

PUBLIC BOARD MEETING MINUTES

May 23, 2024

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

CALL TO ORDER:

A. The Pledge of Allegiance was recited.

EXECUTIVE SESSION:

Chairman Harlacher announced there was an executive session held prior to tonight's meeting to discuss personnel matters.

PUBLIC COMMENT:

A. Gerald Lighty, 0 Baker Road, and his real estate agent, Nick Geller addressed the Board about the re-zoning of their property from its current zone to R1. Mr. Geller expressed his concern that they have been waiting for two (2) years to have the Township look at this property and possibly re-zone it. Mr. Geller stated that he and Mr. Lighty attended the Comp Plan Informational meeting and didn't understand why this wouldn't happen for another ten (10) years. Manager Kelch explained items listed in the comp plan were for a 10-year plan but did not mean the zoning map couldn't change sooner. He informed the two gentlemen that they could submit a re-zoning request which would accelerate the process. Mr. Lighty and Mr. Geller thanked the Board for their time.

B. Keith Shearer, 500 Bairs Road, addressed the Board with his concerns of his property and it being zoned Agriculture. He attended the Comp Plan Informational meeting as well and wanted to address the Board with his concerns. Mr. Shearer feels the agricultural zone is becoming obsolete, and the Board should change this to residential or industrial. He also expressed his concern for that fact that public sewer is not available at his property. The Board explained that running sewer in that area is apart of the 10-year plan but cannot promise when it will take place in that 10-year span. The Board thanked Mr. Shearer for his time.

APPROVAL OF MINUTES:

- A. The minutes of the April 25, 2024, Public Meeting were provided for approval. Motion to approve the Public Meeting Minutes of April 25, 2024, as presented.

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

OPEN FLOOR DISCUSSION:

None

OLD BUSINESS:

- A. LERTA DISCUSSION: This item was tabled from the April 25th public meeting. An update was given that the County was not willing to designate a LERTA area for a proposed project. When discussing it with West York School District, they did not state an opinion one way or another. Vice-Chairman Ruman said he felt this area was not appropriate to be designated a LERTA area. The other two Board members agreed. No other action was necessary.

NEW BUSINESS:

- A. FINANCIAL SECURITY REDUCTION FOR T-870 PRELIMANRY/FINAL LAND DEVELOPMENT PLAN FOR BLM ASSETS CAR WASH: Motion to approve requests from Barry Mease of BLM Assets, Inc. to reduce two (2) separate bonds for the project located at 715 Town Center Drive. Bond #54-2555493 for the soil erosion and sedimentation, stormwater management on-lot seepage puts, storm sewer system and sanitary sewer system is currently \$226,495.50. Dawood Engineers recommends reducing this bond to \$54,075.25 which includes the 18-month maintenance guarantee. Bond #54-248000 for the sanitary sewer, street construction and storm sewer system is currently \$190,022.25. Dawood Engineers recommends reducing the bond to \$36,789.75 which includes the 18-month maintenance guarantee.

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

- B. ORDINANCE 24-03 457B PLAN DOCUMENT: Motion to approve Ordinance 24-03, for the 457B Plan document stating that the plan is following all state and federal regulations.

MOTION: G. Margetas
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- C. MASSAGE PARLOR ESTABLISHMENT ORDINANCE DISCUSSION: Solicitor Herrold gave a brief background on how this discussion and movement forward of creating a draft ordinance for massage parlor establishments came to fruition. In brief the Ordinance would state that any massage parlor wanting to come to the Township would need to have all therapists register with the Township. Chief Snyder also gave a brief background on some human trafficking issues amongst others that these massage parlor establishments tend to harbor. The Board discussed the draft and gave Solicitor Herrold some minor things to tweak in the draft. A motion was made to approve authorizing the Solicitor to advertise for this Ordinance to be then voted on at the June Board Meeting.

MOTION: S. Harlacher
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

- D. FIBER OPTIC CONSIDERATION: Director Whittaker gave an overview to the Board that it was necessary to upgrade the Township offices and public works building for a new phone system. Director Whittaker obtained prices from local companies, and Xfinity came in at lowest bidder. Chairman Harlacher asked about the new company, Shentel Glo Fiber, and if they offered any deals. Director Whittaker explained that he did reach out to them, and there are no plans for them to come into our area in the near future. A motion to approve proceeding with the necessary upgrades for the new phone system not to total more than \$12,000.00. This motion included authorizing staff to sign a five (5) year contract with Xfinity for fiber optic services.

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

- E. ROUTE 30/BAKER ROAD/TRINITY ROAD SAFETY ISSUES: Motion to approve authorizing staff to move forward with road safety improvements at the Route 30/Baker Road/Trinity Road intersection. This motion also includes authorizing staff to

apply for the available ARLE grant that is available to help with costs for this project.

MOTION: S. Harlacher
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

- F. 2024 SEWER REHABILITATION AUTHORIZATION: Motion to approve authorizing the Township Engineer to bid the 2024 Sewer Rehabilitation project. This project will address areas needing repair in the Hayward and Gems areas to Derry Rd. as well as a few other repairs in the Lincolnway sewer system and Shiloh system. this will be broken into two contracts, one for pipelining and other for cleanout and manhole repairs. Estimated cost of the work is \$405,000.00.

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

- G. RESOLUTION 24-10 DCED GRANT AUTHORIZATION: Motion to approve Resolution 24-10, authorizing staff to apply for the grant through DCED Sewage Facilities Program for an update to the Township's Act 537 Plan. Estimated cost for Dawood Engineering, Inc. to create the necessary supporting documents for this grant would be around \$3,000.00.

MOTION: G. Margetas
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- H. COOPERATION AGREEMENT: Motion to approve amending the Cooperation Agreement between the Township and JMPAWA, LLC, which cooperation agreement sets forth responsibilities for the parties, with the Township serving as the applicant for a multimodal transportation fund grant from the Commonwealth of PA and the Developer serving as grant administrator.

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

- I. CANARY CIRCLE PROPERTY UPDATE: Solicitor Herrold and Zoning Officer Sampere provided the Board with an update on 230 Canary Circle. Solicitor Herrold explained that the homeowner had left town and therefore the time given to get the residence cleaned up had expired. The Township will be going out with the direction of the Township Manager and Solicitor to clean up the mess outside sometime in June.

ADMINISTRATIVE REPORTS:

- A. **RECREATION DIRECTOR:** Director Trimmer's report was reviewed. Assistant Parks & Recreation director Kristi Swartz was in attendance for this meeting. The Board asked when the Don Gable bench and service would take place. Ms. Swartz said it is scheduled for June 19th at Sunset Lane Park. No further questions.
- B. **FINANCE DIRECTOR:** Director Whittaker's report was reviewed. Whittaker announced that the 457 transition was completed. He also announced that the 2023 audit would be complete by the end of June. No further questions.
- C. **FIRE CHIEF:** Chief Laughman's report was reviewed. Chief Laughman recognized two junior firefighters. The Board asked Chief if a burn ban was in effect. Laughman said not at this time. No further questions.
- D. **POLICE CHIEF:** Chief Snyder's report was reviewed. Vice-Chairman Ruman commended the police department on how they handled the major car accident on Route 30. Ruman also asked the Chief for an update on the speeding on Brenda Road. The Chief said the speeding table that was placed on that road recorded no excessive speeding. Supervisor Margetas thanked Chief Snyder and Laughman for a nice Police and Fire Awards ceremony that was held the week prior. No further questions.
- E. **TOWNSHIP MANAGER:** Manager Kelch's report was reviewed. Manager Kelch announced that the PUC allowed our contract to stand. Manager Kelch announced that staff will be working on a new garbage collection contract, and various options. Manager Kelch also thanked Kristi Swartz for all her hard work in the parks and recreation department. No further questions.
- F. **ENGINEER:** Engineer Niederoest report was reviewed. Vice-Chairman Ruman asked about the Sunset Lane stormwater project. Engineer Niederoest explained this was for a project on the lower end of the park near Thelon Road. No further questions.
- G. **ZONING OFFICER:** Officer Sampere's report was reviewed. Officer Sampere reported that roughly 27 residents attended the Comp Plan Informational meeting on May 21st. Staff is hoping for a rough draft to be ready by this summer. Vice-Chairman Ruman thanked Officer Sampere for addressing the collapsing garage on Taxville Road. No further questions.
- H. **SOLICITOR:** Solicitor Herrold's report was reviewed. No further questions.
- I. **PUBLIC WORKS DIRECTOR:** Director Shaw's report was reviewed. 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:

<u>FUNDS</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>
General Fund	35324-35444	\$ 742,065.33
Liquid Fuels	1485-1495	\$ 7,418.56
Sewer Fund	6083-6112	\$ 2,066,927.61
Payroll #10 Pay Ending 05/04/24	Paytime Vouchers	\$ 123,690.11
Payroll #11 Pay Ending 05/18/24	Paytime Vouchers	\$ 124,422.00

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

ADJOURNMENT:

Motion to adjourn the meeting at 8:02 p.m.

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