

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Tuesday, September 20, 2011 - 7:00 p.m.

The Public Work Session was called to Order by Chairman Hartlaub at 7:00 p.m., followed by the Pledge to the Flag and Invocation.

ROLL CALL: Present were Supervisors Hartlaub, Parr, Woerner, and Gobrecht. Supervisor Williams was absent. Also present were Solicitor Linus Fenicle, Mike Knouse from C. S. Davidson, Inc. and Manager Kevin Null.

VISITORS: Visitors register attached. Chris Gienski, Rec. Park Chairman said she would like to introduce Pastor Ladonna Thomas and Allen Stump from St. David's Lutheran Church. They are here tonight to present a check for the proceeds from Crank-off and Ice Cream making contest held in June. Allen Stump presented to West Manheim Township and the Rec Board a check in the amount of \$1,767.12 with the intent that it goes to the park specifically to help fund the park playground. Chris Gienski said she has talked to someone that is interested in starting a semi-pro baseball team in South Hanover and he would like to use the adult ball fields starting in March through July. She said the gentleman is willing to help with maintenance and pay a fee to use the fields. She requested he send her the information on the dates he would like to use the fields and she would reserve the dates and then determine the fee to be charged per the direction of the Supervisors. Chris said she is searching for a rear wheel for the Oliver tractor due to rust on the rim. She said if they have any resources available to let her know. She said she would also like to give kudos to Erica Weaver and Heather Toomey whom have gone above and beyond to sell tickets for the chicken BB-Q, as well as finding vendors for the park during the event. She noted the list of individuals that gave donations to the park for the event. In a motion by Supervisor Woerner, seconded by Supervisor Parr and carried to accept the Rec. Board report.

APPROVAL OF AGENDA: The Agenda was approved with the addition of Item 8. E – Review of the Preliminary Budget, in a motion by Supervisor Woerner and seconded by Supervisor Parr. Motion carried.

APPROVAL OF MINUTES: The minutes of the Regular Meeting of September 1, 2011 were not available.

Supervisor Hartlaub mentioned that an executive session was held prior to the start of the Regular Meeting to discuss personnel issues.

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

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DISCUSSION ITEMS:

(A) Linus Fenicle, Solicitor said the Ordinance has been advertised and is ready for adoption. The Stormwater Management Ordinance is mandated under the law that the Township adopt the Ordinance.

Mike Knouse, C.S. Davidson presented an overview of the Storm Water Management Ordinance which is part of the Act 167 study performed by York County. In the study there was an Integrated Water Resource Plan, and as part of this included a model Stormwater Ordinance. The plan was adopted by York County and submitted to DEP for approval. DEP approved the Integrated Water Resource Plan and the proposed model ordinance. He said from this all municipalities received a letter requiring them to adopt the model Stormwater Ordinance by October 12, 2011. The model Ordinance consists of ten articles. The first Article is the General Provisions, Article 2-Definitions; Article 3-Stormwater Management Standards; Article 4-Stormwater Management Site Plan Requirements; Article 5-Construction & Inspections; Article 6-Operation and Maintenance; Article 7-Fees & Expenses; Article 8-Prohibitions; Article 9-Enforcement & Penalties; Article 10-References. West Manheim Township currently operates under a Stormwater Ordinance of 1984. This Ordinance varies significantly from that Ordinance in that it requires all new and impervious surfaces to provide stormwater management plans and control. The Ordinance will make the Township in full compliance with the National Pollution Discharge Elimination System Permit Program (NPDES) which currently includes subdivisions of over an acre and any new impervious surface that falls under the storm water ordinance. DEP is making no exemptions and everything will require stormwater management.

Supervisor Woerner said this Ordinance stems from the Federal Clean Water Act. He said because of the Chesapeake Bay and other contributing factors the government is leaning on DEP for Pennsylvania to enforce the Ordinance. He said most of the runoff and contributing factors are phosphorus and nitrogen.

Mike Knouse, C.S. Davidson said the Chesapeake Bay stems from phosphorus, nitrogen and sediment. He said this helps with phosphorus and nitrogen but primarily is targeted toward sediment and volume of runoff.

Supervisor Woerner said any resident that has an existing shed or structure that has already been erected and properly permitted would not fall under the Ordinances unless they erected a new structure.

Mike Knouse, C.S. Davidson said the Ordinance will become effective five days after the date of adoption and any new structure would then need to be compliant. He said currently the Township is reviewing the different types of permits received. Currently under the existing Stormwater Ordinance any structure less than 1,000 square feet does

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not require an engineered stormwater management plan, but structures greater than 1,000 square feet would require an engineered plan. The Township is looking at how to provide an easier plan for structures 1,000 square feet or less.

Supervisor Woerner said his personal opinion is this is a Government overreach into citizens' lives. The Township is at the mercy of the Federal Government and DEP and they are being forced to adopt the Ordinance.

Supervisor Gobrecht asked if the Code Enforcement Officer would be responsible for policing the residents.

Mike Knouse, C.S. Davidson said this is going to be very difficult. He said the Township does require a Zoning permit for certain structures be filed which provides more control for the citizens to adhere to the Ordinance.

Supervisor Gobrecht said he is concerned if entire developments are responsible and if there are monies saved to make any corrections.

Kevin Null, Township Manager said they have no oversight on this issue.

Supervisor Gobrecht said he is concerned that residents that are paying association fees will also have monies available to address any issues that may develop.

Kevin Null, Township Manager said the Township part of the Ordinance is to make sure that development HOA's had the financial means to maintain and address retention pond issues. In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and in a unanimous roll call vote of members present, the Board approved the adoption of Stormwater Management Ordinance #2011-03. The motion carried.

(B) Adopt Resolution No. 2011-17 – Appoint Zoning/Hearing Board Member In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and in a unanimous roll call vote of members present, the Board approved the adoption of Resolution No. 2011-17 to appoint Zoning Hearing Board Alternate member Ron Wentz. The motion carried.

(C) Traffic Concerns – Baltimore Pike – Kevin Null, Township Manager said during the last meeting there were questions about trees along Baltimore Pike and Brunswick Drive and Baltimore Pike and Pumping Station Road. He said PennDot has been contacted about the trees that overhang at Brunswick Drive and they are supposed to come out and take a look and if not, the Township will take care of the trees. The trees located at Pumping Station Road and Baltimore Pike he understands that about two years ago there were discussions about removing the trees but there was no further action taken. He said

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two of the trees could be taken down but at the time no one was willing to pay for the removal of the trees. He would like direction from the Board on how to proceed. Supervisor Gobrecht would like PennDot contacted since it is a State road. Supervisor Woerner said he would also have PennDot take a look at the Pumping Station Road location as well. Kevin Null, Township Manager said that PennDot has a new Maintenance Supervisor that has been contacted. He will report back to the Board after he meets with PennDot.

(D)Trick or Treat – October 25, 2011 – 6:00 pm – 8:00 pm In a motion by Supervisor Gobrecht, seconded by Supervisor Parr, and carried the Board approved October 25, 2011 from 6:00 p.m. till 8:00 p.m. for Trick-or-Treat night in the Township.

(E)Preliminary Budget Review – Kevin Null, Township Manager referenced the handout provided to the Board. He said he is projecting revenues for 2012 to be \$624,000 less than 2011. He said this is due to the transfer from the Hanover Tax Bureau to the York Adams Tax Bureau for the earned income tax collections. He said the other items are due to the reductions in income. He is estimating that the real estate transfer tax will be down \$25,000.00, and the interest income will be less because the Township cashed in a bond for the roads. He said charges for services last year included engineering fees for developers which they now have set up a separate escrow account. He said due to building being down there are not as many zoning/building permits being issued. This year they transferred \$185,000 from the sewer fund to the general fund for roads. He said he would be glad to answer any specific questions.

Supervisor Woerner said the no increase budget, item 410 regarding the police budget; he asked if the 2012 budget was less than the 2011 budget.

Kevin Null, Township Manager said there was money in the budget last year for a vehicle and other major purchases.

Supervisor Woerner asked if this wasn't going to be impacted with the increase of salaries with the contract.

Kevin Null, Township Manager said he feels the number he has is good.

Supervisor Woerner asked about the monies associated with equipment purchases for code enforcement.

Kevin Null, Township Manager said he wanted to talk about two vehicle purchases, one vehicle is for the EMA Director and the other vehicle is to replace the white Ford that is used for overall staff use.

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Supervisor Woerner asked if the police department was decommissioning any of their vehicles.

Kevin Null, Township Manager said none for this year. He would double check with the Chief of Police.

Supervisor Woerner said he would prefer to look at a used vehicle instead of spending the money noted in the budget for a new vehicle.

Mike Hampton, EMA gave a review of the type of vehicle requested and he explained the condition of the current emergency vehicle he is using and the need for a replacement.

Supervisor Woerner asked the Township had contributed \$25,000.00 to the fire department for equipment purchases. He asked if what is being proposed will be purchased with the \$25,000.00 contribution.

Kevin Null, Township Manager said it would not be a budgetary increase but a line item change.

Supervisor Woerner referenced page 6, 440-363, he said the dollar amount has increased. He asked if there was an increase from York Water on the hydrant rentals.

Kevin Null, Township Manager said this is actually what is collected.

Supervisor Woerner asked if the preliminary budget could be added to the October worksession agenda for further discussion. He said regarding the roads, they need to have an aggressive structure on the schedule that includes what roads and the timeframe. He would like to see them stick to more of an 18-24 month schedule. He realizes this will be a lot to manage and inconveniences to the residents but residents would like to see results in a timely manner.

Kevin Null, Township Manager said they would borrow the \$3 million for five years and complete the work in approximately 2 years, pay off the loan and borrow the remaining \$2 million to finish out the projects. This would estimate the project costing around \$5 million.

Mike Hampton, EMA gave an overview to the Board of the issues the fire department addressed during the past storm. They responded to several residences to assist with pumping water from basements. The company also assisted with other townships needing assistance. He said the Pleasant Hill volunteers did an outstanding job responding to calls.

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NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Thursday, October 6, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Work Session Meeting - Tuesday, October 18, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: The Work Session Meeting was adjourned at 8:15 p.m. in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,

Laura Gately
Acting Secretary