

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday September 3, 2015
7:00 p.m.

Chairman Hartlaub announced an executive session took place prior to the meeting to discuss personnel issues.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on September 3, 2015 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, Interim Manager Jeff Garvick, 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 Staaf. Motion carried.

APPROVAL OF MINUTES: Supervisor Staaf made a motion to approve the Minutes of the Work Session on Tuesday, August 18, 2015, seconded by Supervisor Blettner. Motion carried.

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

CORRESPONDENCE: Chairman Hartlaub noted the Board received no correspondences.

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park & Recreation was not present, no report given.

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

ENGINEER REPORT: Christopher Toms, C. S. Davidson, noted the Supervisors had a copy of his report (copy in Township files) and had nothing to add at this point in the meeting.

REPORTS:

The Interim Manager reported that he is currently working on next year's budget and should have the first draft ready for review at the regular board meeting in October.

Chief Hippensteel was present and gave a brief overview of his July Report.

Supervisor Staaf made a motion to accept Reports 1 – 5 for July 2015, seconded by Supervisor Blettner. Motion carried.

MANAGER REPORT: Manager Garvick, had nothing to add to his submitted report (copy in Township file).

Supervisor Ault made a motion to accept the Manager's Report, seconded by Supervisor Blettner. Motion carried.

OLD BUSINESS:

A. Waiver Request for Tollgate Rd. & Baltimore Pike Property Subdivision Plan

Jack Powell, PE, Inc. was present on behalf of developers Mr. James Horak and Mr. Donald Yorlets, to discuss the need for each waiver requests.

1. Waiver from SALDO §235-45 (previous SALDO §504). Street Design Criteria, B.9 Existing Streets – a waiver to forego any street improvements along Baltimore Pike and Tollgate Rd., since these meet current right-of-way and cart way widths.

Supervisor Ault made a motion to grant the waiver request from SALDO §235-45 Street design criteria, B.9 Existing Streets, with the following note added on the Plan *“if the Supervisors feel that sidewalks, and/or curbing in accordance with §235-53 (previous SALDO 513), are not required at this time then the following language shall be provided on the final plans.”* *“Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.”*, seconded by Supervisor Blettner. Motion carried seconded by Supervisor Blettner. Motion carried.

2. Waiver from SALDO §235-53 (previous SALDO §512). Sidewalks, A. Providing Sidewalks - a waiver from installing sidewalks and instead the placement of the following note on the Plan in accordance with *“if the Supervisors feel that sidewalks, and/or curbing in accordance with §235-53 (previous SALDO 513), are not required at this time then the following language shall be provided on the final plans.”* *“Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.”*

Supervisor Ault made a motion to grant the waiver request from SALDO §235-53 Sidewalks, A Providing Sidewalks, with the following note added on the Plan *“if the Supervisors feel that sidewalks, and/or curbing in accordance with §235-53 (previous SALDO 513), are not required at this time then the following language shall be provided on the final plans.”* *“Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.”*, seconded by Supervisor Blettner. Motion carried seconded by Supervisor Blettner. Motion carried.

3. Waiver SALDO §253-54 (previous SALDO §513). Curbing, A Providing Curbing – a waiver from installing curbing and instead the placement of the following note on the Plan in accordance with *“if the Supervisors feel that sidewalks, and/or curbing in accordance with §235-53 (previous SALDO 513), are not required at this time then the following language shall be provided on the final plans.”* *“Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.”*

Supervisor Ault made a motion to grant the waiver request from SALDO §253-54 Curbing, with the following note added on the Plan *“if the Supervisors feel that sidewalks, and/or curbing in accordance with §235-53 (previous SALDO 513), are not required at this time then the following language shall be provided on the final plans.”* *“Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.”*, seconded by Supervisor Blettner. Motion carried

B. Lutheran Social Services – Sidewalk Report – Chris Toms

Chris Toms reported he attended a meeting with Lutheran Social Services Corporate Director of Buildings and Grounds along with local staff. They walked the project, reviewed the plans and Lutheran Social Services is fully aware of the magnitude of the project and the scope involved. The staff is currently working with a contractor and have a partial quote for the work that needs to be done. Chris also recommended they retain an engineer regarding what, if any, wetlands permitting is necessary for the fill that will be needed to get the sidewalk up to the curb elevations. Chris asked that they keep him informed and let them know when the Board meets so he can make their progress on the project a part of his report.

C. Discussion on Status of Property Maintenance Code Ordinance

Supervisor Staaf made a motion granting permission to advertise the amended Property Maintenance Code Ordinance, seconded by Supervisor Blettner. Motion carried.

D. Discussion on Repairs for the Leaf/Vacuum Truck

Supervisor Ault made a motion to approve bringing the leaf/vacuum truck back from the manufacturer and to have Reynolds Fabricated Metals, Inc. to do the repairs, which are not to exceed the amount of \$2,800, seconded by Supervisor Blettner.

NEW BUSINESS:

A. Approval of the 2015 & 2016 Minimum Municipal Obligation for Non-Uniformed Employees' Pension Plan.

Supervisor Staaf made a motion approving the 2015 and 2016 Minimum Municipal Obligation for Non-Uniformed Employee' Pension Plan, seconded by Supervisor Ault. Motion carried.

B. Approval of the 2015 & 2016 Minimum Municipal Obligation for the Police Pension Plan.

Supervisor Staaf made a motion approving the 2015 and 2016 Minimum Municipal Obligation for the Police Pension, seconded by Supervisor Blettner. Motion carried.

SUBDIVISION PLANS

A. Approval of the ACNB Bank Final Subdivision and Land Development Plan

Gerry Funke of G.H.I. (Group Hanover Inc.) was present on behalf of ACNB Bank, along with Ed Groft from ACNB Bank. He explained this plan was originally the Community Banks project, which initially got approval under Susquehanna Bank in 2008/2009. They came before the Board to ask for final approval of this plan as the ACNB Bank Final Subdivision Plan, which is a smaller building with less drive through lanes.

Supervisor Ault made a motion to approve the ACNB Bank Final Subdivision and Land Development Plan on the condition a Letter of Credit in the amount of \$228,689.18 has been received by the Township, seconded by Supervisor Woerner. Motion carried.

B. 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, Tollgate Rd. & Baltimore Pike Property Subdivision Plan.

In a motion by Supervisor Staaf and seconded by Supervisor Blettner, the Board tabled all the following plans with the exception of the Community Banks, Land Development Plan, 1 lot: 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, Tollgate Rd. & Baltimore Pike Property Subdivision Plan. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Chairman Hartlaub asked if any of the Supervisors had any comments. Supervisor Ault made a motion to advertise to accept bids to possibly outsource the Township's snow removal, on all township roads and in all developments, seconded by Supervisor Blettner. Motion carried.

Supervisor Staaf asked the Chief Hippensteel if he had reviewed the new gun ordinance. Chief did get a chance to review and discuss the Ordinance with the Interim Manager. He supports the Ordinance.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Tuesday, September 15, 2015 at 7:00 p.m., with Supervisors Caucus at 6:00 p.m. Supervisors Regular meeting – Thursday, October 1, 2015 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the Regular Meeting at 7:55 p.m., seconded by Supervisor Staaf. Motion carried.

Respectfully submitted,

Miriam Clapper
Secretary