

PUBLIC BOARD MEETING MINUTES

October 24, 2024

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

ATTENDANCE:

Supervisors Present:	Ron Ruman – Vice Chairman George Margetas – Supervisor
Staff Present:	Lori Trimmer – Parks & Recreation 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
Supervisors/Staff Absent:	Steven Harlacher – Chairman Keith Whittaker – Finance Director

CALL TO ORDER:

A. The Pledge of Allegiance was recited.

EXECUTIVE SESSION:

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

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

A. The minutes of September 26, 2024, Public Hearing were provided for approval.
Motion to approve the Public Hearing Minutes of September 26, 2024, as presented.

MOTION:	G. Margetas
SECOND:	R. Ruman

MOTION PASSED UNANIMOUSLY

- B. The minutes of September 26, 2024, Public Meeting were provided for approval.
Motion to approve the Public Meeting minutes of September 26, 2024, as presented.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

OPEN FLOOR DISCUSSION:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. TERRY STUMP WAIVER REQUEST: Motion to approve a request from Mr. Terry Stump to refund his \$550.00 variance fee. Mr. Stump did not inform staff that he wished to withdraw his request until after it had already been paid to advertise.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

- B. T-895 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR STEVE AND KAREN WASHINGTON: Motion to table this request per the landowner for a preliminary subdivision and land development plan depicting the subdivision of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots at the intersection of Taxville Road and Baker Road in the Rural Residential Zone. The plan also proposes an extension of public sanitary sewer service along Taxville and Baker Roads. Staff requests permission to forward the sewer planning module mailer to PA DEP for their review and action. The sewer planning module proposes 10 EDUs for this project.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

- C. ROAD CLOSURE: Motion to ratify the following road closures that occurred for water main replacement:

- Oxford Street on October 4th and October 14th to 15th

- Diamond Street the week of October 14th
- Filbert Street the week of October 21st

Vice Chairman Ruman also reminded residents of an upcoming closure of Route 30 for sink hole repair between Kenneth Road and the Carlisle Road exit ramp from November 8 to the 11th, 2024.

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

D. 2025 SPCA HOUSING AGREEMENT: Motion to approve entering into a housing agreement with the York County SPCA for the year 2025 at a cost of \$14,496.00. This is roughly a 6% increase from the previous year.

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

E. RAINBOW CIRCLE BID AWARD: Motion to approve awarding the Rainbow Circle CIPP repairs project bid to Mr. Rehab, LLC at a cost of \$112,464.00.

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

F. T-858 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 2, LLC HOKES 1: Motion to approve a request from Nick Basile, Director of Development, Lightsource BP, to reduce the financial security for the Cottontail Solar 2, LLC, Hokes 1 site from \$714,131 to reflect the progress made on the site as it nears completion of the construction phase. Dawood Engineers has reviewed the request and recommends releasing \$600,430.00 and retaining \$113,701.00.

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

G. T-859 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 1, LLC BAIR: Motion to approve a request from Nick Basile, Director of Development, Lightsource BP, to reduce the financial security for the Cottontail Solar 1, LLC Bair site from \$940,371 to reflect the progress made on the site as it nears completion of the construction phase. Dawood Engineers has reviewed the request and recommends releasing \$687,109.00 and retaining \$253,262.00.

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

- H. T-860 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 8, LLC HOKES 2: Motion to approve a request from Nick Basile, Director of Development, Lightsource BP, to reduce the financial security for the Cottontail Solar 8, LLC Hokes 2 site from \$884,728 to reflect the progress made on the site as it nears completion of the construction phase. Dawood Engineers has reviewed the request and recommends releasing \$715,538.60 and retaining \$169,189.40.

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

- I. BUDGET ADJUSTMENT: Motion to ratify a budget adjustment to the Repairs and Maintenance line item in the Fire Department budget for repair of Rescue 505. Rescue 505 needs to have its motor rebuilt and repairs are estimated at worst case scenario to cost \$36,000.00. Chief Laughman updated the Board that the repair was not as extensive as originally thought, and the cost should not exceed more than \$20,000.00.

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

- J. SOLAR ORDINANCE SCREENING REQUIREMENTS: A discussion was had by the Township Solicitor and the Board on moving forward with updating the solar facility screening requirements. The Board was in agreement that these changes need to occur. A motion to approve authorization for the Solicitor to prepare and advertise an amendment to the solar facility ordinance and hold a public hearing before the regularly scheduled public meeting on November 14, 2024.

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

ADMINISTRATIVE REPORTS:

- A. RECREATION DIRECTOR: Director Trimmer's report was reviewed. Trimmer spoke about the success of the annual Truck Touch, and thanked Township staff for their help. No further questions.
- B. FINANCE DIRECTOR: Director Whittaker's report was reviewed. Whittaker was not in attendance at this meeting. No further questions.

- C. FIRE CHIEF: Chief Laughman’s report was reviewed. Chief Laughman gave a brief recap of the activities and classes he had throughout the month for Fire Prevention Safety. No further questions.
- D. POLICE CHIEF: Chief Snyder’s report was reviewed. Chief Snyder spoke to the recent political visits that occurred and thanked police officers, fire, and emergency personnel for their help in it. No further questions.
- E. TOWNSHIP MANAGER: Manager Kelch’s report was reviewed. Manager Kelch announced that the Township received roughly \$624,000.00 for the LSA, Local Share Account, grant to help with the stormwater project on the Warwick/Hayward areas. 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. Shaw announced that leaf vacuuming began on October 21st and will run until December 11th this year. 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	35966-36085	\$ 644,168.59
Liquid Fuels	1553-1568	\$ 7,212.97
Sewer Fund	6265-6305	\$ 564,684.90
Payroll #21 Pay Ending 10/5/24	Paytime Vouchers	\$ 120,930.69
Payroll #22 Pay Ending 10/19/24	Paytime Vouchers	\$ 125,930.81

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

ADJOURNMENT:

Motion to adjourn the meeting at 7:22 p.m.

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