

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Tuesday, November 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:

APPROVAL OF AGENDA: The Agenda was approved with the following additions, (14F- Letter from Hanover Chamber of Commerce, 14G-Petition from Keith & Ellen Smith, 14H-Sewer Easement and 14I-Pension Plan), in a motion by Supervisor Williams and seconded by Supervisor Parr. Motion carried.

APPROVAL OF DISBURSEMENTS: The Disbursements for the Month of November, 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 November 6, 2008 were approved, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

RECREATION BOARD REPORT: David Barber reported that at the last meeting of the Rec Board they had a presentation on bringing a BMX Bike Park into the Township Rec Park. The Rec Board members have opened up and named some trails and have also opened up the area where the pond will be and will use it as a nature trail at this time.

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

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

ROUTINE WORK SESSION ITEMS: ENGINEER'S REPORT – Mike Knouse presented a written report of C. S. Davidson, Inc. dated November 18, 2008. Written copies were distributed to Supervisors and Staff (copy in Township files). Public Improvement Construction --- Lutheran Social Services-The contractor is performing storm sewer installation on Fairview Drive and in a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved an amendment to the agreement for improvements to Fairview Dr. that will extend the time until May of next year. The engineers have received a request for security reduction for the Northfields Plan. In a motion by Supervisor Parr and seconded by Supervisor Gobrecht, the Board authorized the engineers to send a letter to the developers indicating that the Board will not consider a reduction in security until they bring their escrow amount up to date. Motion carried. Construction Projects --- Bridge Inspection-The permit has been issued by DEP for the bridge maintenance work and permitting is also being gathered for the Tracey Rd. Bridge. Baltimore Pike Curb and Sidewalk-This project has been completed. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved Change Order #2 which is a reduction of \$8,932.07. The Board also approved Application for Payment #4 and Requisition #2 in the amount of \$11,219.93 in a motion by Supervisor Gobrecht and seconded by Supervisor Parr. Motion carried. Area 2 & 3 Sanitary Sewer – The engineers are in the process of recording the easements that have been secured. A pre-construction meeting has been scheduled for November 19 at 11:00 at the Township Office. The Board authorized the mailing of the letter to the Area 2 & 3 Sewer Project residents in a motion by Supervisor Williams, seconded by Supervisor Parr and carried. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Amendment No. 2 of the Engineering Contract. This will include additional inspection. Supervisor Barnhart asked the engineers to contact Lee McDonald at DEP to verify what still needs to be done before the sewer moratorium can be lifted in the Township. Area 3 Interceptor – The contractor has begun clearing and installing erosion and sedimentation controls. Investigations and Reports --- Water Study – Kinsley Construction has begun the road restorations as required. The Township should be looking to adopt a mandatory connection notice for the Area 2 residents. Miscellaneous --- Traffic Study -- In a motion by Supervisor Williams and seconded by Supervisor Parr, the Board agreed to formally request a traffic study from the York County Planning Commission for the adoption of traffic control signs that have been identified by the Township staff. Motion carried.

SOLICITOR'S REPORT: Linus reported that he is waiting to receive some closing reports from Tim Pfaff regarding some of the Quillen Wells that have been abandoned by Reicharts Well Drilling. The Secretary will inform Tim of this request.

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

ROADS, WATER LINE EXTENSIONS, PUBLIC SEWER and ETC. – There was nothing further to report.

CORRESPONDENCE: There was no correspondence received.

REPORTS: The Treasurer's Report for October, 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 October, 2008, were accepted, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

The SEO Report for October, 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 September and October, 2008 were accepted in a motion by Supervisor Williams and seconded by Supervisor Parr. Motion carried.

The Utilities Supervisor Report for October, 2008 – No reports were available for this meeting.

NEW BUSINESS: (A) In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved Ryan McNeal as an emergency equipment driver. (B) In a motion by Supervisor Williams and seconded by Supervisor Gobrecht, the Board approved several requests for exoneration from per capita taxes that were submitted by the Tax Collector. Motion carried. (C) The Township has received a request for a conditional use hearing from John Bond of Skylite Drive. This application is asking to allow the use of on-lot sewage disposal systems for this site. In a motion by Supervisor Williams and seconded by Supervisor Parr, the Board will schedule the Public Hearing on December 16, 2008 at 6:30 p.m. Linus will advertise this Public Hearing.

MANAGER'S REPORT: (A) Andy explained that he is in the process of cleaning up loose ends in the new building. Key fobs have been issued to employees and they should be functional by Thursday of this week. He will update the Board at the next meeting regarding the bullet-proof glass. (B) Supervisors Raubenstine and Gobrecht have received several calls concerning the exemptions for outside burning in agricultural districts that were included in the old ordinance. Linus explained that the amendment that is now being considered only applies to two sections of the old ordinance and

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

nothing will change as far as burning in the agricultural areas. Supervisor Parr made a motion to adopt the amendment to the Burn Ordinance as is. Supervisor Williams seconded the motion and the motion carried. Andy Hoffman had a concern about the openings on the gratings to be used on top of the burn barrels. They are hard to find and he believes the openings should be a little larger. He also asked if the agricultural burning will remain the same as it was in the old ordinance. David Barber is not in favor of the Ordinance as it reads. He believes it has left out some important issues such as setbacks from adjoining property lines or roads or fences. It also does not include how to put the fire out and he still believes the Township should have scheduled just several times during the year to allow outside burning. Tom Long owns over five acres and he would like to burn all year long. He agrees that no garbage or plastic should be burnt. (C) Andy reported that he will be applying for the next cycle of grant money for funding the relocation of the old one-room school house. He will also be contacting some stone masons to get an estimate to repair the walls before moving the building. Supervisor Parr made a motion to cease any funding for the relocation of the old school at this time due to budget restraints. Supervisor Barnhart seconded the motion but the motion failed due to "no" votes from Supervisors Raubenstine, Gobrecht and Williams. Supervisor Barnhart suggested that someone on the Board look into this project further and bring something concrete back to the Board. He also asked that this item be removed from the Agenda until the time someone has something new to report. (D) Linus has reviewed the draft of the agreement for rental of the Community Room. In a motion by Supervisor Raubenstine, seconded by Supervisor Gobrecht and carried, the Board accepted this rental agreement. Several typographical errors will need to be corrected and fees will need to be incorporated. (E) Andy distributed some adjustments to the Budget for the Supervisors to review. Supervisor Williams made a motion to adopt the budget as distributed. Supervisor Barnhart seconded the motion and it was then discussed. Linus indicated that this is a proposed budget and changes can be made up until the time of adoption. The proposed budget will legally have to set for review for twenty days and must be adopted by the end of the year. Each member of the Board discussed their concerns with the 2009 Budget. There were several areas in which the members disagreed. Supervisor Williams was the only member to vote for the Budget adoption as drafted and the motion failed. In a motion by Supervisor Raubenstine, seconded by Supervisor Williams and carried, the Board agreed to advertise a special meeting on December 1, 2008 at 3:00 p.m. to discuss the budget in more detail. (F) In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board approved the renewal of membership into the Hanover Area Chamber of Commerce. (G) The Township has received a petition to rezone some property of Keith and Ellen Smith. In a motion by Supervisor Williams and seconded by Supervisor Raubenstine, the Board agreed to submit the petition to the Township Planning Commission and the York County Planning Commission. Motion carried. (H) In a motion by Supervisor Williams,

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

seconded by Supervisor Parr and carried, the Board approved the payment of \$25,000.00 to Mr. and Mrs. Bryan Bollinger of Lakeview Terrace for their Area 2 Sewer Easement. This amount was equivalent to the amount determined by an appraisal of their property. (I) Andy informed the Board members that Tom Redmond and Chris Englebert will be attending the next meeting to discuss the Township Pension Plans. Consideration of changing actuaries and administrators of the Plans will be discussed.

OLD BUSINESS: (A) Historical Museum – Heritage Days. There was nothing new to report. (B) Long Range Planning – There was nothing new to report.

OTHER BUSINESS: (A) Mike Stoner, representative of Lutheran Social Services, came before the Board to ask for approval of his Final Plan for a 36-unit apartment building. He requested to delay the posting of security for this plan until the actual construction is underway. He explained that the design is done and the engineering is done but he would like to put the project on hold for a while. The ability to delay the posting of security would enable these funds to be used towards needed programs and services. In a motion by Supervisor Raubenstine, seconded by Supervisor Williams and carried, the Board granted a six month extension on the plan. Supervisor Parr voted against this extension. The plan will not be signed or recorded until all conditions are met. The engineers will send correspondence explaining this action. (B) Supervisor Parr has researched the need for authorization for overtime work and will discuss this topic at the next Work Session Meeting of the Board.

PUBLIC COMMENTS AND/OR SUPERVISORS COMMENTS: Ben Mangus, 35 St. Georgia Drive, had a question concerning the tax increase. He wondered if the increase had anything to do with the Pumping Station Road Project and the money that was paid to the church. He does not think all the Township taxpayers should have to pay for this mistake that was made by a previous Board and previous employees.

Harry McKean discussed his concerns regarding the amount of money the Township is losing because of the sewer moratorium. Several commercial clients who previously wanted to come into the Township have decided to go elsewhere due to the sewer issue and the lengthy wait for sewage approval.

At 7:50 p.m., the Board recessed to an executive session to discuss a personnel issue in a motion by Supervisor Williams, seconded by Supervisor Raubenstine and carried.

The Regular Meeting was called back to order at 8:00 p.m.

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

Supervisor Raubenstine then made a motion for the Township to permit part-time employees who work at least 25 hours a week (average over a year) to enroll in the Township Health Insurance Program. The part-time employee will also have to be employed a minimum of seven years with the Township. This coverage would not include the spouse or family but the employee could purchase the additional coverage if it would be approved by the Insurance Carrier. The motion was seconded by Supervisor Williams and carried.

NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Thursday, December 4, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m. Work Session Meeting - Tuesday, December 16, 2008 at 6:00 p.m. with Supervisors Caucus at 5:30 p.m.

ADJOURNMENT: The Work Session Meeting was adjourned at 8:02 p.m. in a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,



Nancy C. Smith
Secretary