

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, February 7, 2008
6:00 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on the above date and time at the Municipal Building.

The Meeting was called to Order by Chairman Barnhart, followed by the Pledge to the Flag and Invocation.

ROLL CALL: Present were Supervisors Barnhart, Raubenstine, Williams, Parr and Gobrecht. Also present were Manager Richardson, Mike Knouse from C. S. Davidson and Solicitor Linus Fenicle.

RECOGNITION OF VISITORS: Visitor's Register Attached.

PUBLIC COMMENT - ITEMS NOT LISTED ON AGENDA - There were no comments at this time.

APPROVAL OF AGENDA: The Agenda was approved with the following change (14C will be changed from Proposed Private Drive to Items for Discussion by Supervisor Williams) in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

APPROVAL OF DISBURSEMENTS: The Disbursements for the Month of January, 2008, from all Funds, were approved as listed in a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and carried.

APPROVAL OF MINUTES: The Minutes of the Work Session Meeting of December 18, 2007, Public Hearing of December 18, 2007, Reorganization Meeting of January 7, 2008 and the Special Meeting of January 15, 2008 were approved, as distributed, in a motion by Supervisor Parr, seconded by Supervisor Williams and carried. The Minutes of the Special Meeting of January 28, 2008 were approved in a motion by Supervisor Parr and seconded by Supervisor Gobrecht. There was a correction needed. The correct increase of the millage rate should be one-tenth of a mill instead of one-tenth of a percent. Motion carried.

SOLICITOR REPORT: Linus informed the Board that the matter with Calvary Assembly of God Church regarding the eminent domain action is ongoing. A Board of View will be appointed within the next thirty days and a hearing will follow in a couple months.

ENGINEER'S REPORT: Mike Knouse presented a written Report of C. S. Davidson, Inc. dated February 7, 2008. Written copies were distributed to Supervisors and Staff (copy in Township files). Tom Krumrine was present to discuss the letter he received about the abandonment of the wells on his property which were dug by the

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Quillen Group. Mr. Krumrine indicated he never had any contact with the Quillen Group and never gave permission for the digging of the wells. He does not think he should have to pay to have them abandoned. The Board will review this issue and respond back to the Krumrines. Street Maintenance Program - The Township will be implementing the first year of the five-year maintenance plan. Pleasant Hill Fire Hall Flashing Lights - The signals are operational and the final PennDOT inspection is scheduled for tomorrow. Pumping Station Road Relocation - Work has been completed and a certificate of substantial completion has been issued. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Change Order #6 which is an adjustment from the estimated quantities of products. The Board also approved Application for Payment #5 in the amount of \$20,584.38 in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried. Area 1 Sanitary Sewers - The final inspection was held on January 23, 2008 and the outstanding items were identified in a letter to Gregory Contractors. Area 2 and 3 Sanitary Sewers - Sanitary sewer easement agreements are being acquired and Mike will prepare a presentation for the Work Session Meeting on February 19, 2008 regarding the upgrades to the DGM pump station. Water Study - The York Water Company has provided a preliminary layout for the Area 2 water system. Sewage Planning Update - Mike recommended that a Sewer Authority meeting be scheduled for the end of the month to discuss future sewer needs. The tentative date will be February 25, 2008 at 6:00 p.m. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board appointed Dennis Bidwa to the Sewer Authority. Chapter 94 Report - The engineers have received the information and are in the process of compiling this report. Zoning Ordinance Update - There has been indication that a thorough review of this Ordinance should be completed. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board authorized a review to be completed by C. S. Davidson. Several discrepancies have been identified. Fairview Drive/Baltimore Pike and Brunswick Drive/Baltimore Pike Traffic Signals - ELA Group has completed the traffic counts and are analyzing the data concerning a revised timing plan and the "no-turn on red" restriction. Public Improvement Security - In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved a reduction in security for Highpointe at Rojen Farms - Phase I. The reduction amount is \$141,278.72. The remaining security amount is \$370,841.68. Supervisor Raubenstine questioned the work on the swale at Reservoir Heights. Mike indicated the drainage issue has been corrected by Able Construction.

MANAGER'S REPORT - (A) Andy distributed a copy of his manager's report. He will be updating this report for each meeting. He explained that the cost of the computer system for the new building from Freedom Systems has increased by \$3,236.15. This includes some new equipment and some changes that were necessary.

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In a motion by Supervisor Raubenstine, seconded by Supervisor Parr and carried, the Board approved the new amount of \$35,208.20 for the computer system from Freedom Systems. The Board approved the following six certificates for payment from the contractors at the new municipal building:

- (1) First Capital Insulation - Appl. #3 (\$2,500.00) - Motion-Williams, second-Raubenstine and carried.
- (2) Mid State Mechanical - Appl. #5 (\$10,778.00) - Motion-Raubenstine, second-Williams and carried.
- (3) Eshenaur's Fuels - Appl. #5 (\$218,965.95) - Motion-Williams, second-Gobrecht and carried.
- (4) Davidson, H & C - Appl. #3 (\$59,458.07) - Motion-Raubenstine, second-Williams and carried.
- (5) Mid State Mechanical - Appl. #6 (\$106,093.53) - Motion-Raubenstine, second-Williams and carried.
- (6) McCoy Brothers - Appl. #5 (\$183,639.00) - Motion-Raubenstine, second-Gobrecht and carried.

(B) The appointment to the Sewer Authority was completed under the Engineers Report. (Other) There is an open position on the Zoning/Hearing Board. Andy introduced Mr. Ron Wentz for the position. Mr. Wentz recently moved into the Township and had been active on the Planning Commission in Penn Township for many years. In a motion by Supervisor Raubenstine and seconded by Supervisor Gobrecht, the Board appointed Ron Wentz to the Zoning/Hearing Board. Motion carried. Linus has received a draft copy of an easement and right-of-way agreement for the new water tank from The York Water Company. They are offering \$10,500.00 toward the installation of the meter pit and water service to the new building and 50% of the cell tower revenues. They will also tear down the old water tank. The Board authorized Andy to negotiate this issue with York Water in a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and carried.

CORRESPONDENCE: (A) Letter received from the Borough of Hanover concerning the joint bids for 2008. The Board will need a quorum present at the March 26, 2008 meeting to award the bids. Supervisors Barnhart, Raubenstine, Williams and Parr are interested in attending. (B) Volunteer Liability Training Class offered by PSATS. Anyone interested in attending should contact the Secretary to be registered for the class.

NEW BUSINESS: (A) In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board approved a training class for Tim Pfaff on February 19, 2008. The class is being offered by PA Environmental Solutions, Inc.

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(B) Crystal Anderson of Vegas Drive spoke to the Board concerning a Girl Scout Project she is working on. Her leadership challenge involves finding a problem around her neighborhood, developing a solution and solving the problem. She is concerned with the speed of vehicles in her neighborhood. The Board will ask Chief Hippensteel to work with Crystal towards a solution to the problem. (C) Supervisor Williams spoke of two seminars he has attended. He attended a meeting of the Assembly of South Central PA. This group is working on a county level to consolidate services. He also attended a grant workshop presented by DCNR. He will attend the next Rec Board meeting to discuss the availability of grant money for the park. (D) Supervisor Parr presented a memo to the Board members. He would like for them to address some long range planning for the Township. He asked the Board to think about where they envision the Township to be in five or ten years. He will discuss this issue further at the Work Session Meeting. (E) In a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried, the Board acknowledged receipt of the request of Chester and Margie Utz to remove approximately ten acres of their property from the Agricultural Security Area. The Board then authorized the advertisement for the amendment to the Agricultural Security Area in a motion by Supervisor Raubenstine and seconded by Supervisor Gobrecht. Motion carried. (F) In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board scheduled a Public Hearing for March 18, 2008 at 6:30 p.m. to consider the rezoning request of Andy Bealing. He and his wife are requesting the rezoning of former lands of Chester and Margie Utz from Agricultural to Residential.

SUBDIVISION PLANS:

(A) The following Subdivisions Plans were given review time extensions through May 2, 2008, as per written request, in a motion by Supervisor Parr and seconded by Supervisor Raubenstine: Chestnut Hill - Pat Stambaugh - 17- lot Preliminary; Orchard Estates - Gobrecht - 58-lot Preliminary; Dwight & Pamela Myers, 3 - lot Final; Wyndsong Pointe, Phase II, 15 - lot Final; Eugene Beatty, 2-lot Final; Fuhrman Mill Heights, 1-lot, 34 units - Final Plan and Glenn and Jennifer Auchey, 2-lot Final. Motion carried. Supervisor Barnhart abstained on several plans as per his previously submitted letter of abstention.

(B) In a motion by Supervisor Parr and seconded by Supervisor Williams, the Board then tabled all the following plans: John & Martha Halter, 4 - lot Final; Joshua Hill Farm, 124 - lot Preliminary; Warner Farm, 15 - lot Preliminary; Preserve at Codorus Creek IV, 79 - lot Preliminary; Highpointe at Rojen Farms, Phase IIA, 34-lot Final; Fox Run Village, 25-lot Final; Marburg Pointe, Phase 2, 11-lot Final; Steeple Chase, 12-lot Final; Community Banks, Land Development Plan, 1-lot; Karl & Blanche Moore, 3-lot Final; Homestead Acres, J. A. Myers, 134-lot Preliminary, Northfields, Phase II, 52-lot Preliminary, Benrus Stambaugh et al, Land Development Plan, James Horak & Donald Yorlets, 6-lot

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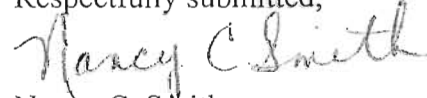
Preliminary, Bowman Property, 3 Add-on Lots, Chestnut Hill - Pat Stambaugh - 17- lot Preliminary; Orchard Estates - Gobrecht - 58-lot Preliminary; Dwight & Pamela Myers, 3 - lot Final; Wyndsong Pointe, Phase II, 15 - lot Final; Eugene Beatty, 2-lot Final; Fuhrman Mill Heights, 1-lot, 34 units - Final Plan and Glenn and Jennifer Auchey, 2-lot Final. Motion carried. Supervisor Barnhart abstained on several plans as per his previously submitted letter of abstention.

PUBLIC COMMENTS AND/OR SUPERVISORS COMMENTS: Supervisor Parr attended the Earned Income Tax Meeting. He will report back to the Board in February concerning the vote. There is talk of having the Earned Income Tax handled regionally or by the individual counties. Supervisor Gobrecht is concerned about the liability the Township may have by permitting yard sales along the Baltimore Pike. He would also like to review staff job descriptions. Supervisor Raubenstine would like to discuss the Historical Preservation Ordinance at the Work Session Meeting. He would like to have a stand-alone ordinance and have it adopted before the overlays to the Zoning Ordinance are completed. Supervisor Raubenstine also requested the engineers to contact Robert Holweck concerning a fence around the pond at Reservoir Heights. In a motion by Supervisor Parr and seconded by Supervisor Williams, the Board authorized Chairman Barnhart's signature on the Consent Order for the Pennsylvania Human Relations Commission. Motion carried.

NEXT SCHEDULED MEETINGS: Supervisors Work Session - Tuesday, February 19, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Supervisors Regular Meeting - Thursday, March 6, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

ADJOURNMENT: The Meeting was adjourned at 7:33 p.m. in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

Respectfully submitted,



Nancy C. Smith
Secretary