

PUBLIC MEETING AGENDA

December 14, 2023

I. CALL TO ORDER

II. PUBLIC COMMENTS

The Chairperson will entertain comments from the public regarding any matter not scheduled for discussion on the agenda.

III. APPROVAL OF MINUTES

- A. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the November 9, 2023, Regular Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A. RESOLUTION 23-17 ADOPTION OF 2024 BUDGET: Motion to approve, revise, table or deny Resolution 23-17, to adopt the 2024 General Fund Budget as advertised.
- B. RESOLUTION 23-18 FIX ASSESSMENT RATES FOR STREET LIGHTS: Motion to approve, revise, table or deny Resolution 23-18, fixing assessment rates for the year 2024 for street lighting purposes. Rates will remain unchanged at .60 per linear foot for improved property, and .15 per linear foot for unimproved property.
- C. RESOLUTION 23-19 ESTABLISHING A TAX RATE FOR 2024: Motion to approve, revise, table or deny Resolution 23-19, a tax levy resolution, establishing the tax rate for the year 2024 at 1.75 mills. The rate will remain unchanged.
- D. RESOLUTION 23-20 REFUSE DISPOSAL FEES: Motion to approve, revise, table, or deny Resolution 23-20, establishing refuse disposal fees for 2024. The rate will remain the same at \$60.00 a quarter for both residential and commercial consumption for the 2024 year.
- E. RESOLUTION 23-21 ESTABLISHING SEWER RENTALS: Motion to approve, revise, table or deny Resolution 23-21, establishing sewer rentals and charges for the Shiloh sanitary sewer system and the Lincolnway sewer system, for the year 2024. The rates for 2024 will be \$217.25 residential base rate and \$227.25 for 31,800 gallons base rate plus an additional \$8.00 per thousand gallons over the base amount.

- F. REZONING REQUEST: Motion to approve, revise, table or deny a request from Township staff to establish a public hearing date and authorize the Township Solicitor to advertise the rezoning request submitted by Jordan Chronister for the parcel located along Log Cabin Road (Tax Map: 13; Parcel: 0005A). The request is to rezone the 1.33-acre parcel from Open Space to R-3 Residential. The West Manchester Township Planning Commission and the York County Planning Commission have reviewed the request and their recommendation memos have been provided to the Board.
- G. T-883 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PROPOSED CONTRACTOR'S OFFICE FOR MEASE OUT, LLC: Motion to approve, revise, table, or deny a Preliminary/Final Land Development Plan depicting an office facility located at 85 N. Fayette Steet (Tax Map:05; Parcel: 0163) in the Local Commercial Zone. The Public Improvements Security Estimate of \$17,941.00 has been reviewed by Dawood Engineers and found acceptable.
- H. T-884 FINAL SUBDIVISION PLAN FOR WESTGATE CAMPUS PHASE II PROPOSED LOT #7 AND LOT #8: Motion to approve, revise, table or deny a Final Subdivision Plan depicting the subdivision of Lot 7 and Lot 8 from the parent tract located along Westgate Drive (Tax Map: JH; Parcel: 0013) in the Professional Office Zone.
- I. HOT WATER HEATER REPLACEMENT: Motion to affirm an emergency replacement of 81-gallon hot water heater and Armstrong electronics mixing valve at the Lincolnway Fire Station at a cost of \$19,575.00 by Bortner Bros. Inc. This is an unbudgeted expenditure from the capital fund.
- J. DEED OF DEDICATION: Motion to approve, revise, table or deny accepting the deed of dedication for the 3,600 +/- square feet to be dedicated to the Township along the South Salem Church Road right-of-way.
- K. NOISE ORDINANCE EXEMPTION: Motion to approve, revise, table or deny a proposed exemption to Ordinance 23-04, exempting the FOP Firearms range located off Indian Rock Dam Road, because this range is a pre-existing use and a "public" use in that it was created for the performance of certain specialized Governmental functions. Discussion on other possible exemptions as needed.
- L. PLANNING COMMISSION APPOINTMENT: Discussion and motion to appoint one of the four applicants who applied to serve on the Township Planning Commission. This position would begin on January 1, 2024, for a term of four (4) years.
- M. SPEED LIMIT SIGN REQUEST: Motion to approve, revise, table or deny authorizing the Township Solicitor to advertise for an Ordinance to be established and post a speed limit sign of 25 mph on Golden Eagle Drive from Sunset Lane to Loman Avenue in accordance with the submitted traffic study and recommendation. Consideration of the Ordinance will then be placed on the agenda for action by the Board at is January 25th meeting.

- N. MUNICIPAL SERVICE AGREEMENT AND ADDENDUM: Motion to approve, revise, table or deny entering into a municipal service agreement for maintenance of traffic signals with C.M. High, Inc. for the traffic signal located at U.S. Route 30 and Kenneth Road intersection. This motion will also cover addendum #1 added to the agreement. The Board was provided with this information and addendum.
- O. UPMC WIND TUNNEL IMPROVEMENTS: Motion to affirm the decision of the Township manager for the UPMC Wind Tunnel improvements in accordance with state regulations.
- P. HVAC MAINTENANCE AGREEMENT: Motion to approve, revise, table or deny renewing the HVAC Preventative Maintenance Agreement with HB McClure for a period of one (1) year. The total cost would be \$8,095.00 and would include the HVAC and Controls.
- Q. MOWING BID AWARD: Motion to approve, revise, table or deny awarding Tee to Green the Township Mowing Bid in the amount of \$95,230.00. This contract will be in effect from January 1, 2024, until December 31, 2026.
- R. YORK COUNTY QUICK RESPONSE TEAM DONATION REQUEST: Discussion and motion on a request for donation to the York County Quick Response Team who has aided the Township in three (3) different situations in 2023.
- S. CHANGE ORDER #1 WEST MARKET STREET PUMP STATION: Motion to approve, revise, table or deny staff recommendation for change order #1 for the West Market Street pump station valve repair and bypass upgrades project in the amount of \$926.00. This change order will cover the inspection, by E.K. Services, Inc., and all valves in the dry well.

VII. ADMINISTRATIVE REPORTS

- A. RECREATION DIRECTOR
- B. FINANCE DIRECTOR
- C. FIRE CHIEF
- D. POLICE CHIEF
- E. TOWNSHIP MANAGER
- F. ENGINEER
- G. ZONING OFFICER
- H. SOLICITOR
- I. PUBLIC WORKS DIRECTOR

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN