

**WEST MANHEIM TOWNSHIP**  
**BOARD OF SUPERVISORS MEETING MINUTES**

Regular Meeting

Thursday, June 4, 2015  
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.

Chairman Hartlaub called the Meeting to Order at 7:00 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Woerner.

ROLL CALL: Present were Supervisors Ault, Blettner, Hartlaub, Staaf and Woerner. Also present were, Manager Kevin Null, Solicitor Linus Fenicle, and Christopher Toms from C. S. Davidson, Inc.

VISITORS: Supervisor Hartlaub welcomed visitors. Visitors register attached.

APPROVAL OF AGENDA: Supervisor Ault made a motion to approve the Agenda as drafted, seconded by Supervisor Blettner. Motion carried.

APPROVAL OF MINUTES: Supervisor Ault made a motion to approve the Minutes of the Work Session of Tuesday, May 19, 2015, seconded by Supervisor Staaf. Motion carried.

APPROVAL OF DISBURSEMENTS: Supervisor Staaf made a motion to approve the Disbursements from all Funds (as listed), seconded by Supervisor Blettner. Motion carried.

CORRESPONDENCE: Chairman Hartlaub noted the Board received a letter from a resident concerning storm water runoff coming on his property. No other correspondences.

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park & Recreation Board gave an overview of her report for June as submitted (copy in Township file).

She also informed the Board of the vandalism that is taking place in the park; it is an ongoing problem. Chairman Hartlaub might have an extra trail camera that the Rec. Board could use.

Supervisor Ault made a motion to approve the Recreation Board Report, seconded by Staaf. Motion carried.

SOLICITOR'S REPORT: Solicitor Linus Fenicle had nothing new to report.

ENGINEER'S REPORT: Christopher Toms, C. S. Davidson, noted the Supervisors had a copy of his report (copy in Township files). Chris informed the Board that the Township has received a request for the release of the public improvements security for South Pointe – Phase 3, Parcel 2B. The only remaining items include the installation of a street tree and seeding at Lot 314. He recommends the release of the security conditioned on these items being completed.

Supervisor Blettner made a motion approving the release of the public improvements security for South Pointe – Phase 3, Parcel 2B for the total amount of \$9,361.00, seconded by Supervisor Staaf. Motion carried

Chris brought two more escrow accounts that can be released. St. David's United Church of Christ in the amount of \$2,762.47 and Keith Smith Land Development Plan in the amount of \$137.35.

Supervisor Staaf made a motion to release escrow money for St. David's United Church of Christ in the amount of \$2, 762.47 and the escrow money for Keith Smith Land Development Plan in the amount of \$137.365, seconded by Supervisor Ault. Motion carried.

REPORTS: Kevin Null, Township Manager, gave an overview of each department report for April 2015, as submitted (copy in Township file).

Mike Hampton, EMA Director gave his report. He pointed out he has submitted the Emergency Operation Plan, which has been updated and ready for approval. He reported that in May Emergency Services assisted Manheim Township when twenty-five hundred gallons of liquid fertilizer spilled on one of the roads located in that township.

Supervisor Staaf made a motion to accept Reports 1 – 5, seconded by Supervisor Blettner. Motion carried.

MANAGER’S REPORT: Kevin Null, Township Manager, gave an overview of his report for June 2015 as submitted (copy in Township file). Kevin reported Public Works collected brush from 207 locations.

Kevin reported at a meeting he attended he learned that anti-skid must be properly disposed of, which is required by the MS4 permit. The anti-skid must be properly tested to insure there is no “contamination” before being disposed in an authorized landfill; current cost is \$40 per ton. He was not aware of the requirement before that meeting, so he went back and revised the memo he had previously given the Board on the use of mostly salt versus a mixture of salt and anti-skid. In 2015 the application and removal of anti-skid cost the Township \$26,972.00. Hauling that same material to the landfill would cost the Township \$40,122.00.

Given this new information, Kevin recommends going to all salt. He did point out a major consideration is the storage of the salt. The Township does not have the capacity to store the 1,300 to 1,500 tons of salt it would take per season. Supervisor Ault recommends contacting Penn Township for rental storage space of the Township’s salt supply.

Supervisor Woerner wondered if the anti-skid was found to be contaminated what the cost would be. The Township Manager explained that the material would then go to a different landfill. The cost could be much higher.

The last item Ordinance Codification, he has received the final drafts of the ordinances. The Township’s Solicitor has received the information to advertise for adoption and then it can be adopted. He hopes to have all ready for the July meeting.

Supervisor Staaf made a motion to accept the Manager’s Report, seconded by Supervisor Woerner. Motion carried.

#### OLD BUSINESS:

##### A. Review of Peoples Bank Revised Plan

Jeff Lobach with Barley Snyder, 14 Center Square, Hanover, PA was here representing Peoples Bank. Also present: Project Engineer, Doug Stambaugh with Group Hanover, Inc. (GHI), Vice President of Peoples Bank, Todd Tyson and President and Chief Executive Officer for Peoples Bank, Larry Miller.

Mr. Lobach explained the Board previously approved a land development plan for a site at 1651 Baltimore Pike with some conditions. All of the conditions have been satisfied except for one, the highway occupancy being issued by Penn DOT. At the time, the conditions that Penn Dot would require to make the traffic improvements were unknown. That is no longer so, they have submitted the Plan to Penn DOT and no additional right of way will be required and no reconfiguration of the improvements on the Plan as a result of the HOP approval.

They are here to ask the Board to remove that condition. Instead impose on the Plan a condition that the improvements will not be occupied until that highway occupancy permit has been issued. The two changes to the Plan: 1. The addition of that note which would explicitly state that the improvements cannot be occupied until the HOP has been issued; 2. They would insert into the Plan documents for the historic record the Preliminary submission that has been made to Penn DOT, which shows the improvements that are being made in the State road.

Linus Fenicle, Township Solicitor asked about the additional security. Mr. Lobach explained the financial security for the improvements showed on the Plan has already been agreed on and will be posted when the Plan has been signed. Penn Dot will require financial security for the improvements in the state highway; however, the Bank is committed in the unlikely event that Penn DOT does not make that requirement, they will give that security to the Township.

Supervisor Staaf made a motion to modify the current conditional use and to allow construction to begin on the Bank, with no Use and Occupancy Permit being issued until the Bank has received the Highway Occupancy Permit from the State, seconded by Supervisor Blettner. Motion carried.

NEW BUSINESS:

A. Introduction and Authorization to Advertise Amended Ordinance 10-2009

Township Solicitor Linus Fenicle explained that this was an amendment to the Pension Ordinance 10-2009, which needs advertised. He explained the change was for the non-uniformed employees' pension plan. He explained that all employees hired before January 1, 2011 have been making contributions of 5 percent of their compensation to the plan. Employees hired after January 1, 2011 have been making contributions of 7 percent of their compensation to the plan. Everyone has agreed to that amount. The Township needs to revise the Ordinance to agree with that amount.

Supervisor Woerner made a motion to authorize advertising the amended Ordinance 10-2009, seconded by Supervisor Blettner. Motion carried.

B. Resolution Approving West Manheim Township Emergency Operation Plan Update

Supervisor Staaf explained as representative of the Board that he has reviewed the Plan and everyone involved did a very good job.

Supervisor Staaf made a motion to approve the Resolution 2015-04 approving West Manheim Township Emergency Operation Plan update, seconded by Supervisor Blettner. In a roll call vote, the motion carried.

C. Request for Additional Fire Police Coverage for Pleasant Hill Fireman's Carnival 7/20-7/25/2015

Supervisor Staaf made a motion to approve the request for additional fire police coverage for Pleasant Hill Fireman's Carnival, seconded by Supervisor Woerner. Motion carried.

E. SUBDIVISIONS 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.

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

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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. Motion carried.

Chairman Hartlaub at this point in the meeting informed those in attendance that an Executive Session took place prior to the meeting and that session would continue after this meeting.

**SUPERVISORS AND/OR PUBLIC COMMENTS:**

Mike Hampton gave an update on refurbishing Engine 52.2.

**NEXT SCHEDULED MEETINGS:** Supervisors Work Session – Tuesday, June 16, 2015 at 7:00 p.m., with Supervisors Caucus at 6:00 p.m. Supervisors Regular meeting – Thursday, July 2, 2015 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

**ADJOURNMENT:** Supervisor Blettner made a motion to adjourn the Regular Meeting at 7:45 p.m., seconded by Supervisor Staaf. Motion carried.

Respectfully submitted,

Miriam Clapper  
Secretary