

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, February 4, 2010
7:00 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 at 2412 Baltimore Pike.

The Meeting was called to Order by Chairman Hartlaub, followed by the Pledge to the Flag and the Invocation.

ROLL CALL: Present were Supervisors Hartlaub, Woerner, Williams, Parr and Gobrecht. Also present were Terry Myers and Mike Knouse from C. S. Davidson and Solicitor Linus Fenicle.

RECOGNITION OF VISITORS: Visitor's Register Attached.

APPROVAL OF AGENDA: The Agenda was approved in a motion by Supervisor Woerner, seconded by Supervisor Parr, and carried with the addition of 13E (Police Department, DVR Purchase Update) and 13F (Purchase of Chipper and Hot Tar Pot).

Supervisor Woerner reported that the Board held an executive session this evening before the start of the meeting to discuss impending litigation. The Board also held an executive session on January 28, 2010 for the purpose of filling the Township Manager position.

APPROVAL OF DISBURSEMENTS: The Disbursements for the Month of January, 2010, from all Funds, were approved as listed in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

APPROVAL OF MINUTES: The Minutes of the Work Session Meeting of January 19, 2010 were approved in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

RECREATION BOARD REPORT: There was no Recreation Report at this time. The Board will report at the next meeting.

SOLICITOR'S REPORT: Linus reported that he has been working on the ordinance that Penn Waste has requested from the Township. This ordinance would help Penn Waste recoup their expenses as they try to collect on overdue accounts. Linus suggested that the ordinance also include that every residence in the Township must contract with the designated Township garbage collector. Linus will prepare a draft ordinance for review. Linus informed the Board Members that the Bosse's have agreed on the payment of \$12,000.00 for their sewer easement.

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ENGINEER'S REPORT: Mike Knouse presented a written Report of C. S. Davidson, Inc. dated February 4, 2010. Written copies were distributed to Supervisors and Staff (copy in Township files). Plan Review Status – In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board approved the Steven Dotson Plan, Lot #2, Camper Storage Area. The Board approved the release of remaining escrow in the amount of \$880.46 for the John Bond Plan in a motion by Supervisor Williams and seconded by Supervisor Gobrecht. Motion carried. Public Improvement Construction – In a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried, the Board approved the reduction in security in the amount of \$208,008.47 for the Lutheran Social Services Subdivision. Construction Projects – Street Maintenance Program – Traffic Signals – A letter was sent to PennDOT requesting the removal of the emergency pre-emption device on the traffic signal at Baltimore Pike and Brunswick Drive. PennDOT is asking for submission of a revised permit plan. Mike Hampton will speak to Ted Clouser concerning these devices and revisit this issue at the next meeting. Area 2 and 3 Sanitary Sewers – In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Application for Payment #13 for Doli Construction in the amount of \$240,819.52. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Requisition #17 in the amount of \$265,552.39. A partial substantial completion has been issued for the completed sections of sewer. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board authorized the engineers to send connection notices to the residents in these sections of Area 3. J. T. Hand, of The York Water Company, was present to update the Board on the ongoing connections to public water in the Area 2 Sanitary Sewer Project. Sterling Mummert approached the Board again about it being mandatory for him to hook up. He does not want public water and believes he should be exempt from hook-up. In a motion by Supervisor Williams, seconded by Supervisor Woerner and carried, the Board authorized the connection notices for the remainder of Area 2 to connect to York Water, and to extend the hook-up date of the Area 2 water customers to June 1, 2010. New Township Municipal Building – The final inspection has been completed on the new Township Building. There is one outstanding issue and the substantial completion for BFPE will be discussed at the next meeting. Bullet Resistant Glazing – The installation of the bullet-proof glass has been completed. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Application for Payment #2 (Final) to Emmitsburg Glass Company in the amount of \$1,188.85. Supervisor Woerner asked Mike about the Sewage Planning Update and Mike reported that the Act 537 Plan will be reviewed by the York County Planning Commission at their March meeting. Mike assured the Board that negotiations will be continuing with Penn Township regarding the increase in the sewer rates. Stan Werkheiser asked the Board to please negotiate with Penn Township for lower rates.

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CORRESPONDENCE: (A) Letter received from the American Red Cross thanking the Township for the gift of \$1,000.00 to the Greater Hanover Red Cross in support of their programs and services.

OLD BUSINESS: (A) In a motion by Supervisor Woerner, seconded by Supervisor Parr and carried, the Board approved the list of Department Liaisons for the Year 2010. (B) The Board decided to table the discussion of the rental agreement for the Community Room until the next meeting. There are still some concerns associated with the rental of these rooms. The Township insurance agents will be contacted to determine if the liability insurance will cover this area if it is rented out to the public. (C) The Board entertained discussions on the price of printing and distributing the Township Newsletter. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board agreed to issue the newsletter using the same vendor that was used previously for the newsletter. (D) The Township currently has a copier that they would like to donate to a charitable organization. The Board has decided not to renew the maintenance contract on the copier since a new copier/fax/scanner was purchased. Chairman Hartlaub asked that if anyone has any interest in this copier to please call the Township Office.

NEW BUSINESS: (A) The escrow release for John Bond was approved during the Engineer's Report. (B) The Board members were given information regarding the Joint Bids for 2010-2011. The bids will be opened on Wednesday, March 3 at 5:00 P. M. at the Hanover Borough Office. Supervisors Williams and Parr will be attending. The bid awards will be held on Wednesday, March 24, 2010 at 7:30 P.M. At least three Board members will need to be present at the awarding of the bids. (C) Chuck Baumgardner and Maurice Strausbaugh, representing Boy Scout Troop 118 and Cub Scout Pack 118, came before the Board to discuss the shed in the back of the Township Building that they use for storage of supplies. They asked if the boy scouts could use a broom closet in the back of the Township building and this would allow the Township to use the shed for storage of certain equipment that can't be stored indoors due to gasoline and combustibles. In a motion by Supervisor Woerner, seconded by Supervisor Williams and carried, the Board agreed to draft a one-page agreement with the scouts to trade storage areas. (D) The discussion on the purchase of a new dump truck will be tabled until another meeting. (E) Chief Hippensteel reported that the installation of the DVR closed circuit TV is almost complete. He asked to add one more camera in the lobby area. In a motion by Supervisor Parr, seconded by Supervisor Woerner and carried, the Board approved the purchase of one more camera and the use of the funds from the Wal Mart grant to pay for this new system. (F) Supervisor Gobrecht asked to discuss the purchase of a brush chipper and a hot tar pot. The chipper had gone out for bid. The bids were opened and read and the Board decided to reject all bids. He believes these items are needed and the Board should put these out for bid again. It was decided to

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look into the state co-star program for this purchase. These purchases can be made from the state liquid fuels funds. The Board will discuss this at the next meeting.

SUBDIVISION PLANS:

- (A) The following Subdivision Plan was given a review time extension in a motion by Supervisor Parr, seconded by Supervisor Williams and carried: Sheetz, Inc. – 2-lot Final.
- (B) The following Subdivisions Plans were given review time extensions as per written requests, in a motion by Supervisor Parr and seconded by Supervisor Williams: Dwight & Pamela Myers, 3 - lot Final and Fuhrman Mill Heights, 1-lot, 34 units - Final Plan. Motion carried.
- (C) In a motion by Supervisor Parr and seconded by Supervisor Williams, the Board then tabled all the following plans: Joshua Hill Farm, 124 – lot Preliminary; Warner Farm, 15 - lot Preliminary; Preserve at Codorus Creek IV, 79 - lot Preliminary; Orchard Estates - Gobrecht - 58-lot Preliminary; Dwight & Pamela Myers, 3 - lot Final; Wyndsong Pointe-Phase II, 15-lot Final; Fuhrman Mill Heights, 1-lot, 34 units - Final Plan; Fox Run Village, 25-lot Final; Steeple Chase, 12-lot Final; Community Banks, Land Development Plan, 1-lot; 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 and Steven Dotson – 1-lot Final, Camper Storage. Motion carried.

NEW TOWNSHIP MANAGER: Vice-Chairman Woerner made a motion to hire Kevin Null as the new Township Manager. The motion was seconded by Supervisor Parr and carried with a unanimous roll call vote. Before voting for this motion, Supervisor Gobrecht made this remark, “Popular isn’t always right and right isn’t always popular”. Supervisor Woerner said that Kevin Null has a master’s degree in Business Administration and a high level of management experience. He was interviewed twice with at least one Township staff member present and again at the executive session on January 28, 2010. Supervisor Woerner reported that Mr. Null indicated to the Board members that he “would be a township manager that will get results, engage our residents and staff in a positive and effective manner and will assist the Board of Supervisor in leading West Manheim into the future”. Kevin Null will be hired, effective February 5, 2010 at a starting salary of \$65,000.00 with an increase to \$68,000.00 after six months of employment. The Board also thanked the staff for their hard work in the absence of a township manager.

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The Board scheduled a “Meet the Manager” night for Thursday, February 11, 2010 from 7:00 to 8:30 P.M. This event will be held at the Township Building and will allow residents to meet and talk with Kevin Null.

SUPERVISORS AND/OR PUBLIC COMMENTS: Carl Grubb, 590 Impounding Dam Rd., said that the Township recommends 100% criteria of compliance to receive a special exception or a variance. He believes that a lot of things that were done in the past did not follow all the rules of the Township. Mr. Grubb had forwarded a letter to the Board members with an estimate of \$13,500.00 to repair a concrete dog kennel slab in his yard. Chairman Hartlaub informed Mr. Grubb that the Township will not pay for installing a pipe on his property to correct a drainage problem that he believes was caused by Mr. Grubb himself. Byron Mayne, 1 Dunmore Drive, has spoken to the Police Department concerning his neighbors and the ongoing issue of cleaning up after their pets. He asked if the Board could ask the newspaper reporter to report on what it means to “curb your dog” and what Township ordinances are in place to govern this action. Chief Hippensteel indicated that the control of pets is mandated by the state and the rules and regulations for cleaning up after your pets is documented in a Township ordinance.

NEXT SCHEDULED MEETINGS: Supervisors Work Session - Tuesday, February 16, 2010 at 7:00 p.m. with Supervisors Caucus at 6:30 p.m. Supervisors Regular Meeting – Monday, March 4, 2010 at 7:00 p.m. with Supervisors Caucus at 6:30 p.m.

ADJOURNMENT: The Meeting was adjourned at 9:20 p.m. in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

Respectfully submitted,

Nancy C. Smith
Secretary