

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
BOARD OF SUPERVISORS
REGULAR MEETING
MINUTES FOR JULY 1, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

The East Hopewell Township Board of Supervisors met at the Municipal Building, 8916 Hickory Road, Felton, PA, at 7:00 p.m. Members present were Todd Warner (Chairman), Mike Kosmicki (Vice Chair), and Dean Miller. Member. Also present were Solicitor Mike Craley, Solicitor Samantha Craley-Byerts, Township Secretary Laura Vasold, and residents, including Jody Leighty, Fran Seitz, Sharon Dorn, Nickie Hook, Ed Cockey, and John Marsteller, and non-resident Jack Cogle.

Executive Session

Chairman Warner announced that an executive session was held from 6:30 p.m. to 6:50 p.m. to discuss personnel matters.

Call to Order & Pledge of Allegiance: Chairman Todd Warner called the meeting to order and led the Pledge of Allegiance. All members are present

Announcements: Secretary Laura Vasold stated that the meeting would be recorded. She further noted that anyone granted permission to speak must clearly state their name for the record.

Approval of Agenda: No additions were requested by the Board or the public. The agenda was approved as presented.

Approval of Minutes – May 6, 2026 & June 3, 2026: The Board reviewed the minutes from May 6 and June 3. Corrections to the May minutes were made by Secretary Vasold.

- Motion by Dean Miller, seconded by Mike Kosmicki, to approve the May 6th minutes. Motion carried unanimously.
- Motion by Mike Kosmicki, seconded by Dean Miller, to approve the June 3rd minutes. Motion carried unanimously.

Cooling Station – Alex Wilson, EMC: Alex Wilson was not present. Chairman Warner reminded residents to check on elderly neighbors during the heat and contact the Township if emergency cooling assistance is needed.

Marsteller Estate – Final Subdivision Plan (Lot Line Adjustment Only): The Board reviewed the Marsteller Estate Final Subdivision Plan, which consists solely of lot line adjustments among preserved agricultural parcels in East Hopewell Township and Fawn Township. No new development is proposed, and all parcels will remain in agricultural use consistent with the York County Agricultural Land Preservation Board's preliminary approval.

Jody Leighty stated that all issues identified during Planning Commission review had been resolved, and the motion sheet prepared by Secretary Vasold accurately reflected the remaining items. Solicitor Craley confirmed that any outstanding items were technical matters or approvals required from other governmental agencies, not municipal deficiencies. The Board noted that the plan had already received preliminary approval from the York County Agricultural Land Preservation Board and that confirmation from Dorcas had been received earlier that day.

Waiver Review and Discussion

The Board discussed the four waivers recommended by the Planning Commission:

1. **SALDO §307.A.1 – Contiguity Requirement:** Lot 1D does not physically touch Lot 1B due to a narrow strip of land belonging to another parcel. The applicant requested a waiver to allow the parcels to be combined despite the lack of contiguity. The Board discussed agricultural preservation constraints, the fact that the land is already preserved, and that no development could occur

regardless of parcel configuration. The Board agreed that the waiver was appropriate and consistent with past practice.

2. **SALDO §501.A.1.a(iii) & §601.A.1.a(iii) – Plan Scale:** Due to the size of the agricultural tracts, Sheet 1 was prepared at 1" = 500'. The Planning Commission and Township Engineer recommended approval.
3. **SALDO §806.B – Right-of-Way / Cartway Width:** Blue Ball Road is a PennDOT facility. No widening or dedication is required because no development is proposed.
4. **SALDO §909.A.1.a – Monumentation Along Creek:** The applicant requested a waiver from setting monuments along the creek due to steep slopes and physical constraints. All other corners will be set.

Board Action – Waivers

Supervisor Mike Kosmicki made a motion to approve all four waivers (SALDO §§ 307.A.1, 501.A.1.a(iii)/601.A.1.a(iii), 806.B, and 909.A.1.a) as recommended by the Planning Commission. Supervisor Dean Miller seconded the motion. Motion carried unanimously.

Conditional Final Approval

The Board then considered conditional approval of the Final Subdivision Plan. Solicitor Craley advised that the remaining conditions were limited to:

- Final approval from the York County Agricultural Land Preservation Board
- Final approval from the PA Department of Agriculture
- Preparation and recording of new legal descriptions and deeds
- Confirmation of all technical corrections already completed
- Inclusion of the required note stating that future determinations of dwelling rights must be made at the time of any future subdivision

Jody Leighty confirmed that all plan corrections identified during Planning Commission review — including floodplain and wetlands mapping, wooded areas, transmission lines, UPI and deed reference corrections, adjoiner corrections, zoning district updates, septic labeling, and add-on lot notes — had been completed prior to Board consideration. The dwelling-rights note was included unless otherwise identified during final plan signing.

Supervisor Mike Kosmicki made a motion to grant conditional approval of the Marsteller Estate Final Subdivision Plan, subject to all conditions listed in the motion sheet. Supervisor Todd Warner seconded the motion. Motion carried unanimously.

The Board signed the plans and directed the applicant to obtain the Planning Commission's signatures at its next meeting.

Public Hearing – Zoning Ordinance Amendments (Special Events Venue & Winery): Solicitor Craley explained that the Special Events Venue and Winery zoning amendments were properly advertised and reviewed twice by the York County Planning Commission.

A resident asked whether Ms. Mallory must comply immediately. Solicitor Craley explained she has three options:

1. Proceed under her preserved appeal
2. Apply for a special exception and comply fully
3. Apply for a special exception with a variance request

Board Action

- Motion by Supervisor Mike Kosmicki to approve Ordinance 2-2026 Special Events Venue. Second by Supervisor Dean Miller. Motion carried unanimously.

- Motion by Supervisor Mike Kosmicki to approve Ordinance 3-2026 Winery. Second by Supervisor Dean Miller. Motion carried unanimously.

The signed ordinances will be sent to the York County Planning Commission by the solicitor.

Response to York County – Community Development Block Grant Program: Solicitor Craley advised that no action is required to remain in the CDBG program. The Board agreed to remain in the program.

Municipal Officials’ Response – North Branch Muddy Creek Bridge: The Board reviewed the County’s request for comment regarding planned bridge work. No Township projects or emergency access concerns were identified.

- Motion by Supervisor Dean Miller, seconded by Supervisor Mike Kosmicki, to authorize the Secretary to complete and return the County’s form indicating no objections. Motion carried unanimously.

Trash Service

Secretary Vasold presented survey results:

- 180 valid responses
- 51% preferred private choice
- 48% preferred contracted service
- Top concerns: cost, reliability, recycling

The Board discussed contract expiration, recycling requirements, bid options, and resident concerns. Solicitor Craley recommended preparing two bid versions (with and without recycling).

- Motion by Supervisor Mike Kosmicki, seconded by Supervisor Dean Miller, to direct Solicitor Craley to prepare a draft trash contract for Board review at the next meeting. Motion carried unanimously.

Consideration of Hiring a Full-Time Township Secretary: Motion by Supervisor Mike Kosmicki, seconded by Supervisor Dean Miller, to authorize advertising for a full-time Township Secretary. Motion carried unanimously.

Consideration of Change of Employment Status – Secretary to Part-Time: Motion by Supervisor Dean Miller, seconded by Supervisor Todd Warner, to authorize Solicitor Craley to prepare a transitional part-time employment agreement for the Secretary. Motion carried unanimously.

Roadmaster Report:

Advertise for Paver: 2026 Streets & Roads Project: Supervisor Todd Warner made a motion to authorize the Township to advertise for paver bids, with the advertisement to run on July 9 and July 16, 2026, and to schedule a special meeting on July 27, 2026, at 9:00 a.m., to open the bids. The advertisement will include both the bid notice and the special meeting notice. Supervisor Mike Kosmicki seconded the motion. The motion carried unanimously.

2026 Streets & Roads Project: Chairman Warner provided updates:

- Church Road paving tentatively scheduled for early September
- Culvert replacements on Church Road, Hopewell Center Road, and Fulton School Road
- Western Star snowplow truck delivered; awaiting bed installation
- John Deere backhoe out of service for brake repairs
- Tractor radiator repaired

Secretary/Treasurer Report: Secretary Vasold presented account balances and CD status. Total combined funds (general + state) were reported at \$1,649,859.11, including \$720,466 in CDs.

Motion by Supervisor Mike Kosmicki, seconded by Supervisor Dean Miller, to increase the Township’s bond coverage to \$1.8 million. Motion carried unanimously.

Solicitor’s Report: Solicitor Craley reported:

- The intermunicipal tax collector agreement remains inactive unless needed
- Dry hydrant easement draft circulated; awaiting property owner feedback
- Comcast expansion plans confirmed; digging permits will be coordinated

Public Comment

Several residents offered comments on various township matters:

- **Homelessness:** At the request of Sharon Dorn, the Board agreed to add homelessness to the August meeting agenda for further discussion.
- A resident asked for clarification on the location of the North Branch Muddy Creek Bridge. The Board provided directions and confirmed that the planned bridge work would not significantly affect Township access or emergency services.
- A resident asked how many companies receive trash bid packets and whether recycling or two-can pickup options could be included. The Board explained that bids are publicly advertised, and any qualified hauler may submit a bid. Multiple bid options may be considered depending on hauler participation.

General comments were also offered regarding trash service reliability, missed pickups, and appreciation for recent roadwork and mowing completed by the road crew.

Pay Bills: A motion was made by Mike Kosmicki, seconded by Dean Miller, to pay the bills as presented. The motion carried unanimously.

General Funds Account (June 04, 2026 – July 1, 2026)				
Bills				
Vendor	Memo	Amount Paid	Check #	Date
M&T	Service Charges	-\$25.00	ACH	06/08/2026
United States Treasury	Federal Tax (Payroll)	-\$1,306.80	E-pay	06/08/2026
Commonwealth of PA	State Income Tax (Payroll)	-\$183.94	E-pay	06/08/2026
United States Treasury	Federal Tax (Payroll)	-\$139.42	E-pay	06/08/2026
United States Treasury	Federal Tax (Payroll)	-\$1,334.04	E-pay	06/15/2026
Commonwealth of PA	State Income Tax (Payroll)	-\$187.02	E-pay	06/15/2026
PLGIT	CD Purchase Fee	-\$154.21	ACH	06/22/2026
AT&T	AT&T June 2026 Cell Phone Services	-\$270.11	ACH	06/26/2026
United States Treasury	Federal Tax (Payroll)	-\$1,296.76	E-pay	06/29/2026
Commonwealth of PA	State Income Tax (Payroll)	-\$182.75	E-pay	06/29/2026
PLGIT	CD Service Charges	-\$152.38	ACH	06/29/2026
United States Treasury	Federal Tax (Payroll)	-\$79.08	E-pay	07/01/2026
Commonwealth of PA	State Income Tax (Payroll)	-\$23.93	E-pay	07/01/2026
YATB	County Tax Collection Fees (1.75%) EIT	-\$830.35	Deduction	06/22/2026
Met-Ed	Electric Services 06/03/26-07/05/26	-\$233.65	50359	06/10/2026
Void	Void - Print Error	\$0.00	50360	06/10/2026
United Concordia	Employee Dental 08/01/26-08/31/26	-\$133.63	50361	06/10/2026
Laura A Vasold	Pay Period 05/31/26-06/13/26	-\$1,565.19	50362	06/15/2026
Mac A Moser	Pay Period 05/31/26-06/13/26	-\$1,695.63	50363	06/15/2026
Richard N Wood	Pay Period 05/31/26-06/13/26	-\$1,710.85	50364	06/15/2026
Void	Void - Print Error	\$0.00	50365	06/15/2026

Void	Void - Print Error	\$0.00	50366	06/15/2026
Verizon	452-609-916-0001-37	-\$182.17	50367	06/15/2026
River's Truck Center	47X Western Star Chassis For Snow Plow	-\$133,000.00	50368	06/22/2026
Laura A Vasold	Pay Period 06/14/26-06/27/26	-\$1,546.83	50369	06/29/2026
Mac A Moser	Pay Period 06/14/26-06/27/26	-\$1,607.21	50370	06/29/2026
Richard N Wood	Pay Period 06/14/26-06/27/26	-\$1,710.83	50371	06/29/2026
Void	Void - Print Error	\$0.00	50372	07/01/2026
Void	Void - Print Error	\$0.00	50373	07/01/2026
Void	Void - Print Error	\$0.00	50374	07/01/2026
D. Michael Craley Law	Solicitor Services 05/28/26-06/25/26	-\$2,119.50	50375	07/01/2026
DCCS	Invoice # 2888 Code Enforcement	-\$339.00	50376	07/01/2026
Edel Technology	Invoice #232425 IT Services July 2026	-\$189.00	50377	07/01/2026
Elan Financial Service	Credit Card Charges 05/19/26-06/16/26	-\$2,425.90	50378	07/01/2026
Godfrey's Trucking	Invoice 3434 # Towing Backhoe	-\$250.00	50379	07/01/2026
Holtwood Supply	Invoice# 88261 - Five 18x20ft corrugated pipe & Case of Orange Marking Paint	-\$1,685.00	50380	07/01/2026
Marsteller Driveway Services	INV0204 - Installation only of 120x17 - Grade and Compact stone base, Approx 4 inches of 19mm	-\$5,850.00	50381	07/01/2026
Mid Atlantic Cooperative Solutions	Invoice# 14896896 B2 ULSD BIO DIESEL (472 Tn)	-\$1,917.12	50382	07/01/2026
PA Municipalities Pension Trust	Trustee - Fee for Annual GASB Report/Audit 2025	-\$500.00	50383	07/01/2026
Star Printing Company	Invoice #461870 Advertise 2026 Bids	-\$165.00	50384	07/01/2026
York Building Products	Mason Sand	-\$3.56	50385	07/01/2026
York Materials Group	Qty 34.83 Tn SP19AR / 19MM, 52.02 Tn SP19AR /19MM, 7.26 Tn SP12.har / 12.5MM	-\$5,738.75	50386	07/01/2026
Young's Farm Service	Work Order #1196 Vehicle Maint Check Labor - Maint Review - GMC Dump Truck	-\$180.00	50387	07/01/2026
Double Dog Com	Internet Services 07/01/26-07/31/26	\$49.95	50388	07/01/2026
Void	Void - Print Error	\$0.00	50389	07/01/2026
Void	Void - Print Error	\$0.00	50390	07/01/2026
Dean Miller	July 2026 Supervisor Pay	-\$137.94	50391	07/01/2026
Michael Kosmicki	July 2026 Supervisor Pay	-\$251.42	50392	07/01/2026
Odessa McCreesh	June 2026 Tax Collection Commission	-\$180.56	50393	07/01/2026
Todd Warner	July 2026 Supervisor Pay	-\$137.94	50394	07/01/2026
Total	-\$171,572.52			

(June 04, 2026 - July 1, 2026)

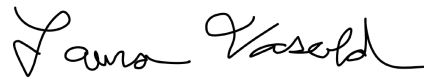
Deposits				
Vendor	Memo	Amount Paid	Check #	Date
YATB	EIT May 2026	\$47,448.77	ACH	06/22/2026
M&T	Interest	\$1.38	ACH	06/22/2026
18155 Lutz Rd	18155 Lutz Rd: Sewage Permit	\$50.00	1634	06/23/2026
Odessa McCreesh	2026 Real Estate Tax	\$6.55	00000800000	06/23/2026
Odessa McCreesh	2026 Real Estate Tax	\$2,164.52	1021	06/23/2026
Odessa McCreesh	2026 Real Estate Tax	\$928.76	0000080001	06/23/2026
PLGIT	Interest on CD	\$3,360.15	ACH	06/25/2026
PLGIT	Interest PLGIT GF PRIME	\$1,215.33	ACH	06/30/2026
PLGIT	Interest	\$239.13	ACH	06/30/2026
M&T	Interest on Savings	\$89.28	ACH	06/30/2026
Total Deposits	\$55,503.87			

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State Funds Account				
(May 07, 2026 – June 03, 2026)				
Bills				
Total	None	\$0.00	N/A	N/A
Deposits				
Vendor	Memo	Amount Paid	Check #	Date
PLGIT	Savings Interest	\$927.63	ACH	06/30/2026
M&T Bank	Savings Interest	\$11.33	ACH	07/01/2026
Total	\$938.96			

Adjournment: A motion was made by Todd Warner, seconded by Dean Miller, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Laura Vasold

Secretary