

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday, September 6, 2012
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, Staaf, Parr and Gobrecht. Also present were Manager Kevin Null, Solicitor Linus Fenicle, and Mike Knouse of C. S. Davidson, Inc.

RECOGNITION OF VISITORS: Visitor's Register Attached.

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

APPROVAL OF MINUTES: The Minutes of the Worksession Meeting of August 21, 2012 were approved, as submitted, in a motion by Supervisor Woerner, seconded by Supervisor Staaf and carried.

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

CORRESPONDENCE:

- A. York County Association of Townships of the Second Class – Invitation to attend the 96th Annual York County Convention on Thursday, November 8, 2012.

Kevin Null, Township Manager asked that the Board let him know by the worksession who plans on attending the York County Association of the Second Class 95th Annual Convention.

RECREATION BOARD REPORT: Christine Gienski, Chair, West Manheim Twp Park and Recreation Board was absent from the meeting.

Kevin Null, Manager reviewed the Rec. Board report as submitted to the Board. Copies of the monthly Park and Recreation Board report were distributed to Supervisors and Staff (copy in Township files). He said the First Church of God on Fairview Drive would like to perform some community service work in the park.

In a motion by Supervisor Gobrecht, seconded by Supervisor Staaf and carried, the Board approved the request for the First Church of God to perform community service work at the park. *The motion carried.*

SOLICITOR'S REPORT Solicitor Linus Fenicle indicated that he had nothing new to report.

**West Manheim Township Board of Supervisors Meeting
September 6, 2012 (Cont'd)**

ENGINEER'S REPORT: Mike Knouse presented a written report of C. S. Davidson, Inc. dated September 6, 2012. Written copies were distributed to Supervisors and Staff (copy in Township files).

Mike Knouse, C.S. Davidson reviewed the action items from the Engineer's staff report. **(A copy of the approved action items are attached to the minutes)**

The Board adopted Resolution #2012-09 South Pointe, Phase 3, Parcel 1 Street Adoption **(copy attached)**

REPORTS: The Chief of Police Report for July, 2012 was approved, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Treasurer's Report for July, 2012 was approved, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Code Enforcement Officer's Report for July, 2012 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Public Works Report for July, 2012 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Pleasant Hill Fire Company and Ambulance Reports for July, 2012 2012 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The SEO Report for July, 2012 was approved and accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Utilities Supervisor's Report for July, 2012 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The EMA Activity Report for July, 2012 was approved and accepted, as distributed, in a motion by Supervisor Staaf, and seconded by Supervisor Parr and carried.

MANAGER'S REPORT: Kevin Null, Township Manager reviewed the Manager's report as submitted to the Board.

In a motion by Supervisor Woerner, seconded by Supervisor Staaf, the Board authorized the purchase of two PC's for \$1,500.00. ***The motion carried.***

In a motion by Supervisor Staaf, seconded by Supervisor Parr, the Board authorized the purchase of a new computer server for an estimated cost of \$10,000.00. ***The motion carried.***

**West Manheim Township Board of Supervisors Meeting
September 6, 2012 (Cont'd)**

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht, the Board approved RBC Capital to proceed with the preparation of the bond documents. *The motion carried.*

In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner, the Board approved the purchase of a tamper/compactor from Groft Equipment for \$2,850.00 for Public Works. *The motion carried.*

In a motion by Supervisor Gobrecht, seconded by Supervisor Parr, and carried the Managers Report for July, 2012 was accepted, as distributed.

OLD BUSINESS

A. Adoption - Burn Ordinance #02-2012

Supervisor Woerner has concerns with Section 7: Outdoor Wood-Fired Boilers/Furnaces, specifically, the stack requirements that will make the use of boilers prohibitive. He said that Section 7 is not a requirement needed to comply with the Recycling Act. Why should we make it more prohibitive than required by the recycling act? He would request that we remove Section 7 from the Ordinance, or, if not that, remove the stack height requirement and keep the set-back requirements.

Supervisor Gobrecht said he does not want to eliminate Section 7 from the Ordinance.

Supervisor Hartlaub said he does not want to eliminate Section 7 from the Ordinance.

Supervisor Staaf requested that existing boilers be grandfathered in and not required to meet ordinance requirements. His request was not acted upon.

Ozzy Celebi, 83 Flanders Court.

Robert Utz, Pleasant Hill Road.

David Barber, Kenlee Circle.

Mike Howser, Black Rock Road.

In a motion by Supervisor Gobrecht, seconded by Supervisor Parr, the Board voted 3-2 by roll call vote, to adopt Burn Ordinance #02-2012, including Section 7: Outdoor Wood-Fired Boilers/Furnaces. Supervisor Woerner and Supervisor Staaf were opposed. *The motion carried.*

B. South Pointe – Emergency Road

*West Manheim Township Board of Supervisors Meeting
September 6, 2012 (Cont'd)*

Gerald Funke, GHI Engineers, presented a sample of the materials to be used for the emergency access road. He provided a copy of the modifications for the approved plan submitted.

In a motion by Supervisor Staaf, seconded by Supervisor Gobrecht the Board approved the modifications for the approved plan submitted. *The motion carried.*

NEW BUSINESS

- A. Approval of road closure – Beck Mill Rd. from Fairview Dr. to the Township line for bridge replacement.

Mike Knouse, C.S. Davidson asked the Board for authorization to close Beck Mill Road for bridge replacement.

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht, the Board approved the closure of Beck Mill Road for bridge replacement starting on or about September 17th for as long as necessary, and with reasonable extensions if needed. *The motion passed.*

SUBDIVISION PLANS

A. 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, 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, James Horak & Donald Yorlets Partnership – 7-Lot Preliminary Subdivision Plan

In a motion by Supervisor Woerner and seconded by Supervisor Staaf, 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

*West Manheim Township Board of Supervisors Meeting
September 6, 2012 (Cont'd)*

Plan, James Horak & Donald Yorlets Partnership – 7-Lot Preliminary Subdivision Plan. *The motion carried.*

SUPERVISORS AND/OR PUBLIC COMMENTS:

Mike Howser, Black Rock Road asked about the fee for the sewer inspection.

Supervisor Woerner explained to Mr. Howser how the Township is required to comply with the ACT 537 plan. He also explained the implementation of the on-lot certification process.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Tuesday, September 18, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Thursday, October 4, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: The Meeting was adjourned at 8:30 p.m. in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,

Laura Gately
Secretary



**WEST MANHEIM TOWNSHIP
ENGINEER'S REPORT
September 6, 2012**

1. PLAN REVIEW STATUS

2. PUBLIC IMPROVEMENT CONSTRUCTION

A. Charles P. & Pamela E. Bowman

In accordance with the attached letter, we recommend release of the remaining public improvement security.

B. Members 1st Federal Credit Union

In accordance with the attached letter, we recommend release of the remaining public improvement security.

C. Sheetz, Inc.

In accordance with the attached letter, we recommend release of the remaining public improvement security.

D. South Pointe- Phase 3, Parcel 1

The Developer has offered the streets within the phase for adoption. In accordance with the attached documentation, we recommend acceptance of the streets by resolution.

3. CONSTRUCTION PROJECTS

A. Community Park – Phase 2 & 3

West Manheim Township was awarded a grant from HUD in the amount of \$250,000. The project will proceed as presented by the rec board. The project was awarded to J.A. Meyers Building and Development, Inc. at the May 19, 2011 meeting. Punch list items are substantially complete. The Contractor is pursuing closeout of the open permits.

B. 2012 Street Improvements

A summary of the project priority and anticipated costs was reviewed at the January 17, 2012 meeting. Contracts were awarded as follows :

Contract 1 – Paving: Stewart & Tate, Inc. - \$494,779.70

Contract 2 – Surface Treatment – Stewart & Tate, Inc. - \$345,254.80

Contract 3 – Guiderail – William Orr & Sons, Inc. - \$64,842.00

Contract 4 – Beck Mill Culvert – Shiloh Paving & Excavating, Inc. - \$82,744.73

Contract 1: Stewart & Tate has begun work under their contracts. Work will continue with the placement of wearing course on Fuhrman Mill Road and Fairview Drive. Shoulder restoration is commencing as weather permits.

Contract 2: Stewart & Tate, Inc. has completed work under this contract. A punch list has been created for work completed and correction. Stewart & Tate, Inc. has submitted Contract Change Order No. 1, in the amount of \$57,517.53, for approval. Contract Change Order No. 1 is for the incorporation of additional work on Hobart Rd. and Impounding Dam Rd. The Contractor has also submitted Application for Payment No. 1, in the amount of \$382,633.71, for approval.

Contract 3: WM. Orr & Sons, Inc. has completed the guidrail on Raubensine and Pumping Station Roads; remaining work will be completed after culvert is installed on Beck Mill Road. The Contractor has submitted Application for Payment No. 1, in the amount of \$38,065.08, for approval. The Contractor has also submitted Application for Payment No. 2, in the amount of \$22,045.22, for approval.

Contract 4: Shiloh Paving & Excavating, Inc. anticipates starting construction the week of September 10, 2012 (exact date to be confirmed prior to meeting). Approval from the Board of Supervisors is required for closure of the road for approximately two weeks. The contractor is responsible for advance notification, posting and maintaining detour, and notification to County 911.

Contract 5: The Township will be contacting Interstate Road Management to schedule the line striping of the Township Roads towards the end of the month.

D. ARLE Grant

The Township has received the executed grant agreement from PennDOT and additional project initiation information. The warrant analysis for both signals has been approved by PennDOT. Project survey has been completed so signal permits may be submitted. PennDOT has provided a written response to the procedural questions expressed by the Township.

4. **INVESTIGATIONS AND REPORTS**

A. Sewage Planning Update

The revised Task Activity Report (TAR) was submitted to the PA DEP on July 7, 2010. The PA DEP, through letter dated August 19, 2010, approved the revised TAR with conditions. The authorization requires an approved Act 537 Plan to be submitted to the department by May 2012. PA DEP has issued a revised letter allowing for the submission by May 2013.

5. **MISCELLANEOUS**

6. **ACTION ITEMS**

A. **Subdivision Plans**

1. Charles P. & Pamela E. Bowman Subdivision – release of public improvement security.
2. Members 1st Federal Credit Union - release of public improvement security.
3. Sheetz, Inc.
4. South Pointe -- Phase 3, Parcel 1
 - a. Resolution No. 2012-09

B. 2012 Street Improvements

1. Contract 2 – Surface Treatments: Stewart & Tate, Inc.
 - a. Contract Change Order No. 1 - +\$57,517.53
 - b. Application for Payment No.1 - \$382,633.71
2. Contract 3 – Guiderail: Wm. Orr & Sons, Inc.
 - a. Application for Payment No. 1 - \$38,065.08
 - b. Application for Payment No. 2 - \$22,045.22
3. Contract 4 – Beck Mill Culvert: Shiloh Paving & Excavating, Inc.
 - a. Authorization for Road Closure

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August 31, 2012

West Manheim Township
2412 Baltimore Pike
Hanover, PA 17331

Attn: Kevin Null, Manager

Re: Charles P., III & Pamela E. Bowman
Final Subdivision Plan
Engineer's Project No. 1204.3.02.14

Dear Kevin:

This is to acknowledge that we have received a request to release the public improvement security from Pamela Bowman for the above referenced final subdivision plan. In accordance with the attached spreadsheet, we have determined that the public improvement security can be reduced by \$3,021.7. Therefore, the public improvement security may be released.

If you have any questions regarding this matter, please contact the writer.

Sincerely,

C. S. DAVIDSON, INC.

A handwritten signature in black ink, appearing to read "Michael R. Knouse", written over a horizontal line.

Michael R. Knouse, P.E.

MRK

Copy: Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331
Charles P., III & Pamela E. Bowman, 2855 Black Rock Road, Hanover, PA 17331

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Motion: 1st: Parr 2nd: Staaf
The motion passed

C.S. DAVIDSON, INC. PUBLIC IMPROVEMENTS SECURITY ESTIMATE*

DEVELOPER (if applicable) Charles P. Bowman

PROJECT NAME Charles P. Bowman, III & Pamela E. Bowman

MUNICIPALITY West Manheim Township

CSD Project Number 1204.3.02.14

* revised 12/23/05

Description	Unit	Unit Price	Estimated Quantity	Quantity To Date	To Be Completed	Bonded Amount	Amount Remaining	Authorized for Release
I. SITE WORK			\$33,250.00					
Clearing and Grubbing	Ac.	\$2,000.00	1.5	1.5	0	\$3,000.00	\$0.00	\$3,000.00
Strip topsoil & stockpile	CY	\$2.00	3000	3000	0	\$6,000.00	\$0.00	\$6,000.00
Rough grading	CY	\$2.50	4500	4500	0	\$11,250.00	\$0.00	\$11,250.00
Finish grading and seeding	SY	\$2.00	6500	6500	0	\$13,000.00	\$0.00	\$13,000.00
II. SOIL EROSION & SEDIMENTATION CONTROL			\$8,577.50					
Construction entrance	Ea	\$800.00	1	1	0	\$800.00	\$0.00	\$800.00
Filter Soxx	LF	\$1.50	1185	1185	0	\$1,777.50	\$0.00	\$1,777.50
Riprap	Ton	\$25.00	4	4	0	\$100.00	\$0.00	\$100.00
NAG-S75 Matting	LF	\$2.00	2050	2050	0	\$4,100.00	\$0.00	\$4,100.00
IV. STORM SEWER SYSTEM			\$34,800.00					
15" SLCPP	LF	\$30.00	760	760	0	\$22,500.00	\$0.00	\$22,500.00
16" CPP End Section	Ea	\$400.00	1	1	0	\$400.00	\$0.00	\$400.00
Type "M" inlet (2' x 4')	Ea	\$2,000.00	8	8	0	\$12,000.00	\$0.00	\$12,000.00
* Trench Drain	LF	\$50.00	16	16	0	\$800.00	\$0.00	\$800.00
VII. STREET CONSTRUCTION			\$9,425.00					
Fine grading/8" CSBC	SY	\$8.50	1450	1450	0	\$9,425.00	\$0.00	\$9,425.00
VIII. MISCELLANEOUS			\$1,947.00					
* PA #2RC crushed aggregate	Ton	\$11.00	177	177	0	\$1,947.00	\$0.00	\$1,947.00
1	ESTIMATED CONSTRUCTION COST, TOTALS					\$88,898.50	\$0.00	\$88,898.50
2	10% CONSTRUCTION CONTINGENCY					\$8,889.95	\$0.00	\$274.70
3	TOTAL PROJECT CONSTRUCTION COST					\$95,588.45		
4	TOTAL SECURITY					\$95,588.45		
5	REMAINING SECURITY						\$0.00	
6	LESS PREVIOUS TOTAL							\$84,152.50
7	NET DRAW							\$3,021.70

I CERTIFY THAT THIS ESTIMATE IS ACCURATE BASED ON MY QUALIFICATIONS AND EXPERIENCE.

Michael R. Knouse P.E. *Michael R. Knouse* DATE: 8/31/12
 (printed name) (signature)

Estimate Prepared By: _____ mrk Inspector _____

8 ESTIMATED ENGINEERING & INSPECTION \$3,345.83

* Stormwater for lot # 4 shall be addressed at time of building permit application Per new SWM ordinance.

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August 31, 2012

West Manheim Township
2412 Baltimore Pike
Hanover, PA 17331

Attn: Kevin Null, Manager

Re: Members First Credit Union
Final Subdivision and Land Development Plan
Engineer's Project No. 1204.3.13.24
Township Rev. No. 2007-07

Dear Mr. Null:

We have received a request for release of the public improvement security from William J. Bowerman of Members 1st Federal Credit Union for the above-referenced project. We have confirmed that construction of the revised stormwater plan has been completed, therefore, we recommend release of the public improvement security.

If you have any questions, please contact the writer.

Sincerely,

C. S. DAVIDSON, INC.

A handwritten signature in black ink, appearing to read "Michael R. Knouse", is written over a horizontal line.

Michael R. Knouse, P.E.

MRK/gkm

Copy: Member 1st Federal Credit Union, c/o Mr. John Lippon
5000 Louise Drive, Mechanicsburg, PA 17055.

J. Michael Brill & Associates, Inc., 5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055
File

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Motion: 1st: Parr 2nd: Gobrecht
the motion passed

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August 31, 2012

West Manheim Township
2412 Baltimore Pike
Hanover, PA 17331

Attn: Kevin Null, Manager

Re: Sheetz, Inc.
Reverse Subdivision and Final Land Development Plan
Public Improvement Security
Engineer's Project No. 1204.3.19.43

Dear Kevin:

This is to acknowledge that we have received a request to release the public improvement security from Brenda Dawson of Sheetz, Inc. for the above referenced final subdivision plan. In accordance with the attached spreadsheet, we have determined that the public improvement security can be reduced by \$53,675.60. Therefore, the public improvement security may be released.

If you have any questions regarding this matter, please contact the writer.

Sincerely yours,

C. S. DAVIDSON, INC.

A handwritten signature in black ink that reads "Michael R. Knouse" with a long horizontal flourish extending to the right.

Michael R. Knouse, P.E.

MRK:

Enclosure

Copy: Hanover Land Services, Inc., 558 McAllister Street, Hanover, PA 17331
Sheetz, Inc., c/o Michael A. Lacesa, 5700 Sixth Avenue, Altoona, PA 16602
John E. Davis, 2555 Kingston Road, York, PA 17402

K:\120431943\docs\correspondence\Security Estimate Release Ltr_(8_31_12).doc

Motion: 1st: Parr 2nd: Gobrecht
The motion passed

PUBLIC IMPROVEMENTS SECURITY ESTIMATE

DEVELOPER (if applicable) Sheetz, Inc.

PROJECT NAME Sheetz, Inc. - Lands of John E. Davis

MUNICIPALITY West Manheim Township

CSD Project Number 1204.3.19.43

Description	Unit	Unit Price	Estimated Quantity	Quantity To Date	To Be Completed	Bonded Amount	Amount Remaining	Authorized for Release
I. SITE WORK			\$8,700.00					
Finish grading & seeding	SY	\$6.00	1450	1450	0	\$8,700.00	\$0.00	\$8,700.00
II. SOIL EROSION & SEDIMENTATION CONTROL			\$2,125.00	\$0.00				
Construction entrance	Ea	\$800.00	1	1	0	\$800.00	\$0.00	\$600.00
Filler Sox	LF	\$3.50	350	350	0	\$1,225.00	\$0.00	\$1,225.00
Inlet protection	Ea	\$75.00	4	4	0	\$300.00	\$0.00	\$300.00
IV. STORM SEWER SYSTEM			\$12,274.00					
4" dia. SCH 40 PVC - solid wall	LF	\$8.00	43	43	0	\$344.00	\$0.00	\$344.00
4" dia. SCH 40 PVC - perforated	LF	\$10.00	94	94	0	\$940.00	\$0.00	\$940.00
16" SLCP	LF	\$30.00	124	124	0	\$3,720.00	\$0.00	\$3,720.00
Type "C" inlet (2' x 4')	Ea	\$1,600.00	1	1	0	\$1,600.00	\$0.00	\$1,600.00
Type "M" inlet (2' x 4')	Ea	\$1,500.00	1	1	0	\$1,500.00	\$0.00	\$1,600.00
No. 3 Aggregate	TON	\$5.50	280	280	0	\$1,540.00	\$0.00	\$1,540.00
Geotextile Fabric	SY	\$4.00	470	470	0	\$1,880.00	\$0.00	\$1,880.00
Tie-in to existing inlet or MH	Ea	\$760.00	1	1	0	\$760.00	\$0.00	\$760.00
V. SANITARY SEWER SYSTEM			\$500.00					
Tie-in to existing lateral	Ea	\$500.00	1	1	0	\$500.00	\$0.00	\$500.00
VII. STREET CONSTRUCTION			\$20,897.00					
Fine grading/8" CSBC	SY	\$6.50	18	18	0	\$117.00	\$0.00	\$117.00
5" Superpave Base Course	SY	\$19.00	18	18	0	\$342.00	\$0.00	\$342.00
1-1/2" Superpave Wearing Course	SY	\$6.00	20	20	0	\$120.00	\$0.00	\$120.00
Concrete sidewalk, 4" thick	SF	\$4.80	3560	3560	0	\$17,088.00	\$0.00	\$17,088.00
ADA Handcapped Ramps	Ea	\$500.00	8	8	0	\$3,000.00	\$0.00	\$3,000.00
Streight cono curb	LF	\$15.00	22	22	0	\$330.00	\$0.00	\$330.00
VIII. MISCELLANEOUS			\$4,200.00					
Install trees	Ea	\$175.00	24	24	0	\$4,200.00	\$0.00	\$4,200.00
ESTIMATED CONSTRUCTION COST, TOTALS						\$48,798.00	\$0.00	\$48,798.00
IX. 10% CONTINGENCY								
	Ea	N/A	1	1	0	\$4,879.80	\$0.00	\$4,879.80
1								
4								
5						\$53,875.80		
							\$0.00	
6								
7								\$53,875.60

I CERTIFY THAT THIS ESTIMATE IS ACCURATE BASED ON MY QUALIFICATIONS AND EXPERIENCE.

Michael R. Knouse P.E. *Michael R. Knouse* DATE: 8/31/12

(printed name) (signature)

Estimate Prepared By: _____ mrk Inspector _____

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August 6, 2012

West Manheim Township
2412 Baltimore Pike
Hanover, PA 17331

Attn: Kevin Null, Manager

Re: South Pointe - Phase III, Parcel I
Adoption Request/Final Inspection
Engineer's Project No. 1204.3.19.36

Dear Kevin:

In response to a request from Ron Brown of Group Hanover, Inc. to begin the street dedication process for the streets in the South Pointe, Phase III, Parcel I development, Michael Knouse and Mike Stiely, both from C.S. Davidson, made an inspection of the public improvements on March 2, 2012. Periodic inspections of the construction improvements were made by representatives of the Township Engineer and employees of West Manheim Township.

In accordance with the West Manheim Township Subdivision and Land Development Ordinance No. 4-75, Section 614, the following inspection comments and recommendations are submitted:

A. Streets – Portions of St. Georgia Drive, Louvain Drive, Malek Drive, Malek Drive (East Court) and Malek Drive (West Court)

1. The streets have been completed to the wearing course and look good and are generally acceptable.

B. Stormwater System

1. The responsibility for cleaning and flushing the stormwater collection system shall remain with the Owner until all disturbed areas have been properly stabilized.
2. Soil erosion and sedimentation control measures should remain in effect until all areas are properly stabilized. Upon adoption of the streets by the Township, the streets can no longer be used to trap sediment.
3. Upon conversion of the basins to the final stormwater management mode, the design engineer shall provide a certification that the basins were constructed and will perform substantially in accordance with the approved design.

C. Sanitary Sewers

All of the public sewers have been completed, satisfactorily lamped and air tested. "As-built" drawings have been furnished.

Motion: 1st: Parr 2nd: Staab
The motion Passed by Roll call vote, unanimous.
Resolution # 2012-09

West Manheim Township
Re: South Pointe, Phase III, Parcel I

August 6, 2012
Page 2

By the above inspection, I am recommending that the Township adopt these public improvements subject to any corrective work, and the furnishing of the proper maintenance security.

Section s.506 Maintenance and Integrity Guarantee contained in the West Manheim Township Subdivision and Land Development Ordinance requires that financial security, in an amount not to exceed 15% of the cost of the installation of the improvements, be furnished to the Township for a period not to exceed eighteen (18) months. I have computed below the amount of Maintenance Security that is required.

Section s.506 Maintenance and Integrity Security:

A.	Sanitary Sewers	\$ 263,360.00
B.	Storm Sewer System	214,120.00
C.	Street Construction	<u>515,190.00</u>
TOTAL CONSTRUCTION COST		\$ 997,670.00

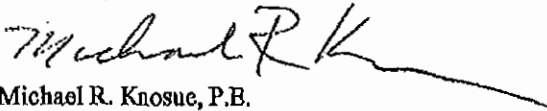
Therefore, the amount of Maintenance Security s.506 that is required to be furnished is as follows:

$$\$997,670.00 \times 15\% = \$148,900.50$$

If you have any questions, please do not hesitate to contact the writer.

Sincerely,

C. S. DAVIDSON, INC.



Michael R. Knosue, P.E.

TAM/vs

Copy: Rene' Debrabander, 1623 Pot Springs Road, Lutherville, MD 21093
Tom Ferrance, Kinsley Construction, Inc.

RESOLUTION NO. 2012 - 09

It is hereby resolved by the Board of Supervisors of West Manheim Township on this _____ day of _____, 20_____, that the Board of Supervisors accepts as public streets of the Township of West Manheim, the following named streets in the South Pointe Development:

1. Louvain Drive
2. Malek Drive
3. St. Georgia Drive

A copy of the Deed of Dedication from Grandview Estates, Inc. to West Manheim Township is attached to this Resolution and by adopting this Resolution, the Township of West Manheim accepts the Deed of Dedication for the within named streets.

Adopted on the aforesaid date by the Board of Supervisors of West Manheim Township in duly authorized session.

**WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS**

Secretary

August 14, 2012

West Manheim Township
2412 Baltimore Pike
Hanover, PA 17331

ATTN: Harold Hartlaub, Chairman

SUBJECT: SOUTH POINTE – PHASE III, PARCEL I
STREET ADOPTION
WEST MANHEIM TOWNSHIP, YORK COUNTY, PA
PROJECT No. 051298

Dear Harold:

As representative of René Debribander, President of Grandview Estates, Inc., we are asking West Manheim Township to accept dedication, per executed deed of dedication, of the following streets:

St. Georgia Drive – 1,107.96 Linear feet
Louvain Drive – 322.45' Linear feet
Malek Drive – 1,494.35 Linear Feet
Malek Drive (East Court) – 331.55 Linear Feet
Malek Drive (West Court) – 275.19 Linear Feet

Thank you for consideration of this matter.

Respectfully yours,

GHI Engineers and Surveyors


Gerald D. Funke, P.L.S.

DEED OF DEDICATION

Made the 23rd day of August, in the year Two Thousand Twelve (2012).

Grandview Estates, Inc., a Pennsylvania corporation-----
-----Grantor

TO

West Manheim Township-----Grantee

WITNESSETH

WHEREAS, the Grantor has heretofore constructed at its sole cost and expense streets described below, which construction was done for the business benefit of the Grantor; and

WHEREAS, the Grantor is desirous of conveying to the Grantee all of the Grantor's right, title, and interest in such streets in consideration of the Grantee's willingness to accept such streets for ownership and maintenance; and

WHEREAS, in consideration of these premises the Grantor does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns:

ALL those certain improved streets situate in West Manheim Township, York County, Pennsylvania, as shown on a plan of subdivision entitled "Final Subdivision Plan Phase II Parcel II South Pointe" recorded in Record Book 1740, page 128, of the York County Recorder of Deeds Office, and also according to a "Revised Reverse and Final Subdivision Plan - January 27, 2006 Phase II - Parcel I - South Pointe", recorded in Record Book 1959, Page 2955, more fully bounded, limited and described in Exhibit "A" attached hereto and made a part hereof.

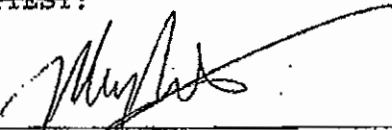
BEING part of the same premises which Isabelle L. Nace, et al, by deed dated January 4, 1989, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, at Record Book 101-P, page 447, granted and conveyed unto Grandview Estates, Inc., who is the Grantor herein.

This Deed of Dedication of streets is made subject to the following conditions:

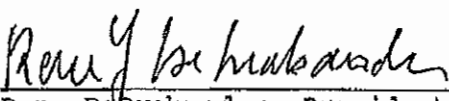
1. The Grantee, its successors and assigns, shall be the sole and absolute owner of the streets herein granted of any claim of the Grantor for reimbursement or the payment of any sum or sums for any purpose.
2. The Grantor hereby warrants to the Grantee that the streets conveyed to the Grantee herein are free and clear of all liens and encumbrances and that the same are intended to be conveyed to the Grantee free of all claims of the Grantor and all other persons, and the Grantor does hereby warrant specially and agree to defend the Grantee against all claims by any person or persons claiming an interest in the streets herein conveyed or any part thereof.

IN WITNESS WHEREOF, this Deed has been executed by the Grantor the day and year first above written.

Witness
ATTEST:



Grandview Estates, Inc.

BY: 

Rene DeBrabander, President



CONTRACT CHANGE ORDER

No.: 1

Date: 8/21/12

Owner's Project No. N/A Engineer's Project No. 1204.4.16.00

Project: 2012 Street Improvements - Contract 2 - Surface Treatment

Owner: West Manheim Township Board of Supervisors

Contractor: Stewart & Tate, Inc.

Contract Date: May 15, 2012

The Contractor is hereby requested to comply with the following changes from the contract plans and specifications.

<u>DESCRIPTION OF CHANGES</u>	<u>DECREASE in Contract Price</u>	<u>INCREASE in Contract Price</u>
-------------------------------	---------------------------------------	---------------------------------------

See attached sheet.

TOTALS:	<u>\$1,477.00</u>	<u>\$58,994.53</u>
NET CHANGE IN CONTRACT PRICE:		<u>\$57,517.53</u>

JUSTIFICATION:

Adjust Contract Quantities to actual construction quantities. Incorporate additional work on Hobart Road (Sherman's Church Road to Glenville Road) and Impounding Dam Road (Toll Gate Road to Bridge Deck).

The changes result in the following adjustment of Contract Price and Time:

Original Contract Price:	<u>\$345,254.80</u>
Contract Price prior to this Change Order:	<u>\$345,254.80</u>
Net (Increase/Decrease) resulting from this Change Order:	<u>\$57,517.53</u>
Current Contract price including this Change Order:	<u>\$402,772.33</u>

Motion: 1st: Gobrecht 2nd: Staat
The motion passed

Contract Time will be ~~(Increased)~~ ~~(Decreased)~~ (Unchanged): _____ 0 Days

The date for completion of all work will be: _____ see Notice to Proceed _____ (Date)

This Document will become a supplement to the Contract and all provisions will apply hereto.

Requested By:

West Manheim Township Board of Supervisor Owner

_____ Date

Recommended By:

Michael R. K.
C. S. Davidson, Inc. Owner's Engineer

8/31/12

_____ Date

Accepted By:

Kenneth A. O.
Stewart & Tate, Inc. Contractor

8-27-2012

_____ Date

Approved By:

_____ Federal Agency (if applicable)

_____ Date

West Manheim Township
 2012 Street Improvements
 Engineer's Project No. 1204.4.16.00
 Stewart & Tate, Inc - Contract 2 - Surface Treatment
 Contract Change Order No. 1

<u>Description of Changes</u>	<u>Decrease in Contract Price</u>	<u>Increase in Contract Price</u>
Bid Item No. 7.04.10 Crack Seal (Delete 700 LB @ \$2.11/LB)	\$1,477.00	
Bid Item No. 7.06.02 Bituminous Seal Coat (Single Application) (Add 58.54 Ton @ \$810.75/Ton)		\$47,461.31
Bid Item No. 7.06.03 Bituminous Prime Coat (Add 1,107.85 Gal @ \$2.05/Gal)		\$2,271.09
Bid Item No. 7.06.04 Microsurface - Type A (Double Application) (Add 68.7 Ton @ \$134.82/Ton)		\$9,262.13

TOTALS: \$1,477.00 \$58,994.53

NET CHANGE IN CONTRACT PRICE: \$57,517.53



APPLICATION FOR PAYMENT

No. 1
Date: 8/21/2012

OWNER: West Manhelm Township Board of Supervisors
ADDRESS: 2412 Baltimore Pike
Hanover, PA 17331

Engineer Project No.: 1204.4.16.00
Contract: 2012 Street Improvements
Contract No. 2 - Surface Treatment

CONTRACTOR: Stewart & Tate, Inc.
ADDRESS: 950 Smile Way
York PA 17404

Application Covers Period Ending:
August 17, 2012

The undersigned certifies that all work performed and materials accepted, but not incorporated, for which Application for Payment is hereby made, has been completed in accordance with the Contract Documents, and that the measured quantities of work shown on the attached Payment Schedule are correct. Subject to final verification of quantities by the Engineer upon completion of all work and final inspection. The undersigned further certifies that any and all claims for payment as of the date of this pay period are hereby made, and that no additional claims of any nature will hereafter be made for work completed as of the end of this pay period, excepting only for claims arising from corrections of quantity measurements.

The undersigned certifies that the TOTAL VALUE OF ALL WORK AND MATERIAL TO DATE (5) shown below, less the total amounts previously paid, constitutes the full claim, including retainage, of the Contractor against the Owner as of the date of this pay period.

Table with 2 columns: Description and Amount. Rows include: Date: 8-21-2012; CONTRACTOR: Stewart & Tate, Inc.; By: [Signature]; Total Value of Contract Items to Date (\$402,772.33 (1)); Extra Work Approved on Previous Applications (\$0.00 (2)); Extra Work This Application (\$0.00 (3)); Materials Accepted, not Incorporated in completed work (See Inventory) (4); TOTAL VALUE OF ALL WORK & MATERIAL TO DATE (\$402,772.33 (5)); Less Amounts Previously Paid (\$0.00 (6)); Total Claim of Contractor (Includes Retainage) (\$402,772.33 (7)).

***** (ENGINEER APPROVAL) *****

Recommend Retainage of 5% of (1) above. \$20,138.62 (8)

NET AMOUNT APPROVED FOR PAYMENT \$382,633.71 (9)

Date: 8/31/12 Signed: [Signature] for C.S. DAVIDSON, INC., ENGINEER

Motion: 1st: Parr 2nd: Gobrecht
The motion passed



APPLICATION FOR PAYMENT

No. 1
Date: 8/21/2012

OWNER: West Manheim Township Board of Supervisors
ADDRESS: 2412 Baltimore Pike
Hanover, PA 17331

Engineer Project No.: 1204.4.16.00
Contract: 2012 Street Improvements
Contract 3 - Gulderall

CONTRACTOR: W.M. Orr & Sons, Inc.
ADDRESS: PO Box 407
Jonestown, PA 17308

Application Covers Period Ending:
August 17, 2012

The undersigned certifies that all work performed and materials accepted, but not incorporated, for which Application for Payment is hereby made, has been completed in accordance with the Contract Documents, and that the measured quantities of work shown on the attached Payment Schedule are correct. Subject to final verification of quantities by the Engineer upon completion of all work and final inspection. The undersigned further certifies that any and all claims for payment as of the date of this pay period are hereby made, and that no additional claims of any nature will hereafter be made for work completed as of the end of this pay period, excepting only for claims arising from corrections of quantity measurements.

The undersigned certifies that the TOTAL VALUE OF ALL WORK AND MATERIAL TO DATE (5) shown below, less the total amounts previously paid, constitutes the full claim, including retainage, of the Contractor against the Owner as of the date of this pay period.

Date: B-27-12
CONTRACTOR: W.M. Orr & Sons, Inc.
By: Wm O. Orr

Total Value of Contract Items to Date (Itemized on Payment Schedule)		<u>\$40,068.50</u> (1)
Extra Work Approved on Previous Applications	<u>\$0.00</u>	(2)
Extra Work This Application (Attach Detailed Records)	<u>\$0.00</u>	<u>\$0.00</u> (3)
Materials Accepted, not Incorporated in completed work (See Inventory)		(4)
TOTAL VALUE OF ALL WORK & MATERIAL TO DATE		<u>\$40,068.50</u> (5)
Less Amounts Previously Paid		<u>\$0.00</u> (6)
Total Claim of Contractor (Includes Retainage)		<u>\$40,068.50</u> (7)

***** (ENGINEER APPROVAL) *****

Recommend Retainage of 5% of (1) above. \$2,003.43 (8)

NET AMOUNT APPROVED FOR PAYMENT \$38,065.08 (9)

Date: 8/31/12 Signed: Michael R/L for C.S. DAVIDSON, INC., ENGINEER

Motion: 1st: Parr 2nd: Gobrecht
The Motion Passed



APPLICATION FOR PAYMENT

No. 2
Date: 8/31/2012

OWNER: West Manheim Township Board of Supervisors
ADDRESS: 2412 Baltimore Pike
Hanover, PA 17331

Engineer Project No.: 1204.4.16.00
Contract: 2012 Street Improvements
Contract 3 - Gulderali

CONTRACTOR: W.M. Orr & Sons, Inc.
ADDRESS: PO Box 407
Jonestown, PA 17308

Application Covers Period Ending:
August 25, 2012

The undersigned certifies that all work performed and materials accepted, but not incorporated, for which Application for Payment is hereby made, has been completed in accordance with the Contract Documents, and that the measured quantities of work shown on the attached Payment Schedule are correct. Subject to final verification of quantities by the Engineer upon completion of all work and final inspection. The undersigned further certifies that any and all claims for payment as of the date of this pay period are hereby made, and that no additional claims of any nature will hereafter be made for work completed as of the end of this pay period, excepting only for claims arising from corrections of quantity measurements.

The undersigned certifies that the TOTAL VALUE OF ALL WORK AND MATERIAL TO DATE (5) shown below, less the total amounts previously paid, constitutes the full claim, including retainage, of the Contractor against the Owner as of the date of this pay period.

CONTRACTOR: W.M. Orr & Sons, Inc.
By: _____

Date: _____

Table with 2 columns: Description and Amount. Rows include: Total Value of Contract Items to Date (\$63,274.00), Extra Work Approved on Previous Applications (\$0.00), Extra Work This Application (\$0.00), Materials Accepted, not incorporated in completed work, TOTAL VALUE OF ALL WORK & MATERIAL TO DATE (\$63,274.00), Less Amounts Previously Paid (\$38,065.08), Total Claim of Contractor (\$25,208.92), Recommend Retainage of 5% (\$3,163.70), NET AMOUNT APPROVED FOR PAYMENT (\$22,045.22).

Date: _____ Signed: _____ for C.S. DAVIDSON, INC., ENGINEER

Motion: 1st: Woerner 2nd: Staat
The motion passed