

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, September 20, 2016
7 p.m.

Chairman Hartlaub announced that the Board of Supervisors held an Executive Session before the meeting to discuss labor negotiations.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on September 20, 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 Township Secretary, Miriam Clapper.

ROLL CALL: Present were Supervisors Blettner, DeGennaro, Hartlaub, and Staaf. Also, present, Manager Marc Woerner, Solicitor Linus Fenicle, and Township Engineer Chris Toms. Supervisor Ault was not present.

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

APPROVAL OF MINUTES: Supervisor Blettner made a motion to approve the Minutes of the Work Session on Thursday, September 1, 2016, seconded by Supervisor DeGennaro. **Motion carried.**

DISBURSEMENTS: Supervisor Staaf made a motion to approve the Disbursements, seconded by Supervisor DeGennaro. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted he received the following correspondences:

- A. Richard & Mary Sakers III, 70 Malek Drive, request to be exempt from garbage service
- B. Gloria Long, 36 Fairview Drive, request to be exempt from garbage service
- C. 100th Annual York County Association Convention

Supervisor DeGennaro made a motion accepting correspondences seconded by Supervisor Staaf. **Motion carried.**

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park and Recreation Board was not present. Chairman Hartlaub gave an overview of the submitted report (copy on file).

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

SOLICITOR REPORT: Solicitor Linus Fenicle informed the Supervisors that David and Dixie Wildasin have filed an appeal in the decision of the Zoning Hearing Board. He explained to the Supervisors that they have a right to intervene in this appeal within 30 days by filing a Notice of Intervention and recommended they file the Notice. Solicitor Fenicle explained the Solicitor for the Zoning Hearing Board would be handling the appeal.

Supervisor Staaf made a motion authorizing Solicitor Linus Fenicle to file a Notice of Intervention for the Wildasins' appeal in the decision of the West Manheim Zoning Hearing Board, seconded by DeGennaro. **Motion carried.**

ENGINEER REPORT: Christopher Toms, C. S. Davidson, had nothing new to add to his submitted report (copy in Township file). He did point out on his report that the Low Volume Road Grant for Tracey Road has been approved for \$43,000. The work will be scheduled for next year. He also pointed out on his report the 2016 street improvements are completed.

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

REPORTS:

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

Township Manager, Marc Woerner gave an overview of each department's report. Mike Hampton gave a review of the Healing Field event. He thanked all those involved in the event.

Chairman Hartlaub thanked Mike Hampton, Chief Tim Hippensteel for their work in making the Healing Field run as smoothly as it does each year. He also thanked Jeff Rummel and Marty Strausbaugh for their volunteer work.

MANAGER REPORT: Manager Marc Woerner had nothing new to add to his submitted report (copy in Township file).

Supervisor Blettner made a motion to accept all of the department reports 1 through 5, as distributed, and the Manager's Report seconded by Supervisor Staff. **Motion carried.**

OLD BUSINESS

1. SpiriTrust – Sidewalks – Chris Toms

Chris Toms, Township Engineer reported SpriTrust has received the necessary permits. They hope to start work on the sidewalk in mid-October and the contractor has ordered the necessary supplies.

NEW BUSINESS

At this point in the meeting, Supervisor DeGennaro asked if the correspondences should be under "New Business" so action can be taken. Chairman Hartlaub asked what action the Board members wanted to take on Richard & Mary Sakers III, 70 Malek Drive request to be exempt from garbage service.

Supervisor Staaf made a motion to grant the exemption request for only one quarter from trash service for Richard & Mary Sakers III, property owners of 70 Malek Drive, since their property is for sale at this time, seconded by Supervisor DeGennaro. **Motion carried.**

Chairman Hartlaub read a letter from Gloria Long requesting that the property located at 36 Fairview Drive be exempt from garbage service since no one lives at this property.

Supervisor DeGennaro made a motion to deny the exemption request for Gloria Long's property located at 36 Fairview Drive from the current solid waste collection contract, seconded by Supervisor Staaf. **Motion carried.**

- A. Motion to set Date and Time for Trick or Treat – October 25 from 6 to 8 p.m.

Supervisor Staaf made a motion to set the date of Trick or Treat to take place on October 25 from 6 to 8 p.m., seconded by Supervisor Blettner. **Motion carried.**

B. Motion to Approve the 2017 Minimum Municipal Obligation for Non-Uniformed Employees' and Uniform Employees' Pension Plan.

Township Manager Marc Woerner explained these are the 2017 minimum municipal obligation for the Township's pension plans for both the non-uniformed and uniform. The Township's actuary has provided the information for the Township for 2017 for the non-uniformed pension plan, which is \$242,185 and for the uniform pension plan, which is \$239,617.

Supervisor Staaf made a motion to approve the 2017 minimum municipal obligation for non-uniformed and uniform employees' pension plan, seconded Blettner. **Motion carried.**

C. Motion to Approve Resolution 2016-#12 Municipal Election to "Opt-In" to the Development of the York County Regional Pollution Reduction Plan.

Chris Toms, Township Engineer explained to the members of the Board that the Township has participated in the York County regional plan in the past. He explained that as the Township becomes a MS-4 permittee, the Township will have a significant amount of additional requirements the Township will be responsible for performing. By "opting-in" to the County's plan, it will build in some efficiency for the Township. The County will develop a pollutant reduction plan at no cost to the Township. The Township will be required to pay in for improvements that will be done throughout the County. He also explained to meet the Township's obligation, the Township will now have to reduce pollutants in the Township. As engineer for the Township, C.S. Davidson recommends to the Board that they "opt-in" to the Plan.

Supervisor DeGennaro made a motion to adopt Resolution 2016-#12 Municipal Election to "Opt-in" to the Development of the York County Regional Pollution Reduction Plan, seconded by Supervisor Blettner. In a Roll Call vote Supervisor Blettner, Supervisor DeGennaro, Supervisor Hartlaub and Supervisor Staaf all voted yes. Supervisor Ault was absent. **Motion carried.**

D. Hanover YMCA/Hanover Church of God Request to be exempt from Property Taxes

The Township Manager explained the Township received a letter from the YMCA dated September 6, 2016, explaining that due to a land swap, the land that the Hanover First Church of God gave to the YMCA was exempt from paying taxes. The land that the Naces gave to Hanover First Church of God was non-exempt. The Naces' paid taxes on the portion of the property they split from their property to give to the Church. The YMCA is requesting the Township exonerate the taxes for the property the Hanover First Church of God received in the land swap. The YMCA has agreed to pay the taxes on the portion of the property that was given to the Church if the Township does not grant their request.

Supervisor DeGennaro wanted to know if this was a one-time exoneration. The Township Manager explained that it was. He explained the County would address any tax exemptions moving forward.

Supervisor Staaf made a motion to deny the YMCA's request to be exonerated from paying property taxes

The Township Solicitor explained to the Board that they were only acting on the request on the property taxes that were due to the Township.

Supervisor Staaf revised his motion to state *that are due to the Township.*

Supervisor Staaf motion was as followed. Supervisor Staaf made a motion to deny the YMCA's request to be exonerated from paying property taxes that are due to the Township, seconded by Supervisor Blettner. **Motion carried.**

SUBDIVISION PLANS:

A. Request for Preliminary Plan Approval of Homestead Acres – Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan

Chairman Hartlaub informed the representatives for Homestead Acres that the Township was not ready to take any action on this plan. He pointed out that there were some items that still needed to be addressed.

It was noted that the representative from J. A. Myers did not receive a letter from the Planning Commission. The changes that were made to the plan were going off of the minutes that the court stenographer had taken.

Jeff Stough for J. A. Myers and Paul Minnich Solicitor for J.A. Myers were present representing J. A. Myers. Mr. Minnich came before the Board and gave a history of the subdivision plan and what the applicant had gone through to get the Planning Commission to grant a favorable recommendation.

Jeff Stough presented a revised plan to the Board members noting that the conditions for the recommendation in the letter from the Planning Commission have been met except #4. They would like to discuss #4.

Chairman Hartlaub questioned if the Planning Commission had seen the revised plan. Mr. Minnich explained that the Planning Commission had seen an 8-phase plan. Then, the Planning members asked for a 4-phase plan. J. A. Myers submitted a 4-phase plan to the Planning at their meeting in August. J.A. Myers presented both the 4 and the 8-phase plan to the Planning Commission for consideration. The Planning members settled on the 8-phased plan.

Mr. Minnich and Mr. Stough informed the Board that J. A. Myers had a sales agreement to purchase the Ruth Rebert property, settling in October. This purchase will eliminate one of the easements needed for the sewer.

Chairman Hartlaub wanted to see copies of the easement agreements for the sewer lines through Northfields. Mr. Stough briefly explained to the Board members how the phasing and easement agreements will be obtained. The Developer for Northfields has agreed to grant the necessary easements.

Chris Toms, engineer for the Township verified that the issue with the sewer has been solved if they can get sewer easement for the one property.

Mr. Minnich also added that each phase can only be approved when all requirements are met for that phase.

Chairman Hartlaub wanted to know how many tot lots were located throughout the development. Mr. Minnich explained that initially there were going to have recreation in the development, but the Planning Commission expressed all rec fees be paid to the Township. He explained that as a phase is developed, the fees for that phase would be paid at the time. They would have space within the development should the Homeowners' Association decide to put developed recreation in the development.

Supervisor Staaf and Chris Toms explained that it was the Board's desire to have the developer develop the tot lots throughout the community.

Supervisor Staaf asked if all issues have been satisfied. Chris Toms said they have, but he would like to see a full set of plans that address the changes resulting from the connections to the Northfields Development, elimination of the basketball court, and work out an arrangement regarding the recreation fees and the development of tot lots. As the Township and J. A. Myers move towards final plan approval, they will need to solidify a developer's agreement, secure sewer capacity before Chris will give a recommendation to sign the Planning Module approval.

After a brief discussion on all of the outstanding issues, the Board decided the plan should be tabled.

Supervisors Staaf made a motion to table Homestead Acres – Oakwood Dr. & Valley View Drive – 366 Lot Preliminary Subdivision Plan, seconded by Supervisor DeGennaro. **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, Homestead Acres, J.A. Myers, 134 - lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366 - lot Preliminary Plan.

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

PROPOSED BUDGET FOR 2017

The Board continued to work through the 2017 budget. Linus Fenicle left the meeting at this point (7:55 p.m.)

After reviewing the budget for 2017, the Board of Supervisor directed the Township Manager to run figures to show what the effect would be to the township budget if the millage rate was 4.5 mils.

SUPERVISORS AND/OR PUBLIC COMMENTS:

NEXT SCHEDULED MEETINGS: The Supervisors Work Session – Thursday, October 6, 2016 with Supervisors Caucus at 6 p.m. The Supervisors Regular Meeting – Tuesday, October 18, 2016 at 7:00 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor DeGennaro made a motion to adjourn the Regular Meeting at 8:55 p.m., seconded by Supervisor Blettner. Motion carried.

Respectfully submitted,

Miriam Clapper
Secretary