

PUBLIC MEETING AGENDA

December 18, 2025

I. CALL TO ORDER

II. PUBLIC COMMENT

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 Public Hearing minutes from the November 13, 2025, Public Hearing Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the Public Meeting minutes from the November 13, 2025, Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- A. FINANCIAL SECURITY ESTIMATE FOR TRIMMER CAMPUS IMPROVEMENTS – Motion to approve, revise, table, or deny a financial security estimate for the Trimmer Campus Improvements located at 1900 Brenda Road for the replacement of an access drive, continuation of an existing access drive, associated improvements and stormwater management. ***HRG has reviewed the financial security estimate submitted by Integrated Consulting and recommends financial security be held in the amount \$62,430.00.***
- B. T-901 PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR THE ESTATES AT HONEY RUN (ORIGINALLY SUBMITTED AS PRE-LIMINARY SUBDIVISION PLAN FOR BAKER ROAD): Motion to approve, revise, table or deny a preliminary subdivision and land development plan depicting the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner's association lots, associated roads and stormwater management located along the south side of Baker Road near the intersection with Sunset Lane (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer.

- C. T-903 FINAL LAND DEVELOPMENT PLAN FOR 4690 WEST MARKET STREET & FINANCIAL SECURITY: Motion to approve, revise, table or deny a final land development plan depicting the construction of a garage with an office for an automotive machine and automotive repair shop with state inspection service, associated parking, stormwater management and landscaping located at 4690 West Market Street (Tax Map: 27; Parcel: 0301) in the Professional Office Zone. The property is served by public water and on-site septic. ***Dawood Engineers and HRG have reviewed the financial security estimate and recommend the amount of \$103,220.98 be held for public improvements financial security.***
- D. T-904 FINAL SUBDIVISION PLAN FOR JEFFREY A. & PAMELA Y. BRADY: Motion to approve, revise, table or deny a final subdivision plan depicting the lot consolidation of two (2) parcels (lot 20 and lot 21) along the 2500 block of Church Road to create one parcel of 37,061.21 sq. ft. (gross) / 32,239.16 sq. ft. (net) located at 2580 Church Road (Tax Map 21; Parcel: 0020) in the R-3 Residential Zone. The property is served by public water and public sanitary sewer. No additional sewer capacity is being requested as part of this project.
- E. T-905 FINAL LAND DEVELOPMENT PLAN FOR YORK LOGISTICS CO2 TRANSLOAD: to depict the installation of a 306 sq. ft. control conex structure and three (3) 91,000-gallon CO2 tanks, approximately 1,000 linear feet of new railroad siding and retrofitting existing stormwater management bioretention and detention facilities located at 2790 West Market Street (Tax Map IH; Parcel: 0030 and 0009) in the I-2 Light Industrial Zone. ***Review/Action: Dawood Engineers and HRG have reviewed the financial security estimate and recommend the amount of \$250,828.75 by held for the public improvements financial security.***
- F. RESOLUTION 25-16 ADOPTION OF THE 2026 BUDGET: Motion to approve, revise, table or deny Resolution 25-16, adoption of the 2026 General Fund Budget as advertised.
- G. RESOLUTION 25-17 FIX ASSESSMENT RATES FOR STREET LIGHTS: Motion to approve, revise, table or deny Resolution 25-17, fixing assessment rates for the year 2026 for streetlight purposes. Rates will remain unchanged at .60 per linear foot for improved property, and .15 per linear foot for unimproved property.
- H. RESOLUTION 25-18 ESTABLISHING A TAX RATE FOR 2026: Motion to approve, revise, table or deny Resolution 25-18, a tax levy resolution, establishing the tax rate for the year 2026 at 1.75 mils. The rate will remain unchanged.
- I. RESOLUTION 25-19 REFUSE DISPOSAL FEES: Motion to approve, revise, table or deny Resolution 25-19, establishing refuse disposal fees for 2026. The refuse rate will remain unchanged at \$96.00 per quarter for 2026.

- J. RESOLUTION 25-20 ESTABLISHING SEWER RENTALS: Motion to approve, revise, table or deny Resolution 25-20, establishing sewer rentals and charges to the Shiloh and Lincolnway sanitary sewer systems for the year 2026. The rates for 2026 will remain unchanged at \$244.25 residential base rate and \$254.25 for 31,800 gallons base rate plus an additional \$8.00 per thousand gallons over the base amount.
- K. CALL BOX PRIORITY DESIGNATION: Motion to approve, revise, table or deny recommendation from staff to have the Board delegate the Township Fire Chief and Township Manager authority to sign changes to Fire/EMC responses in the Township.
- L. ROAD CLOSURE RATIFICATION: Motion to ratify a road closure that occurred on November 11th, 2025, on Darlington Road from Route 116 to Margate Road for gas line repair.
- M. CITIBOT SUBSCRIPTION AGREEMENT: Motion to approve, revise, table or deny entering a three (3) year contract with Citibot, Inc. at a price of \$8,926.00 that includes an annual subscription for text alerts and text chats for Township staff and residents to communicate.
- N. TOWNSHIP 457 PLAN COMPLIANCE AMENDMENT: Motion to approve, revise, table or deny acknowledgement and adherence of secure act provisions and authorizing the Township Solicitor to prepare and advertise an Ordinance to be compliant with the Secure Act of 2022.
- O. RESOLUTION 25-21 SEWER RESERVATION AND CAPACITY FEES FOR LINCOLNWAY SEWER: Motion to approve, revise, table or deny Resolution 25-21, to amend the sewer reservation and capacity fees for the Lincolnway Sewer system as recommended by Dawood Engineers for 2026-2030.
- P. RESOLUTION 25-22 PLAN REVISION FOR NEW LAND DEVELOPMENT SEWER PLANNING MODULE FOR 1722 CARLISLE ROAD: Motion to approve, revise, table or deny Resolution 25-22, a sewer planning module to be submitted for York Area Real Estate Partners, LLC, for the property at 1722 Carlisle Road to disconnect from the on-lot septic system and connect to the public sanitary sewer system by the Shiloh Interceptor flowing to the Dover Wastewater Treatment Plant. The planning module is proposing 1 EDU for the single-family detached dwelling.
- Q. CHANGE ORDER #2 TIME EXTENSION REQUEST: Motion to approve, revise, table or deny a request to extend the contract with Mr. Rehab, adding an additional 76 days to the contract duration for the 2025 Sewer Pipe Rehabilitation Project.
- R. CHANGE ORDER #2 RATIFICATION: Motion to ratify Change Order #2 request from Wexcon for an emergency sewer lateral at 113 North Forrest Street. The total cost was \$11,220.00.

- S. CHANGE ORDER #3 REQUEST: Motion to approve, revise, table or deny Change Order #3, a request from Wexcon for a full manhole replacement at a total cost of \$16,810.00. This request also includes a request to extend the duration of the 2025 Sewer Manhole Rehabilitation Project by 61 days.
- T. AUTHORIZATION TO ADVERTISE: Motion to approve, revise, table or deny authorizing the Township Solicitor to prepare and advertise for an Ordinance to amend the code of West Manchester Township to extend parking restrictions for commercial and large vehicles to additional residential zones. This will then be acted on at the January 2026 Board meeting.
- U. T-892 FINANCIAL SECURITY ESTIMATE FOR YORK GARBER 2: Motion to approve, revise, table or deny a financial security estimate for the York Garber 2 solar farm project located at 1750 Taxville Road (Tax Map IG; Parcel: 0059) in the Agricultural Zone. Dawood Engineers has reviewed the public improvements estimate and recommends the Board approve the applicant's estimate to establish financial security in the amount of \$933,348.00.
- V. AMERICAN WATER/AQUA APPLICATION TO MERGE: Motion to approve, revise, table or deny authorizing Attorney Tom Wyatt to enter an appearance on behalf of the Township on this matter.

VII. ADMINISTRATIVE REPORTS

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

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN