

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Tuesday, August 21, 2012 - 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, Woerner, Staaf, Gobrecht and Parr. Also present were Solicitor Linus Fenicle, Mike Knouse from C. S. Davidson, Inc. and Manager Kevin Null.

VISITORS: Visitors register attached.

APPROVAL OF AGENDA: The Agenda was approved in a motion by Supervisor Woerner and seconded by Supervisor Staaf. Motion carried.

APPROVAL OF MINUTES: The Minutes of the Regular Meeting of August 2, 2012 were approved, as submitted, in a motion by Supervisor Parr, seconded by Supervisor Staaf and carried.

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

APPROVAL OF DISBURSEMENTS: The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Woerner, seconded by Supervisor Staaf and carried.

CORRESPONDENCE: There were no correspondences received.

DISCUSSION ITEMS:

A. West Manheim Township Surplus Equipment Bid Award

Kevin Null, Township Manager said he received eight bids for the surplus equipment bids. He said there were two bids received for the 1999 Jeep Cherokee in the amount of \$305.00 and \$1,750.00. He would recommend the 1999 Jeep Cherokee be awarded to Diane Marvin for \$1,750.00.

In a motion by Supervisor Parr and seconded by Supervisor Staaf the 1999 Jeep Cherokee was awarded to Diane Marvin for \$1,250.00. *The motion carried.*

Kevin Null, Township Manager said he received three bids for the 2000 Ford Crown Victoria – Police Interceptor. The low bid received for \$150.00 and the high bid received for \$895.00. He would recommend the 2000 Ford Crown Victoria – Police Interceptor be awarded to J.D. Towing for \$895.00.

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In a motion by Supervisor Parr and seconded by Supervisor Staaf the 2000 Ford Crown Victoria – Police Interceptor was awarded to J.D. Towing for \$895.00. *The motion carried.*

Kevin Null, Township Manager said he received five bids for the 1999 Dodge Ram 4x4 Pick-Up Truck. The low bid received was for \$305.50 and the high bid for \$3,200.00. He would recommend the 1999 Dodge Ram 4x4 Pick-Up Truck be awarded to Czapp and Griffith for \$3,200.00

In a motion by Supervisor Gobrecht and seconded by Supervisor Woerner the 1999 Dodge Ram 4x4 Pick-Up Truck was awarded to Czapp and Griffith for \$3,200.00. *The motion carried.*

B. Burn Ordinance

Supervisor Gobrecht said he does not have any issues with the current proposed burn ordinance as presented.

Supervisor Woerner said he does not have any issues with the proposed ordinance with the exception of Section 7: Outdoor Wood-Fired Boilers/Furnaces. He would be in favor of moving forward with the burn ordinance with the exception of Section 7.

Supervisor Woerner said anyone who already has a wood fired boiler would now have to buy a permit and be required to comply with this ordinance. The resident would have to stop using the boiler if they cannot comply with the ordinance. The boilers are legal in Pennsylvania and residents have purchased them because it is economical for them. There is no requirement in the recycling act for the township to put the wood fired boiler restriction in the ordinance and we should not be any more restrictive on our residents than absolutely necessary.

Supervisor Gobrecht asked Supervisor Woerner what he would suggest they do with fired boilers. He asked if this should be addressed as a special exception or variance so they can control where they go and who the boilers may be a nuisance.

Supervisor Woerner said he does not think they have been a nuisance to anyone. He knows there are fired boilers within the township and he has not heard of any complaints.

Supervisor Staaf said he would be agreeable to that exception.

Supervisor Woerner said if it becomes an issue the Board can revise the ordinance. He said this section is not required to comply with the Act so why should they make it more restrictive on the residents.

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In a motion by Supervisor Woerner, seconded by Supervisor Staaf, the Board voted 2-3 by a roll call vote, to advertise the proposed Burn Ordinance with the exception of Section 7. Supervisor Hartlaub, Supervisor Gobrecht and Supervisor Parr were opposed. *The motion failed.*

In a motion by Supervisor Gobrecht, seconded by Supervisor Parr, the Board voted 4-1 by a roll call vote, to advertise the proposed Burn Ordinance as presented. Supervisor Woerner was opposed. *The motion carried.*

C. South Pointe –Security Reductions

Mike Knouse, C. S. Davidson said in a response to a request for public improvement security reductions for South Pointe – Phase III, Parcel 1, he is recommending that the overall public improvement security be reduced by \$304,030.10.

In a motion by Supervisor Parr, seconded by Supervisor Staaf, the Board approved the public improvement security reduction for South Pointe Phase III, Parcel 1 in the amount of \$304,030.10. *The motion carried.*

Mike Knouse, C.S. Davidson said South Pointe – Phase III, Parcel 2(a) has requested a public improvement security reduction in the amount of \$48,677.75. He is recommending that the public improvement security be reduced by \$48,677.75.

In a motion by Supervisor Parr, seconded by Supervisor Staaf, the Board approved the public improvement security reduction for South Pointe – Phase III, Parcel 2(a) in the amount of \$48,677.75. *The motion carried.*

Mike Knouse, C.S. Davidson said South Pointe – Phase III, Parcel 2(b) has requested a public improvement security reduction in the amount of \$4,642.00. He is recommending that the public improvement security be reduced by \$4,642.00.

In a motion by Supervisor Parr, seconded by Supervisor Staaf, the Board approved the public improvement security reduction for South Pointe – Phase III, Parcel 2(b) in the amount of \$4,642.00. *The motion carried.*

D. Homestead Acres 366 Lot Preliminary Subdivision Plan - Waiver Request

Daniel Frey, Attorney Barley Snyder, LLC was present on behalf of the applicant. He said the purpose of tonight is to present to the Board of Supervisors the changes that have been made to the subdivision plan with regards to the waiver requests as shown on the sketch drawings provided.

Brian Reisinger, HRG, Inc. reviewed each of the changes as noted on the sketch drawings provided.

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Supervisor Woerner said he would like to suggest to the Board of Supervisors that they take the information that has been provided, and note that the developers are working on the Board's concerns and that the Board takes it under advisement and make a decision at the worksession next month. This would allow the Emergency Service Board and the Planning Commission to make comments.

Daniel Frey, Attorney Barley Snyder, LLC said they would like some direction.

Supervisor Hartlaub said he agrees they need to review all of the revised information.

Supervisor Gobrecht said most of the waivers they accept but they want to review the revised information in more detail.

Daniel Frey, Attorney Barley Snyder, LLC said they do want to work with the township and they have made an effort to meet with the Township Engineer to try and address the concerns. They are still in the position where they will need to request waivers.

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht the Board tabled the plan until a final decision can be made at the Board of Supervisors Worksession in September and to provide the Planning Commission an opportunity to review the plan and make comments.

Daniel Frey, Attorney Barley Snyder, LLC said he would like to be present at the Planning Commission meeting so they have the opportunity address comments.

Supervisor Woerner amended his motion; Supervisor Gobrecht amended his second to table the plan for additional comments and a final decision. The applicant will present the revised plan to the Planning Commission at the regular meeting on September 20, 2012, and the Regular Board of Supervisors meeting on October 4, 2012. *The motion carried.*

E. Mike Lilly's – RBC Capital – Bond Refinance

Michael C. Lillys, Managing Director RBC Capital Markets made a presentation to the Board of Supervisors on the West Manheim Township Series 2008 Bonds Refunding Opportunity. He presented handouts to the Board (copy included in the file) that provided information on the Township's outstanding debt and refunding opportunities. He said the information is subject to market conditions.

Supervisor Hartlaub said they would review the information with the Township Manager and then make a decision.

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NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Thursday, September 6, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Work Session Meeting - Tuesday, September 18, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

Stanley Werkheiser, 60 Sara Lane.

Dave Barber, Kenlee Circle thanked the Board for their work on the burn ordinance.

ADJOURNMENT: The Work Session Meeting was adjourned at 8:45 p.m. in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,

Laura Gately
Secretary