

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Tuesday, April 15, 2014 - 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, Blettner, Woerner, and Ault. Also present were Solicitor Linus Fenicle, Christopher Toms from C. S. Davidson, Inc. and Manager Kevin Null. Supervisor Staaf was absent.

VISITORS: Visitors register attached.

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

APPROVAL OF MINUTES: The minutes of the Regular Meeting of April 3, 2014, were approved, as submitted, in a motion by Supervisor Woerner seconded by Supervisor Blettner, and carried.

CORRESPONDENCE: There were no correspondences received.

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

DISCUSSION ITEMS:

A. Homestead Acres – Sewer Allocations

Kevin Null, Township Manager said included in the meeting packet is a letter that discusses the sewer reservation request from Homestead Acres. They currently have 130 EDU's allocated for the Homestead Acres development. He said they currently have two subdivision plans before the Planning Commission that include 130 single family units and another plan that includes 355 attached units. The developer is requesting 255 additional EDU's from the township for the 355 unit development. There are several conditions included in the letter provided that the Township will require be addressed and placed in a formal agreement that includes the following:

1. The developer will enter into an agreement with the township for the upgrade and construction to the DGM pump station as identified in the downstream capacity analysis. An analysis has been completed on the capacity of the DGM pump station which is the main pump station. The pump station does not have the capacity to serve the additional units. The developer will need to develop a plan on how they are going to meet this requirement. The developer will ultimately have to construct a new pump station.
2. They will also be required to complete the feasibility study in accordance with comment number two of the Subdivision and Land Development Ordinance (SALDO) as noted in the December 16, 2013 review letter that states, to provide the feasibility study and obtain approval of DEP, and complete the capacity evaluation of the existing sanitary sewer line, as well as the feasibility study to examine gravity sewer connection versus a proposed pump station. The developer is in the process of working on this and they have met with the adjoining property owner to discuss an easement for a gravity sewer line instead of a pump station to the DGM pump station.

**West Manheim Township Board of Supervisors Meeting
April 15, 2014 (Cont'd)**

3. In conjunction with the Township, the developer will secure the allocation of 56,250gpd's from Penn Township. He said this would require a commitment from them and after the Township negotiates an agreement the developer would agree to purchase the EDU's at the current reservation fee.
4. The developer will also be required to pay for any Township Professional review fees that may be required by the Township.

Supervisor Woerner made a motion, seconded by Supervisor Ault and carried, to authorize the Township Manager to send a letter to the developer on the revised preliminary indications of willingness to provide sanitary sewer service for Homestead Acres.

NEXT SCHEDULED MEETINGS Supervisors Regular Meeting - Thursday, May 1, 2014 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Work Session Meeting – Tuesday, May 20, 2014 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: The Work Session Meeting was adjourned at 7:15 p.m. in a motion by Supervisor Woerner, seconded by Supervisor Ault and carried.

Respectfully submitted,

Laura Gately
Secretary