

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, March 6, 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, Terry Myers and 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 in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

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

APPROVAL OF MINUTES: The Minutes of the Regular Meeting of February 7, 2008 and the Work Session Meeting of February 19, 2008 were approved, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Williams and carried.

SOLICITOR REPORT: Linus has prepared a resolution to accept the roads that the Township has taken through eminent domain for the relocation of Pumping Station Road. This Resolution will be ready for adoption at this meeting. Linus also discussed the Agreement with The York Water Company. The Board members were asked to review this agreement and authorize its signing if the Board is in agreement with York Water. Andy has negotiated payment by York Water for half the cost of water service lines and the meter pit for the new municipal building (\$10,500.00). The Township would receive 60% of any revenue paid by the cellular telephone carriers. The Board also asked Linus to proceed with the sale of the current municipal building and garage.

ENGINEER'S REPORT: Mike Knouse presented a written Report of C. S. Davidson, Inc. dated March 6, 2008. Written copies were distributed to Supervisors and Staff (copy in Township files). Mike indicated that after re-reviewing the agreement with Woodhaven Joint Venture for the Sunset Drive road improvements, it was discovered that the Joint Venture is responsible for the inspection costs. The Township has paid several invoices for inspections and will invoice the Joint Venture for reimbursement.

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Street Maintenance Program - The engineers have been authorized to begin these projects. They will include portions of Fairview Drive, Sunset Drive, Fuhrman Mill Road and Shermans Church Road. Pumping Station Road Relocation - Work has been completed and a certificate of substantial completion has been issued. A field view has been scheduled for March 26, 2008 at 9:30 a.m. to review the Church property and a hearing has been scheduled for April 1, 2008 at the York County Judicial Center. In a motion by Supervisor Williams, seconded by Supervisor Parr and a unanimous roll call vote, the Board adopted Resolution #2008-17 to accept the designated parts of Brunswick Drive and Wanda Drive as public streets. Baltimore Pike Curb and Sidewalk - Construction will not begin until the Highway Occupancy Permits and Temporary Easements are obtained. Gregory Construction has been awarded the contract and Gary Gregory has indicated that the price may increase due to the increase of materials. Area 2 and 3 Sanitary Sewers - Sanitary sewer easement agreements are still being received. PennDOT has agreed to allow the sewer to be constructed within the shoulder of Rt. 94 along 2299 Baltimore Pike (Donna Bair). Area 3 Interceptor - The easement across the Northfields property has not been received. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board authorized Linus and the Engineers to prepare the papers for eminent domain for the March 18th meeting of the Board. Water Study - After more discussion regarding the Agreement with York Water, Supervisor Raubenstine made a motion to accept the agreement with a change that any electronic or technologic leases that York Water may negotiate be included in the 60/40 percent split. Supervisor Williams seconded the motion. Supervisor Barnhart would like to have York Water pay the total price of \$21,000.00 for water lines and pit. The motion was changed to authorize Scott to talk to Jeff Hines of York Water and report back to the Board. Motion carried. Zoning Ordinance Update - The Township Planning Commission has forwarded the text amendments to the Board of Supervisors. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board authorized that the amendments be sent to the York County Planning Commission. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board scheduled a public hearing for May 20, 2008 to adoption the text amendments. Quillen Wells - In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board agreed to allow Mr. Dale Werner to abandon the wells on his property at the proper time. This will be when the wells become accessible due to the condition of the ground. Conditional Plan Approvals - Conditional approval had been granted to Highpointe at Rojen Farms, Phase 2 on June 7, 2007. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board authorized a letter be submitted to them requiring the outstanding issues be brought before the Board within ninety days.

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MANAGER'S REPORT - (A) Andy distributed a copy of his Manager's Report. He will be updating this report for each meeting. The Board approved the following three certificates for payment from the contractors at the new municipal building:

- (1) BFPE International - Appl. #1 (\$71,540.75) - Motion-Williams, second-Barnhart and carried.
- (2) Mid State Mechanical - Appl. #7 (\$37,594.82) - Motion-Williams, second-Raubenstine and carried.
- (3) Eshenaur's Fuels - Appl. #6 (\$19,391.59) - Motion-Williams, second-Parr and carried.

Joe Kane will be attending the Work Session Meeting on March 18, 2008 to update the board on the progress of the new building.

OLD BUSINESS: (A) The Board received a reminder of the Joint Bid openings and awards. The opening of the bids is scheduled for March 12 at 7:30 p.m. and the awards will be March 26, at 7:30 p.m.

NEW BUSINESS: (A) In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved a training class for Bev Weaver and Nancy Smith on April 10, 2008. The class is being offered by the Governor's Center for Local Government Services. (B) In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved a Request Application for Fire Police for Candice Benton of North Franklin Street in Hanover. (C) In a motion by Supervisor Williams and seconded by Supervisor Raubenstine, the Board agreed to update the Township's eligibility for the Federal Surplus Program. Motion carried. The authorized Representatives will be the five Supervisors, Chief Hippensteel, Michael Hampton and Andy Richardson. (D) Three bids have been received for a safe for the new building. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved the purchase of a Gardall Model 4820 Safe from Eicholtz Co. in New Oxford for \$2,062.50. (E) The Board was presented with a Municipal Records Destruction Form. This is a guideline for the Township to follow in order to destroy old records. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board will have a resolution drafted to adopt this schedule in order to be able to destroy some records instead of moving the older items to the new building. The resolution will be ready for signatures at the next meeting. (F) In a motion by Supervisor Williams and seconded by Supervisor Raubenstine, the Board authorized Linus to proceed with the sale of the Municipal Building and Garage. Motion carried.

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SUBDIVISION PLANS:

(A) The following Subdivisions Plans were given review time extensions through June 6, 2008, as per written request, in a motion by Supervisor Williams and seconded by Supervisor Raubenstine: Highpointe at Rojen Farms, Phase IIA, 34-lot Final; Fox Run Village, 25-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. Motion carried. Supervisor Barnhart abstained on several plans as per his previously submitted letter of abstention.

Marburg Pointe, Phase 2, 11-lot Final had been extended for 90 days per a letter sent to Stone Ridge Development Corporation dated January 10, 2008 and signed by Paul Burkentine on January 11, 2008. This plan was given conditional approval on January 7, 2008 and the required financial security should be provided to the Township within this ninety day period.

(B) In a motion by Supervisor Gobrecht and seconded by Supervisor Parr, 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 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 questioned the use of Township vehicles and the logging of mileage and fuel usage. Andy reported that this is being logged in each vehicle when fuel is added. Supervisor Barnhart distributed a draft of a sprinkler ordinance that he asked to be copied for the Board members to review. Harold reported that the Department of Labor and Industry would also need to approve any ordinance regarding sprinkler systems. Supervisor Raubenstine asked if any bids were received from other companies concerning the Township liability insurance which is approaching renewal. Resident Duane Diehl also

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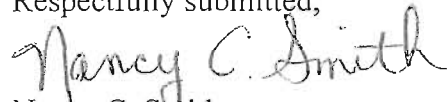
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commented on employees' use of Township vehicles. His opinion is that these vehicles should only be used when employees are at work, not to and from home. Supervisor Raubenstine asked if any contracts were ever signed concerning employees' use of Township vehicles. Mike Knouse reported that he has received a letter from YCPC concerning the three year cycle for the Community Block Grant Program. He asked the Board to think about any projects for application.

NEXT SCHEDULED MEETINGS: Supervisors Work Session - Tuesday, March 18, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Public Hearings - Andrew Bealing and Glen Auchey, Jr. at 6:30 p.m. Supervisors Regular Meeting - Thursday, April 3, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

ADJOURNMENT: The Meeting was adjourned at 7:23 p.m. in a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,



Nancy C. Smith
Secretary