

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Tuesday, May 20, 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 and Parr. Supervisor Gobrecht was absent. Also present were Manager Andy Richardson, Solicitor Linus Fenicle and Terry Myers and Mike Knouse from C. S. Davidson, Inc.

At this time, Chairman Barnhart asked for a motion to temporarily adjourn the business meeting to conduct a brief executive session. In a motion by Supervisor Raubenstine, seconded by Supervisor Williams and carried, the Board recessed to Executive Session.

The regular Business Meeting was then brought back to order at 6:13 p.m.

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 Parr. Motion carried.

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

APPROVAL OF MINUTES: The Minutes of the Regular Meeting of May 1, 2008 were approved, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

RECREATION BOARD REPORT: At the last meeting of the Board that Andy attended, the Rec Board Committee asked for several quotes to demolish the buildings in the middle of the park land and then burn the debris. They would also like to have the well and several big holes closed. Andy received two quotes: 1) Ross Excavating for \$3,850.00 and 2) Ramsey Excavating for \$3,200.00. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved having Ramsey Excavating do the work. Supervisor Raubenstine requested that Tim Pfaff be

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involved when the well is closed and Supervisor Williams requested that the Fire Company be involved when the debris is burned.

CHIEF OF POLICE REPORT: (A) The Monthly Statistics Report for April, 2008 was approved in a motion by Supervisor Williams, seconded by Supervisor Parr and carried. (B) In a motion by Supervisor Williams and seconded by Supervisor Raubenstine, the Board granted a request for the closure of a section of Westminster Road on July 3, 2008 for a Civil War march and reenactment. Motion carried. (C) The Board authorized special training sessions for Officer Bower and Sgt. Wildasin in a motion by Supervisor Williams and seconded by Supervisor Parr. Motion carried.

ROUTINE WORK SESSION ITEMS: ENGINEER'S REPORT - Mike reported that Hanover Lutheran Retirement Village has submitted plans for Phase II of their project. The plans were submitted in April and the project should be completed by August, 2008. C. S. Davidson has received a request from Jeffrey Wilson of Impounding Dam Rd. for release of public improvement security. Action will be considered at the next meeting of the Board. Street Maintenance Program - Woodhaven Joint Venture has entered into a new contract with Kinsley Construction for the remaining work on Sunset Drive. A summary of the County Bridge inspections has been provided to be included into this year's maintenance. The Tracey Road Bridge Inspection Report recommends that the bridge be closed due to structural deficiencies. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved the immediate closure of this bridge. York County 911 will be notified as soon as possible. Pumping Station Road Relocation - Negotiations are on-going with the Calvary Assembly of God Church. The church has not accepted the previous offer of \$10,000.00. Area 2 & 3 Sanitary Sewer - To date, 70% of the easements in Area 2 and 68% of the easements in Area 3 have been acquired. The project will be advertised on May 23 and May 27 and the bid opening will be held at the end of June. Heritage Drive Stormwater - Mrs. Day has signed the revised easement agreement and the work will proceed. New Township Municipal Building - The Public Works department has constructed the access drive and additional parking and the Township will pave this area as part of the 2008 Street Improvement project. Zoning Ordinance Update - The revised text amendments were submitted to the York County Planning Commission and they will be reviewed at their June meeting. The Public Hearing will be rescheduled. Community Development Block Grant Application - The new application for funding will be presented at the June 5, 2008 meeting.

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**(6:30 P.M.)THE WORK SESSION MEETING WAS TEMPORARILY
ADJOURNED FOR THE PURPOSE OF HOLDING A PUBLIC HEARING.**

Linus explained the request of Chester and Margie Utz to remove approximately ten acres of their property from the West Manheim Township Ag Security Area. These ten acres have been rezoned from Agricultural to Residential at a public hearing on March 18, 2008. The request for removal has been approved by the York County Planning Commission, the Township Planning Commission and the Agricultural Security Area Advisory Committee. Chester Utz commented that he and his wife are in favor of this action. Their remaining property will stay in Ag Security. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved the removal of this property from the Township Ag Security Area. Supervisor Barnhart abstained from the vote. The Public Hearing was adjourned at 6:35 p.m. and the Regular Meeting was brought back to order.

SOLICITOR'S REPORT: Linus discussed the situation with the Northfields Development. At issue is the special exception approval of some townhouses and condos that was granted in 2005. The plan also included a town center and some single family detached homes that aren't part of the special exception use. The amendment to the Township Zoning Ordinance would affect the other uses that were not special exception. Mr. Charlie Courtney, counsel for Northfields, indicated that it is their belief that the town center and the single family detached homes were included in the 2005 special exception hearing results. They only needed approval for the townhouses as special exception. He explained that Section 917 of the Municipal Planning Code extends a protection to conditional use and special exception for a proposed land development and is grandfathered as of the date of the granting of the special exception. Linus does not believe that Section 917 is all encompassing. This issue will be discussed in detail at the next Work Session Meeting on June 17. The members of the Board requested some paperwork from Mr. Courtney for them to review prior to the next meeting.

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

CORRESPONDENCE: (1) In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board accepted the resignation of Scott Barnhart from the West Manheim Township Planning Commission as per his letter of request. (2) Letter received from the Board of Supervisors of East Brunswick Township of Schuylkill County requesting the Township to adopt a resolution in support of East Brunswick Township concerning sewage sludge being used in farming and the possibility of unhealthy side affects. In a motion by Supervisor Raubenstine and seconded by Supervisor Williams, the Board agreed to adopt a resolution. It will be prepared for action at the next meeting.

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(3) E-mail received from Crystal Anderson expressing her thanks for the Board's help in addressing the traffic problems on Vegas Drive. (4) The request of Jeffrey Wilson for security release will be discussed at the next Board Meeting.

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

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

The SEO Report for April, 2008 was approved and accepted in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

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

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

The EMA Quarterly Report was approved in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

OTHER BUSINESS: (A) Len Bosse of 142 Sugarboot Lane discussed the easement that is required of him for the sewer project. He believes the impact to his property will be significant and the funding that has been offered (\$5,000.00), he will not accept. Supervisor Williams was concerned that the sewer line was running through private property instead of in the street. Mike explained this was proposed due to the fact that the sewer flows downhill to the Area 3 Interceptor. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board decided to have an appraisal done on Mr. Bosse's property and discuss this issue at a later date. Motion carried. (B) Ron Carter was present to discuss the availability of public sewer to some property he owns on Fuhrman Mill Rd. His property is in Area 3 and this project should be completed by August of 2009. His request for EDU's should have been approved along with his Sewage Planning Module. This issue will be reviewed and the information forwarded to Mr. Carter.

MANAGER'S REPORT: (A) Andy indicated that Commonwealth Inspection should be out on June 5th to give a final inspection. The next meeting of the Board will be held at the new building. The work is 99.9% complete at this time. The scheduled moving date

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is June 30. (B) The ordinance regulating outdoor fires will be discussed at the next meeting. The Board should review the existing ordinance and indicate any changes that should be made. (C) The Board authorized Andy and Linus to work together to negotiate a franchise extension agreement with Comcast in a motion by Supervisor Williams and seconded by Supervisor Parr. Motion carried. (Other) (1) Andy informed the Board that the new traffic signal at the intersection of Black Rock Road and Grandview Road is now on flash. It will soon be in full operation. (2) The Public Works department has been using the newly acquired street sweeper and it is working well.

OLD BUSINESS: (A) Historical Museum - There was nothing to discuss. (B) Long Range Planning - There was nothing to discuss.

NEW BUSINESS: (A) Doug Kollmar, of Hanover Land Services, was present to request a waiver on behalf of S & A Homes for the Fox Run Village Subdivision Plan. It is a request for a waiver from Sect. S.506e of the Subdivision and Land Development Ordinance (minimum separation of centerlines for streets not in alignment). The waiver is needed due to the fact that an area of wetlands has surfaced in the area of the proposed roadway. This would prohibit any new road crossing. The site has been inspected and there is adequate sight distance between Sugarboot Lane and the proposed road. In a motion by Supervisor Raubenstine, seconded by Supervisor Williams and carried, the Board approved the waiver. Supervisor Barnhart abstained. (B) In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved the membership renewal for the PA League of Cities and Municipalities. The annual membership fee is \$350.00. (C) The Board received a Volunteer Position Application from Grant Reichart. He expressed interest in being appointed to the Township Planning Commission. The Board appointed Mr. Riechart to the position in a motion by Supervisor Parr and seconded by Supervisor Raubenstine. He will fulfill Scott Barnhart's position. Motion carried. (D) Ted Clouser, chief of PHVFC, requested a release of a portion of the large equipment fund to be used to refurbish Fire Engine 1. The money would be made available sometime in July when the work on the truck would be completed. The Board approved the release of these funds in a motion by Supervisor Williams, seconded by Supervisor Parr and carried. (E) The Board approved the signing of an Amendatory Contract for the Community Block Grant Project. The time of performance is being extended to allow time for completion. This was approved in a motion by Supervisor Williams and seconded by Supervisor Raubenstine.

PUBLIC COMMENTS AND/OR SUPERVISORS COMMENTS: Duane Diehl, 1525 Oakwood Drive, requested a copy of the current burn ordinance. Bob Harrington, 719 Pumping Station Rd., questioned the sewer easement in his area. According to the construction plan, a manhole will be placed in the middle of this dirt road. At this time,

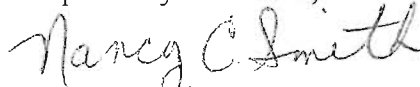
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Mr. Harrington maintains this road and he was wondering what will happen when the sewer project is completed. Mike informed him that ownership of the dirt road will not change. The Board suggested that he set up a meeting to discuss this issue with Mike Knouse. Supervisor Williams would like it to be taken under consideration to design the sewer lines to run in the streets and not through private property. Supervisor Raubenstine informed the Board that Hillcrest Drive is breaking up and maybe the Public Works Dept. could do something to it, to prevent it from deteriorating any more. There are also two areas at the fire station that should be repaired. The fire company would be responsible for the work at the station. With an estimate of approximately \$20,000.00 to repair Hillcrest Drive, the Township would have to bid the project out. In a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried, the Board approved putting this project out for bids. Supervisor Parr voted against this motion.

NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Thursday, June 5, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Work Session Meeting - Tuesday, June 17, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

ADJOURNMENT: The Work Session Meeting was adjourned at 7:40 p.m. in a motion by Supervisor Parr, seconded by Supervisor Raubenstine and carried.

Respectfully submitted,



Nancy C. Smith
Secretary