

## PUBLIC BOARD MEETING MINUTES

June 26, 2025

Chairman Harlacher called the meeting to order at 7:00 p.m.

### ATTENDANCE:

Supervisors Present:

Steven Harlacher - Chairman  
Ron Ruman – Vice Chairman  
George Margetas – Supervisor

Staff Present:

Kelsey Paul – Parks & Recreation  
Keith Whittaker – Finance Director  
Clif Laughman – Fire Chief  
John Snyder – Police Chief  
Kelly Kelch – Township Manager  
Rainer Niederoest - Engineer  
Rachelle Sampere – Zoning & Codes  
Andrew Herrold – Solicitor  
Laura Mummert – Stenographer  
Rich Shaw – Public Works Director

### CALL TO ORDER:

- A. The Pledge of Allegiance was recited.
- B. Chairman Harlacher announced an executive session took place prior to the meeting to discuss personnel matters.

### PUBLIC COMMENT:

None

### APPROVAL OF MINUTES:

- A. The minutes of the May 22, 2025, Public Meeting were provided for approval.  
Motion to approve the Public Meeting Minutes of May 22, 2025, as presented.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

## **OPEN FLOOR DISCUSSION:**

None

## **OLD BUSINESS:**

- A. UPDATE ON DANGEROUS BUILDING: Solicitor Herrold updated the Board on the dangerous building located at 4320 West Market Street. The owner of the building had put up some type of warning fencing but when inspected by Officer Sampere was not appropriate or what was needed. Solicitor Herrold reached out to the attorney and is waiting a response. If no action is taken by the July meeting, the Board will discuss the next steps to be taken.

## **NEW BUSINESS:**

- A. SYCAMORE ROAD FENCE ISSUE: Mr. Mark Playtek, owner of the property at 2285 Sycamore Road was in attendance and available for any questions. A motion to approve allowing the property owners at 2285 Sycamore Road to apply for and receive a waiver from the Board to allow their existing fence to be replaced in the 10' wide utility easement.

MOTION: R. Ruman

SECOND: S. Harlacher

MOTION PASSED UNANIMOUSLY

- B. ORDINANCE 25-03: Motion to approve Ordinance 25-03, approval for two (2) "Right Turn Only" signs to be placed at the intersection of Haviland Road and Brougner Lane.

MOTION: R. Ruman

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

- C. FINANCIAL SURETY RELEASE REQUEST & ESTABLISH 18-MONTH MAINTENANCE GUARANTY FOR 2139 WHITE STREET (RISE DISPENSARY): Motion to approve a request from Maurica Miller, Director of Land Use Entitlements for Green Thumb Industries, Inc. to release the financial surety associated with the public improvements associated with the increased impervious area and redevelopment of 2139 White Street for Rise Dispensary. Dawood Engineers has reviewed the request and recommends that the Board of Supervisors reduce the surety from \$58,123.96 and hold \$19,003.95 as an 18-month maintenance guaranty.

MOTION: S. Harlacher  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- D. FINANCIAL SECURITY RELEASE REQUEST FOR T-861 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR TACO BELL & MAVIS TIRE: Motion to approve a request from Elena Plaza, Property Accounting Manager for Winterstar Corporation to release the financial security for the Taco Bell and Mavis Tire project. Dawood Engineers has reviewed the request and recommends that the Board of Supervisors release \$34,761.50 and retain \$3,580.18 until the remaining work is completed.

MOTION: G. Margetas  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- E. PURCHASE AGREEMENT REQUEST: Motion to approve a request to enter into a Purchase Agreement with the Fireman's Relief Association of West Manchester Township stating that if the new Rescue purchased is ever sold, that 10.43% of the sale price will be given back to relief. The 10.43% is the amount that was paid towards to original purchase price of \$1,198,211.00.

MOTION: G. Margetas  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- F. PURCHASE AGREEMENT REQUEST: Motion to approve a request to enter into a Purchase Agreement with the Fireman's Relief Association of West Manchester Township for the purchase of new turnout gear. West Manchester Township received a SAFER grant in September 2021 in the amount of \$124,000 to purchase new turnout gear for new members. The grant only allows \$3,100 per set of turnout gear. The relief association has covered costs not covered by the SAFER grant. To date to amount of gear purchased is \$99,302.75 of which \$74,400.00 came from SAFER and \$24,902.75 came from relief. The agreement states that the gear becomes the sole owner of the Relief Association with the Relief Association covering all maintenance and repair costs. As such, if the gear is ever sold all proceeds go back to the Relief Association per the appendix attached to the agreement.

MOTION: G. Margetas  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- G. PURCHASE AGREEMENT REQUEST: Motion to approve entering into an agreement with the Fireman's Relief Association of West Manchester Township from the purchase of a 2021 Ford 550 Crew Cab Truck known as Utility 502 stating that if the vehicle is ever sold that 44.52% of the proceeds will go back to the Relief Association. The 44.52% is the amount of monies that were contributed towards the original purchase price of \$74,558.69.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

- H. ROAD CLOSURES: Motion to ratify the following road closures:

- Adams Street from Carlisle Road to Bannister Street was closed on May 31<sup>st</sup> for the Rock the Country Festival between 10 p.m. and 1 a.m.
- Sunset Lane between Derry Road and Bank Lane for road repairs from June 10<sup>th</sup> until June 27<sup>th</sup>.
- Manor Road from Carlisle Road to Middle Street, and Middle Street from Manor Road to Church Road from June 16<sup>th</sup> until June 30<sup>th</sup> for gas line repair. For cold in place recycling road work by Recon Construction Services:
- Leonard Street from N. Scott Street to N. Oxford Street on June 24<sup>th</sup> and June 25<sup>th</sup>.
- Worth Street from N. Scott Street to Borough Line on June 25<sup>th</sup> and June 26<sup>th</sup>.
- N. Oxford Street from Leonard Street to Orange Street on June 27<sup>th</sup>.

MOTION: R. Ruman

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

- I. ROAD CLOSURE: Motion to approve the following road closure requests:

- Columbia Gas for gas line repair on Middle Street from Church Road to Log Cabin Road from July 14<sup>th</sup> until July 31<sup>st</sup>.
- For cold in place recycling road work by Recon Construction Services:
- Orange Street from N. Scott Street to N. Diamond Street on June 30<sup>th</sup> and July 1<sup>st</sup>.
  - Filbert Street from N. Scott Street to N. Diamond Street on July 2<sup>nd</sup> and 3<sup>rd</sup>.
  - Stanton Street from N. Oxford Street to N. Forrest Street on July 7<sup>th</sup> and 8<sup>th</sup>.
  - N. Scott Street from W. Philadelphia Street to Bannister Street on July 8<sup>th</sup> and 9<sup>th</sup>.
  - N. Gotwalt Street from W. Philadelphia Street to N. Scott Street on July 9<sup>th</sup> and 10<sup>th</sup>.

MOTION: G. Margetas  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- J. PYROTECHNICS REQUEST: Motion to approve an application for pyrotechnics from Strictly FX for the Summer of Loud concert on July 19<sup>th</sup>, 2025, at the York State Fair. All proper documentation is provided and fees have been paid.

MOTION: R. Ruman  
SECOND: S. Harlacher  
MOTION PASSED UNANIMOUSLY

- K. 2025 SEWER PIPE REHABILITATION AND SEWER MANHOLE REHABILITATION ADDITIONS REQUEST: Motion to approve adding additional items to the scopes of the sewer pipe rehabilitation and sewer manhole rehabilitation projects at the request of Dawood Engineers. These added requests are for additional pipe lining in the Lincolnway and Shiloh sewer systems. A cost estimate and information has been provided to the Board.

MOTION: R. Ruman  
SECOND: S. Harlacher  
MOTION PASSED UNANIMOUSLY

- L. WHITE STREET STORMWATER PONDING RELIEF: A discussion on the proposed swale options provided to the Board was given by Engineer Niederoest. A cost estimate and information was provided. A motion to approve Option # 2 at a cost of \$18,000.00 was made to provide ponding relief to the White Street area during storm events.

MOTION: G. Margetas  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

- M. WESTVIEW MANOR STORMWATER DISCHARGE: A discussion on a proposed option for correcting erosion issues at the downstream end of the Westview Manor Development was had by the Board and Engineer Niederoest. A cost estimate was provided to the Board for this proposed two (2) phase project. A motion to approve both phases of this project was made.

MOTION: S. Harlacher  
SECOND: R. Ruman  
MOTION PASSED UNANIMOUSLY

## **ADMINISTRATIVE REPORTS:**

- A. **RECREATION DIRECTOR:** Director Paul's report was reviewed. Vice Chairman Ruman thanked Director Paul for the idea of the bird watch in the conservation area. Director Paul updated the Board on the updated online registration option for residents that will occur in the fall. No further questions.
- B. **FINANCE DIRECTOR:** Director Whittaker's report was reviewed. Whittaker announced that the final stages of review for the audit are in progress. No further questions.
- C. **FIRE CHIEF:** Chief Laughman's report was reviewed. No further questions.
- D. **POLICE CHIEF:** Chief Snyder's report was reviewed. Chief Snyder announced that the newest police officer to join our force graduated the academy. Vice Chairman Ruman thanked Chief Snyder for the increase in patrol during firework holidays. He feels things have gotten better. No further questions.
- E. **TOWNSHIP MANAGER:** Manager Kelch's report was reviewed. Kelch announced that Nation Night Out will occur on Tuesday, August 5<sup>th</sup>. He also announced the annual police golf tournament will occur in August as well. No further questions.
- F. **ENGINEER:** Engineer Niederoest report was reviewed. No further questions.
- G. **ZONING OFFICER:** Officer Sampere's report was reviewed. No further questions.
- H. **SOLICITOR:** Solicitor Herrold's report was reviewed.. No further questions.
- I. **PUBLIC WORKS DIRECTOR:** Director Shaw's report was reviewed. Director Shaw updated the Board on the road paving projects that would be occurring on Gillespie Drive, Zarfoss Road, and Sunset Lane. No further questions.

## **STORMWATER MANAGEMENT/MS4**

Zoning Officer Sampere noted that the Township's MS4 Storm Water Inspector is available Monday through Friday 8 a.m. to 4:30 p.m. to answer any questions related to storm water management.

**BILLS:** Motion to pay bills as presented:

<b><u>FUNDS</u></b>	<b><u>CHECK NO.</u></b>	<b><u>AMOUNT</u></b>
General Fund	37037-37199	\$ 789,202.25
Liquid Fuels	1681-1696	\$ 27,281.03
Sewer Fund	6549-6593	\$ 638,906.79
Payroll #12 Pay Ending 05/31/25	Paytime Vouchers	\$ 132,634.04
Payroll #13 Pay Ending 06/14/25	Paytime Vouchers	\$ 140,210.57

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

**ADJOURNMENT:**

Motion to adjourn the meeting at 7:24 p.m.

MOTION: S. Harlacher

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY