

# **PUBLIC MEETING AGENDA**

October 24, 2024

## **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 September 26, 2024, Public Hearing as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the September 26, 2024, regular public meeting as presented.

## **IV. OPEN FLOOR DISCUSSION**

None

## **V. UNFINISHED BUSINESS**

None

## **VI. NEW BUSINESS**

- A. TERRY STUMP WAIVER REQUEST: Motion to approve, revise, table or deny 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 variance request until after staff had already paid to advertise it.
- B. T-895 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR STEVE AND KAREN WASHINGTON: Motion to approve, revise, table or deny 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.
- C. ROAD CLOSURE: Motion to ratify the following road closures that occurred for water main replacement:
  - Oxford Street on October 4<sup>th</sup> and October 14<sup>th</sup> to 15<sup>th</sup>
  - Diamond Street the week of October 14<sup>th</sup>
  - Filbert Street the week of October 21<sup>st</sup>

- D. 2025 SPCA HOUSING AGREEMENT: Motion to approve, revise, table or deny 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.
- E. RAINBOW CIRCLE BID AWARD: Motion to approve, revise, table or deny awarding the Rainbow Circle CIPP repairs project bid to Mr. Rehab, LLC at a cost of \$112,464.00.
- F. T-858 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 2, LLC HOKES 1: Motion to approve, revise, table or deny 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.
- G. T-859 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 1, LLC BAIR: Motion to approve, revise, table or deny 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.
- H. T-860 FINANCIAL SECURITY REDUCTION REQUEST FOR COTTONTAIL SOLAR 8, LLC HOKES 2: Motion to approve, revise, table or deny 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.
- 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.
- J. SOLAR ORDINANCE SCREENING REQUIREMENTS: Discussion regarding potential changes to solar facility screening requirements and authorization for Solicitor to prepare and advertise an amendment to solar facility ordinance.

## **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