

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, November 3, 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 Solicitor Wayne Martin, 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 with the addition of Item 14. (D) 2012 Budget, in a motion by Supervisor Gobrecht and seconded by Supervisor Williams. Motion carried.

APPROVAL OF MINUTES: The Minutes of the Worksession Meeting of October 18, 2011 were approved, as submitted, in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

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

CORRESPONDENCE: (A). Guthrie Memorial Library – Fair Share Contribution Request. Chairman Hartlaub received a letter from Guthrie Memorial Library noting West Manheim Township's fair-share contribution for 2012. In a motion by Supervisor Gobrecht, seconded by Supervisor Williams and carried, the Board approved the Fair Share Contribution of \$6,000.00 as budgeted to Guthrie Memorial Library.

RECREATION BOARD REPORT: Christine Gienski, Chair, West Manheim Twp Park and Recreation Board reviewed the Rec Board report as submitted. Supervisor Gobrecht presented a check in the amount of \$1,086.50 on behalf of St. Bartholomew Church from the chicken BB-Q event.

SOLICITOR'S REPORT Solicitor Wayne Martin indicated that the Township has filed the certified record as required for the James Horak & Donald Yorlets, 6-lot Preliminary land use appeal and they are waiting on the court's decision.

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ENGINEER'S REPORT: Mike Knouse presented a written report of C. S. Davidson, Inc. dated November 3, 2011. Written copies were distributed to Supervisors and Staff (copy in Township files).

Mike Knouse, C.S. Davidson reviewed Item (1) A – Plan Review Status of the report. Keith D. Smith Concrete Contractors, Inc. – Final Subdivision and Land Development Plan. He said the Engineer's checklist is attached to the report and all of the engineering items have been completed. The Planning Commission has made a favorable recommendation to the Board of Supervisors on the plan. Item (3) - Construction Projects - (A) Area 2 & 3 Sanitary Sewers. Doli Construction has completed all of the remaining items of which money is being held, and they have reached resolution of all damage claims. He is requesting the release of funds in the amount of \$4,131.75.

In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved the release of restoration funds held in the amount of \$4,131.75.

Item (3) – Construction Projects – (B) Community Park – Phase 2 & 3. Mike Knouse indicated that J.A. Myers has just about completed seeding the entire site and they are finishing the storm water pit at the lower part of the project. They have made good progress even with the bad weather. He said some items will be held over until next year.

J. A. Myers Contract Change Order #2 (30 day time extension) until November 29, 2011.

In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Change Order #2 30 day time extension until November 29, 2011.

J. A. Myers Application for Payment #3 in the amount of \$67,598.91

In a motion by Supervisor Parr, seconded by Supervisor Williams, and carried, the Board approved Application for Payment #3 in the amount of \$67,598.91.

REPORTS: The Chief of Police Report for September, 2011 was approved, as distributed, in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

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

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

The Public Works Report for September, 2011 was accepted, as distributed, in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

The Pleasant Hill Fire Company and Ambulance Reports for September, 2011 were accepted, as distributed, in a motion by Supervisor Parr and seconded by Supervisor Williams and carried.

The SEO Report for September, 2011 was approved and accepted, as distributed, in a motion by Supervisor Parr, seconded by Supervisor Williams and carried.

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

The EMA Activity Report for September, 2011 was approved and accepted, as distributed, in a motion by Supervisor Parr and seconded by Supervisor Williams and carried.

MANAGER'S REPORT: Kevin Null, Township Manager reviewed the Manager's report as submitted to the Board. He said they have received several requests from residents asking if the Township can assist in addressing the downed trees from the past weekends early snow storm. He would like to offer the service to help residents with removing the branches and brush. The Township will only pickup branches with a maximum of 4 inches in diameter and brush, but not trees. The items will need to be brought to the curb for pickup. Township residents are encouraged to contact the Township office to request pickup of branches and brush. He would like authorization from the Board to start this service on Monday. Information will be placed on the Township website as well as in the local newspaper. He said he would like authorization to purchase a 54 inch snow blower attachment for the Steiner tractor in the amount of \$2,925.00.

In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried the Board approved the purchase of a 54 inch snow blower attachment for the Steiner tractor in the amount of \$2,925.00.

Kevin Null, Township Manager said the line painting in the Township has been completed as of today.

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In a motion by Supervisor Parr, seconded by Supervisor Williams and carried the Managers Report for September, 2011 was accepted, as distributed.

OLD BUSINESS: There was no Old Business to discuss.

NEW BUSINESS:

(A). Purchase of de-icing equipment

Kevin Null, Township Manager said the salt brine would be used to pre-wet the roads and applied by using a 750 gallon tank located at the back of the one ton dump truck. It enables the roads to prevent from freezing and allows for longer callout times, as well as address issues related to black ice. He said the substance is sprayed on the roads and prevents the salt from bouncing off the roadway onto the shoulders. It will also allow the salt to start working faster, as well as help with the environmental issues. He said to purchase the system through COSTARS it will cost \$31,250.00. The funds will be purchased from the highway funds. The equipment can be purchased and arrive within two to three weeks.

In a motion by Supervisor Parr, seconded by Supervisor Woerner and carried, the Board approved the purchase of the de-icing equipment through the COSTARS program in the amount of \$31,250.00.

(B). Introduction of Ordinance Earned Income Tax Collection

Kevin Null, Township Manager said the Ordinance allows the York Adams Tax Bureau to collect the earned income tax.

Solicitor Wayne Martin said the Ordinance is due to the enactment of the Act of General Assembly and known as Act No. 32 so that municipalities consolidate their tax collection. There are no changes in the rate. They would need authorization to advertise the Ordinance for adoption.

In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board approved the authorization to advertise the Earned Income Tax Collection Ordinance.

(C). Application to Request Emergency Equipment Driver

In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved the application to Request Emergency Equipment Driver.

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(D) 2012 Budget

Kevin Null, Township Manager said they require 30 days to advertise the proposed budget. He would like authorization to advertise the budget for publication. He said the proposed budget includes a millage increase from the current .00239 to .0030 which is necessary due to the road infrastructure improvements.

In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved the authorization to advertise the 2012 proposed budget.

SUBDIVISION PLANS:

(A). Keith D. Smith Concrete Contractors, Inc. – 3333 & 3343 Baltimore Pike 1-Lot Final Land Development/Minor Subdivision Plan

Ted Decker, GHI Engineers was present to represent the applicant Keith Smith. He said they have addressed all of the comments from the Township Engineer as well as York County. He said the plan was presented to the Planning Commission and they recommended approval. He said the plan is a consolidation of two tracts of land; a 3 ½ acre lot and a 1 ½ acre lot into one 5 acre lot. The Land Development also included the addition of a 9,000 square foot warehouse and office addition to the existing house located on Baltimore Pike.

In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board approved the Land Development/Minor Subdivision Plan.

(B). EXTENSION REQUESTS PER DEVELOPER LETTERS:

Joshua Hill Farm, 124-lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79-lot Preliminary, Reservoir Heights – Phase 2 – Section 2 – 28-Lot Final Subdivision Plan

In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner, and carried, the Board granted the 90 day extension requests for the following plans: Joshua Hill Farm, 124-lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79-lot Preliminary, Reservoir Heights – Phase 2 – Section 2 – 28-Lot Final Subdivision Plan.

(C) ALL TO BE TABLED:

Joshua Hill Farm, 124-lot Preliminary, The Warner Farm, 15-lot Preliminary, Orchard Estates-Gobrecht, 58-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79-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,

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Community Banks, Land Development Plan, 1-Lot, Homestead Acres, J.A. Myers, 134-lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366-lot Preliminary, Reservoir Heights – Phase 2 – Section 2 – 28-Lot Final Subdivision Plan.

In a motion by Supervisor Woerner and seconded by Supervisor Williams, the Board tabled all the following plans: Joshua Hill Farm, 124-lot Preliminary, The Warner Farm, 15-lot Preliminary, Orchard Estates-Gobrecht, 58-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79-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, Homestead Acres, 366-lot Preliminary, Reservoir Heights – Phase 2 – Section 2 28-Lot Final Subdivision Plan. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Stanley Werkheiser, resident and Township Auditor, said he has two comments he would like to make regarding the Township newsletter. He said that the content and the quality have improved greatly from the first one. He thinks that it is very informative. He is dismayed about a comment that was made from one of the Supervisor candidates, regarding the job of the auditors. As an auditor their position was very misunderstood because they do not set spending policies or set rules and regulations of the Township. The auditors are making sure the money is being spent correctly, and that it is accountable for the taxpayers of the Township. He wanted to bring this to the attention of the Supervisors, especially since the election is next week.

NEXT SCHEDULED MEETINGS: Next Scheduled Meetings: Supervisors Work Session – Tuesday, November 15, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Thursday, December 1, 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 Williams, seconded by Supervisor Parr and carried.

Respectfully submitted,

Laura Gately
Acting Secretary