

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, April 3, 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, Raubenshine, Parr and Gobrecht. Supervisor Williams was absent. 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, with the addition of 12A (Letter to the Board from Bob Kahler), in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

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

APPROVAL OF MINUTES: The Minutes of the Work Session Meeting of March 18, 2008 were approved, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

SOLICITOR REPORT: Linus discussed the conditions associated with the approval of an on-lot septic system for the Glen Auchey property on Fairview Drive. The Board discussed several changes. These changes will be incorporated into the correspondence and it will then be forwarded to the Aucheys. The Agreement with the York Water Company has been updated with new language and is ready for approval. The Water Tank, Utility, and Access Right-of-Way Easement Agreement was approved for signatures in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and a unanimous roll call vote of the members present. Linus also requested that an executive session be held to discuss a legal matter. This will be held before the end of the Regular Meeting.

ENGINEER'S REPORT: Mike Knouse presented a written Report of C. S. Davidson, Inc. dated April 3, 2008. Written copies were distributed to Supervisors and Staff (copy in Township files).

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Street Maintenance Program - Woodhaven Joint Venture is pursuing alternate contractors to complete the remaining work on Sunset Drive. In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried, the Board authorized the advertisement for the 2008 street improvements for April 9 and 11, 2008. A summary of the County Bridge inspections has been provided for inclusion into this year's maintenance. Bridge Inspections should be considered for the remaining Township structures. Andy said this item will be included in the 2009 Budget. Baltimore Pike Curb and Sidewalk - The required driveway permit applications have been obtained and the engineers will now re-submit the highway occupancy permit application. Area 1 Sanitary Sewer - Gregory Contractors, Inc. has returned to the project area this week to address the remaining items. Area 2 and 3 Sanitary Sewers - Sanitary sewer easement agreements are still being received. Meetings are being scheduled with the residents who have provided written requests to the Township. To date, 62% of the easements in Area 2 and 58 % of the easements in Area 3 have been acquired. The engineers would like to meet with the Supervisors on April 15th at 5:00 p.m. to review the construction plans for Areas 2 and 3. Water Study - The Township has approved the waterline extension to serve Area 2 and a mandatory connection ordinance will be required. Mike attached a copy of a letter regarding the review of the water system by The York Water Company for any newly submitted subdivision plans. Zoning Ordinance Update - The proposed text amendments were reviewed by the York County Planning Commission at their April 1, 2008 meeting. They gave a favorable recommendation to the staff report regarding the changes. A public hearing has been scheduled for May 20, 2008 to adopt the text amendments. Fairview Dr./Baltimore Pike & Brunswick Dr./Baltimore Pike Traffic Signals - ELA Group has submitted the requested timing revisions to PennDOT. In a motion by Supervisor Gobrecht, seconded by Supervisor Raubenstine and carried, the Board authorized Andy to meet with Chief Hippensteel to review the 15 mph school speed limit zone restriction on the Baltimore Pike. The Board would like to have the limit increased to 25 mph to cut down on some of the bottle necking along that stretch of roadway. Community Development Block Grant Application - Mike reported that the deadline for submitting new applications is June 6, 2008. Module Submittal - In a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and a roll call vote, the Board adopted Resolution #2008-21 for transmittal of the sewage module for the Chester Utz subdivision plan. Supervisor Barnhart abstained. FYI - The York Water Company has supplied the Township with a map of the proposed water line route into the Township from Adams County showing hydrant location. The members of the Board would like to increase the amount of hydrants along the route. The engineers will review this with York Water Company and with Mike Hampton, EMA.

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MANAGER'S REPORT - Andy distributed a copy of his Manager's Report. He will be updating this report for each meeting. Andy and Mike Knouse have been meeting with some residents of the Area 2 and 3 Sewer Projects concerning their easements. He presented four recommendations to provide funding offers. In a motion by Supervisor Raubenstine and seconded by Supervisor Parr, the Board approved the following offers: (1) David & Madge Armstrong - \$14,000.00; (2) Richard & Barrie Zink - \$6,200.00; (3) Douglas & Lynn Dalrymple - \$6,200.00 and (4) Larry & Bonnie Hughes - \$200.00.

Motion carried.

(A) The Board approved the following certificates for payment from the contractors at the new municipal building:

- (1) Davidson, H & C Co., Inc. - Appl. #4 (\$16,872.64) - Motion-Gobrecht, second-Raubenstine and carried.
- (2) Storage Tek, Inc. - Appl. #1 (\$16,290.00) - Motion-Parr, second-Gobrecht and carried.

(B) In a motion by Supervisor Gobrecht, seconded by Supervisor Parr and a unanimous roll call vote, the Board adopted Resolution #2008-18 to apply for a DCNR grant to develop the Rec Park. Andy will be receiving quotes from several companies for Liability Insurance. These will be discussed at the next Work Session Meeting. The Agricultural Security Area Committee met at 5:00 this afternoon to consider the removal of the ten acres of the Chester Utz property that have recently been rezoned. The Committee unanimously approved this amendment to the Township Ag Security Area with Scott Barnhart abstaining from the vote. The Board discussed the results of the traffic study that was completed by the York County Planning Commission on Fuhrman Mill Road. The study indicated there should be a reduction in the speed limit from 40 mph to 30 mph. It was unclear which portion of Fuhrman Mill Rd. was included in the recommendation. Andy will review the results of the study and discuss this at the next meeting of the Board. (C) In a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and carried, the Board authorized the engineers to submit the application to DEP for the bridge repair work. The Board also authorized the engineers to inspect the bridge on Tracey Rd in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

CORRESPONDENCE: (A) Letter received from Robert Kahler asking to be considered for a full time janitorial position at the new Municipal Building. Andy is now working on a job description for a part time position of around thirty hours a week. He will have this job description available for review at the next meeting.

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OLD BUSINESS: (A) In a motion by Supervisor Parr and seconded by Supervisor Gobrecht, the Board adopted Resolution #2008-19 declaring the Township's intent to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual. In a motion by Supervisor Parr and seconded by Supervisor Gobrecht, the Board adopted Resolution #2008-20 for the disposition of specific logged records. These motions were approved in unanimous roll call votes of members present. (B) Jed Hill and Chad Hunter, two consultants from Chambers Environmental, were present to discuss the options available to correct the problem with the underground storage tank at this office building. In 1998, the underground tank was upgraded to the new DEP regulations and a leak was discovered. There is no risk present at this site. They are now looking to expedite the closure of this project so the property can be sold. They are researching alternative standards for this procedure. Jed Hill recommended that the Township change from the statewide health standards to the site specific standards. In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried, the Board approved the switch to the site specific standards. Chambers Environmental has a short list of chemicals that they test for. In March of 2008, PA DEP changed the short list to include other chemicals. The Board approved the new short list in a motion by Supervisor Parr, seconded by Supervisor Raubenstine and carried.

NEW BUSINESS: (A) Supervisor Parr noted that some Township vehicles are being used as personal vehicles. He believes that in order to protect the Township and the employee using the vehicle, there should be authorization by the Board of Supervisors. He made a motion to this effect and it was seconded by Supervisor Gobrecht. Supervisor Parr then withdrew the motion to allow time to review the Township's current insurance policy regarding this issue. (B) The Southpointe, Phase 3, Parcel 1 Subdivision Plan was approved by the Board of Supervisors at their meeting on September 18, 2007. It has now been discovered that one of the lots were numbered incorrectly. Charlie Funk of GHI presented a revised plan showing this correction. The Board approved this revised plan to be re-recorded in a motion by Supervisor Parr and seconded by Supervisor Gobrecht. Motion carried.

SUBDIVISION PLANS:

- (A) The following Subdivisions Plans were given review time extensions as per written requests, in a motion by Supervisor Gobrecht and seconded by Supervisor Raubenstine: Joshua Hill Farm, 124 - lot Preliminary; Warner Farm, 15 - lot Preliminary; Preserve at Codorus Creek IV, 79 - lot Preliminary; Benrus Stambaugh et al, Land Development Plan; James Horak & Donald Yorlets, 6-lot Preliminary and Bowman Property, 3 Add-on Lots.

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Motion carried. Supervisor Barnhart abstained on several plans as per his previously submitted letter of abstention. In a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried, the Board approved an extension of 30 days for the John & Martha Halter, 4-lot Final Plan. A letter will be sent to the developer requesting some activity on the plan or the Board will move to deny it. Comments from the Township engineers and the York County Planning Commission have never been addressed. Supervisor Barnhart abstained.

(B) In a motion by Supervisor Parr and seconded by Supervisor Gobrecht, 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; 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.

(C) The Performance Bond has been received for the Marburg Pointe, Phase II, 11-lot Final Plan. This Plan is now ready for signatures and recording.

PUBLIC COMMENTS AND/OR SUPERVISORS COMMENTS: Dominick Winder, president of the Homeowners Association of Colonial Hills, had several questions of the Board members. He has discussed these concerns with Chief Hippensteel and has received a written response from the Chief. Several of his concerns were of the placement of stop signs and the requirement for street lights.

Alan Ault, Road Foreman, asked for approval to purchase a 5' x 12' utility trailer to transport the mower. In a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and carried, the Board approved the purchase up to \$1,000.00.

The Board then recessed to Executive Session at 7:55 p.m.

The Regular Meeting was brought back to order at 8:15 p.m.

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Duane Diehl asked Chairman Barnhart why the Township property along the Baltimore Pike (Resh Lot) would not be sold along with the old Township Building. Scott noted that they are looking into the sale of this property at a later date.

NEXT SCHEDULED MEETINGS: Supervisors Work Session - Tuesday, April 15, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Supervisors Regular Meeting - Thursday, May 1, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

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

Respectfully submitted,

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

Nancy C. Smith
Secretary