

## WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

### WORK SESSION

**Tuesday, March 18, 2008 - 6:00 p.m.**

The Public Work Session was called to Order by Chairman Barnhart at 6:00 p.m., followed by the Pledge to the Flag and Invocation.

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

VISITORS: Visitors 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 and seconded by Supervisor Gobrecht. Motion carried.

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

APPROVAL OF MINUTES: The Minutes of the Regular Meeting of March 6, 2008 were approved, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Williams and carried.

RECREATION BOARD REPORT: The Rec Board met on March 10, 2008. The Treasurer's Report shows a balance of \$275,154.41 in the Rec Fund. Andy reported that several donations have been received as a result of the request in the latest edition of the Township newsletter. The Board discussed the conditions at the park site. As weather permits, more earth work will be done and pavilions will be located. The annual car show will be held on June 14, 2008 from 9 - 1 at the Value City Parking Lot. The next meeting of the Rec Board will be on Monday, April 14, 2008 at 7:00 p.m.

CHIEF OF POLICE REPORT: (A) The Monthly Statistics Report for February, 2008 was approved in a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried.

West Manheim Township Board of Supervisors  
March 18, 2008 (Cont'd)

ROUTINE WORK SESSION ITEMS: ENGINEER'S REPORT - Street Maintenance Program - The Township will implement the first year of the five-year plan. The road improvements will include portions of Hobart Road, Sunset Drive, Fuhrman Mill Road and Shermans Church Road. A summary of the County Bridge inspections has been provided to be included into this year's maintenance. Pumping Station Road Relocation - A field view for the eminent domain process is scheduled for March 26 and a hearing will follow on April 1 at the York County Judicial Center. Baltimore Pike Curb and Sidewalk - The engineers are contacting the remaining property owners to set up meetings with them to obtain the needed driveway permits and easements. Area 2 & 3 Sanitary Sewer - Meetings are currently being scheduled with the remaining property owners who have provided written requests to the Township regarding their easements. Negotiations are ongoing with York Water Company regarding the water tank, utility and access right-of-way agreement. Chapter 94 Report - The engineers have transmitted the report to Penn Township for submittal to the PA DEP. Supervisor Barnhart has spoken to Ed Corveaux of DEP. DEP is not signing any modules or releasing any EDU's. They are requesting a time line from Penn Township on their Corrective Action Plan. Zoning Ordinance Update - The proposed amendments to the Zoning Ordinance were forwarded to the York County Planning Commission and they will be reviewed at their meeting on April 1, 2008. Quillen Wells - Linus will be notifying the property owners of their responsibility for the abandonment of the wells. Community Development Block Grant Application - Mike reminded the Board that it is time to submit application for this grant money. If anyone has any suggestions, please inform the engineers. Area 3 Interceptor - Mike indicated that there were four Sanitary Sewer Easements needed for this project. The only outstanding one was from the Northfields Development. Charlie Courtney, representing Northfields, presented an executed easement to the engineers. At this time Mr. Courtney discussed several zoning issues that have been created with the new Zoning Ordinance. Linus asked Mr. Courtney to list his concerns and requests in writing. The requests can then be reviewed by the Board, the Engineers and the Solicitor.

THE WORK SESSION MEETING WAS TEMPORARILY ADJOURNED FOR THE PURPOSE OF HOLDING TWO PUBLIC HEARINGS.

At the conclusion of the Public Hearing for Glen Auchey, Jr., Supervisor Williams made a motion to deny his request for a conditional use. This motion died due to no second. Supervisor Raubenstine then made a motion to approve the request based on a satisfactory module approval and several other conditions. Linus will prepare a letter to the Auchey's setting forth the conditions for approval. This motion was seconded by Supervisor Williams and was approved by a roll call vote of Board Members. Supervisor Barnhart voted "no" and the remaining members of the Board voted "yes".

West Manheim Township Board of Supervisors  
March 18, 2008 (Cont'd)

The Public Hearing for the rezoning of lands of Chester and Margie Utz was brought to order at 7:05 p.m. Andy Bealing explained his request for the rezoning of approximately 10 acres from agricultural to residential. The comments from the York County Planning Commission and the West Manheim Township Planning Commission will be included as part of the record. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Public Hearing was adjourned at 7:40 p.m. and the Regular Meeting of the Board was reconvened.

The minutes of the Public Hearing were completed by a court reporter from Filius & McLucas Reporting Service, Inc. of York, PA.

SOLICITOR'S REPORT: Linus made a suggestion to amend the fees charged by the Township for applications for rezoning. The cost of advertising is very expensive and he thinks the applicant should pay for this expense. Andy will check into increasing these fees and also the recreation fees and the fees for applications to the Zoning/Hearing Board. He will report back to the next meeting.

ROADS, WATER LINES EXTENSIONS, PUBLIC SEWER, ETC. - There was nothing to add.

CORRESPONDENCE: (1) Invitation from Hanover Area Family YMCA Association for the Annual Dinner Meeting on April 29, 2008.

REPORTS: The Treasurer's Report for February, 2008 was approved, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

The Roadmaster's and Code Enforcement Officer's Reports for February, 2008, were accepted, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

The Pleasant Hill Fire Company and Ambulance Reports for January and February, 2008 were accepted in a motion by Supervisor Williams and seconded by Supervisor Parr. Motion carried.

The Utilities Supervisor Reports for January and February, 2008 were accepted in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

West Manheim Township Board of Supervisors  
March 18, 2008 (Cont'd)

MANAGER'S REPORT: (A) Andy reported that the date for substantial completion on the project is May 2, 2008. Thirty days after this date should be absolute completion. Joe Kane, of the Ray Group, was available to report on the progress of the project and review change orders and applications for payment. He answered any questions the Board had concerning the new building. Andy presented eight change orders for McCoy Brothers and two changes orders for Eshenaur Fuels. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved all the change orders. In a motion by Supervisor Parr, seconded by Supervisor Raubenstine and carried, the Board approved Application for Payment #6 for McCoy Brothers in the amount of \$294,316.11. The Board approved payment of \$24,251.80 to M3T Corporation for the security system at the new building in a motion by Supervisor Parr and seconded by Supervisor Williams. Motion carried. Andy explained that the quote from Glamour Moving Co. only included the cost of moving one side of the building and did not include the police department side. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved the quote from Gastley's Moving & Storage, Inc. for \$2,628.00. This includes moving the contents of the whole building. (Other) (1) In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board approved a payment of a \$25.00 annual fee to become a member of the York County Municipal Administrators Association. Andy would like to attend these meetings. (2) Andy explained the health insurance savings for the year 2007 compared to 2006. By changing to the Intergovernmental Insurance Cooperative, the Township saw a savings of \$69,279.08.

OLD BUSINESS: (A) Historical Museum - Supervisor Raubenstine reported that Chester Utz would like to be a member of the committee to work on the Historical Museum. (B) Long Range Planning - There was nothing to discuss.

NEW BUSINESS: (A) The Board decided at this time to take action on the rezoning request for Andy Bealing. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and a roll call vote, the Board approved the rezoning of approximately ten acres from Agricultural to Residential. Supervisor Barnhart abstained from this vote. The remaining Board members voted for approval.

PUBLIC COMMENTS AND/OR SUPERVISORS COMMENTS: Supervisor Parr attended the Earned Income Tax Meeting. The bill before the Senate Appropriations Committee that would have mandated county-wide EIT collection failed to be adopted. He also attended the Intergovernmental Insurance Cooperative meeting and a seminar on signage. Mr. Sterling Mummert of Lakeview Terrace had a question about the Area 2 Sanitary Sewer line going through his property. He will need to meet with the engineers concerning the need for any easements.

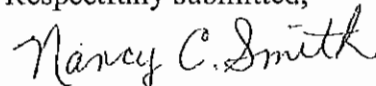
Page - 5 -

West Manheim Township Board of Supervisors  
March 18, 2008 (Cont'd)

NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Thursday, April 3, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Work Session Meeting - Tuesday, April 15, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

ADJOURNMENT: The Work Session Meeting was adjourned at 8:20 p.m. in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy C. Smith".

Nancy C. Smith  
Secretary