

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, May 17, 2016
7:00 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on May 17, 2016 at the Municipal Building at 2412 Baltimore Pike. Chairman Hartlaub called the Meeting to Order at 7 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault.

ROLL CALL: Present were Supervisors Ault, Blettner, DeGennaro, Hartlaub, and Staaf. Also, present, Solicitor Linus Fenicle, Township Engineer Chris Toms and Manager Marc Woerner.

ANNOUNCEMENT: Chairman Hartlaub announced that the Board of Supervisors held an Executive Session on Tuesday, May 10, 2016 and Wednesday, May 11, 2016 regarding labor negotiations.

PUBLIC COMMENTS: Supervisor Hartlaub asked all present if anyone wanted to address the Board and received no answer.

APPROVAL OF MINUTES: Supervisor Staaf made a motion to approve the Minutes of the Work Session on Thursday, May 5, 2016, seconded by Supervisor Blettner. **Motion carried.**

DISBURSEMENTS: Supervisor DeGennaro made a motion to approve the Disbursements from all Funds, as listed, seconded by Supervisor Ault. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted he received correspondence from the West Manheim Lions Club and the Pleasant Hill Volunteer Fire Department requesting to hold their joint "Wine Tasting on the Hill" September 24 and September 25, 2016.

Supervisor Ault made a motion to approve the request of the West Manheim Township Lions Club for their joint fundraiser with Pleasant Hill Volunteer Fire Company "Wine Tasting on the Hill" to take place at the Pleasant Hill Fire Company Carnival Grounds on Saturday, September 24 and Sunday, September 25, seconded by Supervisors Blettner. **Motion carried.**

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park and Recreation Board gave an overview of her report and gave a quick report on the new park pavilion (copy in Township file).

Supervisor Staaf made a motion to accept the Rec Board Report, seconded by Supervisor Ault. **Motion carried.**

SOLICITOR REPORT: Solicitor Linus Fenicle had nothing to report.

ENGINEER REPORT: Christopher Toms, C. S. Davidson, had nothing new to add to his submitted report (copy in Township file). He pointed out that on his report he did list the DCNR grant and wanted to remind the Board the grant will run out at the end of 2017. When preparing the 2017 budget the Board will need to decide whether they want to use rec funds and to bid the work or have it completed by the public works staff. Chris also informed the Board that COSTARS has changed back to how they have done things in the past and they allow some installation cost to be included, along with the cost of rental equipment.

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

REPORTS:

1. Monthly Budget Review – Treasurer’s Report - April 2016
2. Chief of Police, Monthly Activity Report – April 2016
3. Public Works Report – April 2016
4. Pleasant Hill Volunteer Fire Co.-EMS Reports – April 2016
5. EMA Report – April 2016

Supervisor Staaf made a motion to accept department reports 1 through 5, as distributed, seconded by Supervisor DeGennaro. **Motion carried.**

MANAGER REPORT: Manager Marc Woerner had nothing new to add to his submitted report, but did point out two problem stormwater culverts in his review (copy in Township file).

Supervisor Ault made a motion to accept the Manager’s Report as distributed, seconded by Supervisor DeGennaro. **Motion carried.**

OLD BUSINESS

1. SpiriTrust – Sidewalks – Chris Toms

Chris reminded the Board that he and the Roadmaster had asked that SpiriTrust modify their sidewalk design to be less intrusive to the township’s culvert. He asked them for an update and as of this meeting Chris has not received one.

Supervisor Blettner made a motion to accept the Engineer’s report on the sidewalks at SpiriTrust seconded by Supervisor DeGennaro. **Motion carried.**

NEW BUSINESS

A. Approval of the YMCA Sewer Easement Agreements

Township Engineer Chris Toms explained that these two agreements deal with the sewer line that will run over the Nace’s property from the proposed YMCA. The line will then go from the Nace’s property to a portion of the High Pointe property. The Township will execute these agreements because once the sewer line is installed and approved it will be dedicated to the Township.

1. Norman B., Jr. and Janet M. Nace and the YMCA
2. High Pointe, LLC and YMCA

Supervisor Blettner made a motion to approve the YMCA sewer easement agreements for Norman B., Jr. and Janet Nace and for High Pointe LLC with the YMCA seconded Supervisor DeGennaro. **Motion carried.**

B. Approval of Real Estate Appraisal

Township Manager Marc Woerner explained to the Board members that he had not received the title search information. He asked the Board to table until the next meeting. **TABLED.**

C. Approval to Obtain Sewer Valuation

Township Manager Marc Woerner reminded the Board that he received authorization to obtain some requests for bids on the sanitary sewer system to see what the value of the system might be worth. He explained that the

Township sent bid requests to HRG, AUS, Utility Rate Resources, Municipal and Financial Services Group and Gannett Fleming to see what the cost would be to do the valuation. He explained that the Township heard from four of the five companies. One of those companies was HRG. HRG's proposal was a cost benefit analysis at \$5,400 and the cost of the sewer system valuation at \$8,600. Marc recommended that the Township proceed with both the sewer valuation and the cost benefit analysis using HRG's proposal.

Supervisor Ault asked the Manager to explain the cost from the other firms. They are:

Utility Rate Resources	\$10,000 - \$15,000 – just the valuation
Municipal and Financial Services Group	\$17,500 – just the valuation
AUS Consultants	\$35,000 - \$40,000 – just the valuation
Gannett Fleming	No Response

Marc explained the all came back with a scope of services. He explained the he did have the Township's engineer to review HRG's proposals.

Supervisor Ault made a motion to approve obtaining a sewer valuation from HRG for \$8,600 and the cost benefit analysis for \$5,400 for a total cost of \$14,000, seconded by Supervisor Staaf. **Motion carried.**

D. Approval of Resolution #2016-09 Authorizing Participation in the Municipal Risk Management Workers Compensation Trust

The Township Manager explained that Resolution #2016-09 was part of the Township's new insurance plan. He explained that the Township is already in the Municipal Risk Management Worker Compensation Trust, but the Board of Supervisors need to authorize the participation by passing this resolution.

Supervisor Ault made a motion to approve Resolution #2016-09 Authorizing Participation in the Municipal Risk Management Workers Compensation Trust, seconded by Supervisor Blettner. **In a roll call vote, the motion carried.**

E. Outstanding Sewer Connection

1. Marion Engel – 48 Pheasant Ridge Road

Marion Engel came before the Board to explain why she has not connected to the township's public sewer system. She explained that she outlined all of her finances in the letter she sent to the Board of Supervisors. She is asking for connection fee assistance. The Board indicated that the Township Manager would contact Ms. Engel.

At this point in the meeting, Township Manager Marc Woerner explained that resident Amber Murphy who lives at 1971 Baltimore Pike was also asking for consideration in the sewer connection fees. Marc proceeded to explain in Ms. Murphy's case that the Board stated that they would allow her payment of \$3,055 to act as payment in full so that her property could be connected to the sewer system.

The Township Manager went on to explain that the Board of Supervisors had discussed in the Caucus to grant the Manger the authority to handle the outstanding sewer connections for areas 2 and 3 on a case by case basis. It was also stated that the Board would accept \$3,055 as full payment to connect to the public sewer for those residents who could prove a hardship and who had not connected in areas 2 and 3.

The Manager explained that the Board would need to make a motion granting the Township Manager the authority to handle any payment structure on a case-by-case basis, based on the Board's discussion in the caucus.

Supervisor Staaf made a motion granting the Township Manager, Marc Woerner authority to handle all outstanding sewer connections in areas 2 and 3, and any payment structure on a case-by-case basis, seconded by Supervisor Blettner. **Motion carried**

F. Waiver Request from SALDO, Article 5, §235-51, Section E Driveway Slope – 363 Impounding Dam Road

Mr. Ed Orndorff of Orndorff Construction representing Larry and Desiree Noblett, property owners of 363 Impounding Dam Road came before the Board requesting the Supervisors waive the 8 percent grade requirement for the driveway located on the property.

Township Manager, Marc Woerner explained that Mr. Orndorff was requesting a waiver from SALDO, Article 5, §235-51, Section E Driveway Slopes. He confirmed that both he and the Code Enforcement Officer did go on site to see the driveway. He explained that you can see immediately that the driveway meets the 5 percent slope requirement. It then gradually up slopes to a maximum of 11 percent and levels off at the garage.

He felt that due to the length of the driveway any fires that would need to be fought could be fought from the road or the driveway apron. Mr. Orndorff is a volunteer fireman and expressed the closest the Fire Department would get would be a quarter up the driveway. They would not take fire equipment up to the house.

Supervisor Ault made a motion to grant the waiver request from SALDO, Article 5, §235-51, Section E Driveway Slope, seconded by Supervisor Blettner. **Motion carried.**

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, Homestead Acres, J.A. Myers, 134 - lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366 - lot Preliminary Plan. Motion carried.

In a motion by Supervisor Ault and seconded by Supervisor DeGennaro, 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, Homestead Acres, J.A. Myers, 134 - lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366 - lot Preliminary Plan. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS:

NEXT SCHEDULED MEETINGS: The Supervisors Work Session – Thursday, June 2, 2016 with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting – Tuesday, June 21, 2016 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 8:40 p.m., seconded by Supervisor DeGennaro. Motion carried.

Respectfully submitted,

Miriam Clapper
Secretary