 2025, to discuss the Carroll Township and Dillsburg Borough Multi-Municipal Comprehensive Plan.

DANIEL MESCAL
ESCROW FUND
FULLY RELEASED

It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to fully release \$4,629.08 plus any additional interest earned from the Daniel Mescal escrow fund that was being held for the on-lot stormwater management controls located at 166 Old York Road. The release of \$4,629.08 plus any additional interest earned will bring the escrow fund to zero dollars.

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WEAVER/
PORAGRATTI/
DEANE
SETTLEMENT
AGREEMENT AND
AMENDED
EASEMENT
AGREEMENT

It was moved by Supervisor Wall, seconded by Supervisor Bush, and unanimously carried to ratify the Weaver/Poragratti/Deane settlement agreement, which is to be attached as an exhibit to the amended easement agreement when it is recorded. Should the recorder of deeds refuse to record the amended easement agreement with the settlement agreement as an exhibit, such refusal will not constitute an invalidation of the settlement agreement. If such refusal occurs, the settlement agreement will be recorded separately with the recorder of deeds office.

PETROFF PROPERTY
STORMWATER
ISSUES

It was moved by Supervisor Wall, seconded by Supervisor Loudenslager, and unanimously carried to table to have the sand mounds in the Fieldstone Crest Development inspected by the Carroll Township Sewage Enforcement Officer until the November 10, 2025, Board of Supervisors Meeting for additional information.

Supervisor Bush feels that malfunctioning septic systems from the Fieldstone Crest Development is causing the stormwater issues on the Petroff's property.

Ken Farner – 285 Ore Bank Road – stated that he disagrees with Supervisor Bush that this water is not coming from malfunctioning septic systems. He feels the water is coming from the underground mines. When there is a large amount of rain it takes about three to four days before water stops running in the Petroff's basement.

Brandon Slatt, Township Manager, stated that Mrs. Petroff started calling in 2022 about water issues. He feels that a geologist should get involved to see what is going on with the Petroff property. He does not feel the water is coming from a malfunctioning septic system.

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**ADDITIONAL ITEMS
DISCUSSED**

Julie Bailey – South Mountain Trolley Greenway – gave an update on the South Mountain Greenway trail from Mechanicsburg to Dillsburg supply off road trails. She understands there is a lot of support in the proposed Comprehensive Plan for South Mountain Trolley Greenway.

Supervisor Loudenslager talked about the 250 Anniversary of the United States. She would like to do something for this celebration.

**COMMITTEE
REPORTS**

There were no committee reports.

ADJOURNMENT

It was moved by Supervisor Loudenslager, seconded by Supervisor Wall, and unanimously carried to adjourn the meeting at 8:37 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary