

## WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, April 7, 2011  
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 Wayne Martin of Reager & Adler, PC, Mike Knouse of C. S. Davidson, Inc. and Manager Kevin Null.

RECOGNITION OF VISITORS: Visitor's Register Attached.

APPROVAL OF AGENDA: The Agenda was approved, in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

APPROVAL OF MINUTES: The minutes of the Regular Meeting of March 3, 2011 were approved, as submitted, in a motion by Supervisor Woerner, seconded by Supervisor Williams and carried. The Minutes of the Work Session Meeting of March 15, 2011 were approved, as submitted, in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

APPROVAL OF DISBURSEMENTS: The Disbursements for the Month of March, 2011, from all Funds, were approved as listed in a motion by Supervisor Williams, seconded by Supervisor Parr and carried.

CORRESPONDENCE: (A) "Thank you" letter was received from Guthrie Memorial Library for the Township's donation of \$6,000.00.

RECREATION BOARD REPORT: A contract with the YMCA was just received and is available for review. This contract between the YMCA and the Township will allow organized volleyball games to be played at the Rec Park. Christine Gienski reported that this past Sunday was the first time the pavilion was rented and everything went well. The parking area is being worked on and clean-up at the Park has been scheduled for Wednesday and Saturday of this week.

SOLICITOR'S REPORT: Wayne Martin indicated that he had nothing to report other than what was listed on the Agenda.

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ENGINEER'S REPORT: Mike Knouse presented a written report of C. S. Davidson, Inc. dated April 7, 2011. Written copies were distributed to Supervisors and Staff (copy in Township files). Plan Review Status---The developer of the Southpointe-Phase III, Parcel IIA, 19-lot subdivision plan was present to request approval of the Plan. Mike Knouse reported that the engineering check list was complete as bonding and recreation fees were received. The members of the Board had previously voiced their concerns with the cul-de-sac planned for this development. Changes have been made to include a permanent emergency access. After further review of this plan and in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board approved this subdivision plan. Construction Projects---Street Maintenance Program - 2011 Street Improvements --- Bids were publicly opened on Tuesday, April 5, 2011 for the proposed 2011 street improvements. Bid tabs were distributed to the members of the Board. In separate motions by Supervisor Williams, seconded by Supervisor Parr and carried, the following bids were awarded:

Project 1-Bribery Lane, Sugarboot Lane, Valley View Drive to Shiloh Paving & Excavating

Project 2-Frogtown Road, Glenville Road to Stewart & Tate

Project 3-Lakeview Circle, Lakeview Terrace to Stewart & Tate

The award of the bid for Project 4 - Tracey Road will be held until notification is received regarding grant money from the Dirt & Gravel Road Grant Program. Community Park – Phase 2 & 3 – West Manheim Township was awarded a grant from HUD for the construction of ball fields. The project will proceed as was presented by the Rec Board. Initial plans have been reviewed. In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board authorized the advertisement of bids for this project. Investigations and Reports---Subdivision and Land Development Ordinance – The Township Planning Commission and the York County Planning Commission have provided favorable recommendations on the draft of the new SALDO. In a motion by Supervisor Gobrecht, seconded by Supervisor Williams and carried, the Board agreed to advertise the Ordinance and hold a Hearing on June 2, 2011 to hear public comments. Stormwater Management Ordinance – Mike Knouse recommended that the update to this ordinance be postponed until the PA DEP and the York County Planning Commission finish their area-wide study on watershed stormwater analysis.

REPORTS: The Chief of Police Report for February, 2011 was approved in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

The Treasurer's Report for February, 2011 was approved, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

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The Code Enforcement Officer's Report for February, 2011, was accepted, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

The Public Works Report for February, 2011 was accepted in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

The Pleasant Hill Fire Company and Ambulance Reports for February, 2011 were accepted in a motion by Supervisor Williams and seconded by Supervisor Woerner. Motion carried.

There was no SEO Report for February, 2011.

The Utilities Supervisor's Report for February, 2011 was accepted, as distributed, in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

The EMA Activity Report for February, 2011 was approved and accepted in a motion by Supervisor Williams and seconded by Supervisor Woerner. Motion carried.

MANAGER'S REPORT: Stambaugh Ness has completed the Annual Municipal Audit and Financial Report and it has been submitted to DCED. A complete audit report will be presented to the Township. Manager Null has completed the interviews for the building maintenance position and wished to recommend Maurice Strausbaugh for the job. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board approved the hiring of Mr. Strausbaugh for this part-time position. Manager Null is still interviewing for the public works laborer position. The bid package for the pole building at the Rec Park has been prepared and advertised. Bids are due on April 15 and should be awarded at the Work Session Meeting on the 19<sup>th</sup>. Anti-skid and salt materials are over budget for the year but otherwise, all categories are within budget. Manager Null commented on the cost savings that have been achieved on electric usage at the Township Building. Thermostats and light sensors were adjusted and the electric bill has been averaging \$150.00 less this year as compared to the same period last year. Also, rates have been re-negotiated with the electric suppliers.

OLD BUSINESS: There was no Old Business to discuss.

NEW BUSINESS: (A) The Joint Bid awards were approved at a meeting at the Borough of Hanover on March 23, 2011. These bids are put out jointly by several townships and boroughs in the hopes of negotiating the best price for materials. West Manheim Township did not have a quorum present at the awarding of the bids and will

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now need to accept the bids. In a motion by Supervisor Williams, seconded by Supervisor Gobrecht and carried, the Board agreed to accept the winning bids that were awarded at that meeting. (B) In a motion by Supervisor Gobrecht, seconded by Supervisor Williams and a unanimous roll call vote, the Board adopted Resolution #2011-13. This resolution provides for the adoption of local pretreatment discharge limits for dischargers to the Penn Township Wastewater Treatment Facility. These new limits are for specified pollutants and are mandated by the State and the United States Environmental Protection Agency.

**SUBDIVISION PLANS:**

(A) The following Subdivision Plans were given review time extensions as per written requests, in a motion by Supervisor Parr and seconded by Supervisor Williams: 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 and James Horak & Donald Yorlets, 6-lot Preliminary. Motion carried.

(B) In a motion by Supervisor Gobrecht and seconded by Supervisor Woerner, the Board 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; 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; Benrus Stambaugh et al, Land Development Plan; James Horak & Donald Yorlets, 6-lot Preliminary, Reservoir Heights, Phase 2, 53-lot Final and Homestead Acres, 366-lot Preliminary. Motion carried.

**SUPERVISORS AND/OR PUBLIC COMMENTS:** There were no comments.

**NEXT SCHEDULED MEETINGS:** Supervisors Work Session - Tuesday, April 19, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting – Thursday, May 5, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

**ADJOURNMENT:** The Meeting was adjourned at 7:50 p.m. in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,

Nancy C. Smith  
Secretary