

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, October 6, 2016 - 7 p.m.

The Work Session Meeting of the West Manheim Township Board of Supervisors was held on October 6, 2016 at the Municipal Building at 2412 Baltimore Pike. Chairman Hartlaub called the Work Session to Order at 7:10 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault.

ROLL CALL: Present were Supervisors Ault, Blettner, DeGannaro, Hartlaub, and Staaf, along with Manager Marc Woerner, Township Engineer Chris Toms and Solicitor Linus Fenicle.

PUBLIC COMMENT: Chairman Hartlaub asked if anyone from the audience wanted to address the Board. Mr. Larry Freer asked if he could address his comments under item 8A. Chairman Hartlaub informed Mr. Freer that he along with others in attendance concerning item number 8A could address their comments under item 8A.

APPROVAL OF MINUTES: Supervisor Blettner made a motion to approve the Minutes of the Regular Board of Supervisors Meeting of Tuesday, September 20, 2016, seconded by Supervisor Staaf. **Motion carried.**

CORRESPONDENCE:

Chairman Hartlaub noted that the Township received four correspondences:

- A. Homestead Acres – 134 Lot Preliminary Subdivision Plan Extension Request
- B. Homestead Acres – 366 Lot Preliminary Subdivision Plan Extension Request
- C. Estate of Faye E. Bixler – Trash Exemption Request for 328 Shorbs Hill Road
- D. Hanover Public Library Contribution

Supervisor Blettner made a motion accepting correspondences A through D, seconded by Supervisor Ault. **Motion carried.**

APPROVAL OF DISBURSEMENTS:

The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Blettner, seconded by Supervisor DeGennaro. **Motion carried.**

DISCUSSION ITEMS:

- A. Approval Request for Homestead Acres – 366 Lot Preliminary Subdivision Plan

At this point in the meeting, members from ODCC (Oakwood Drive Community Coalition) came before the Board to express their concerns for the Homestead Acres Subdivision.

Mr. Larry Freer, 1930 Oakwood Drive informed the Board that he was a member of ODCC and he was speaking for himself. Mr. Larry Freer requests that the Board of Supervisor require an alternative construction

entrance off Pumping Station Road. He believes large construction vehicles pose a threat to the newly constructed road, along with safety to the children and adults living along Oakwood Drive

Mr. Michael Cooper, 1890 Oakwood Drive, would like to see a buffering of trees along with some berms behind his property and the homes connected to the Homestead Acres Subdivision to obstruct the noise and view from each property. He believes this subdivision will have a negative impact on selling of his home should he chose to sell it in the future.

Ms. Debbie Clabaugh, 516 Pumping Station Road, informed the Board that her property is the location for a bus stop on the corner of Pumping Station Road and Oakwood Drive. She would like the Supervisors to seriously consider and address the citizens' concerns that have been brought before them.

Mr. John Quashnoc, 1713 Oakwood Drive, felt there were two areas of concern. First, is the fiscal responsibility for the cost to replace Oakwood Drive after all of the construction especially since Oakwood Drive was just replaced once the sewer lines were installed. Second, is safety issue for citizens. He asks the Board of Supervisor to send the plan back to the Planning Commission so that the alternate construction entrance off Pumping Station Road can be part of the Plan.

Mr. Steven Wright, 1852 Oakwood Drive, would like to propose that construction work not to start before 7 a.m.

Ms. Kathy Smith, 94 Marianne Drive, asked the Supervisors if a one-time impact fee is allowed to be charged to offset the cost of repairing the damage to the roads that will be caused with the large trucks that will go over Oakwood Drive. She was advised that the State of Pennsylvania does not allow impact fees.

After those residents who wish to speak voiced their concerns, Jeff Stough for J. A. Myers and Paul Minnich Solicitor for J.A. Myers spoke on behalf of J. A. Myers. Mr. Minnich expressed to the Board his concern as to why after seven years there are residents just now coming forward with their concerns for a construction entrance into the Homestead Acres Subdivision.

Jeff Stough explained to the Board of Supervisors and those in the audience that there are three construction entrances off Oakwood Drive. He informed the Board that J.A. Myers in currently looking into purchasing the Rebert property off Pumping Station Road at the end of the month. He explained that the first 2 phases have 53 homes, so most of the construction will be in the middle of the job site.

He informed everyone that those employees who work out in the field, work from 7 a.m. to 4 p.m. They do not work past 4 p.m.

J.A. Myers must control dust. There will be a water truck and inspector on site to control dust.

Mr. Stough implied that when they get to Phase 2 they could then reconfigure a construction entrance off Pumping Station Road. He went on explaining that employees working on-site will drive their personal vehicle to the site. All large equipment will stay at the site. He thinks Fuhrman Mill Road will be the road used to bring in stone from Vulcan Quarry. Once they own the Rebert property, they will start the process to develop the property, which will allow for the fourth construction entrance. In order to have gravity sewer they must develop the Rebert parcel at Phase 2.

Jeff Stough did mention that there is a landscaping plan with this development.

After the question and answer period, Mr. Stough brought forth plans for playground equipment for the playgrounds planned for this community. He explained that J.A. Myers is proposing jungle gym type play set, park benches, trash cans and rubber mulch in one of the open areas. He explained the largest area would allow for throwing Frisbees, baseballs, footballs, soccer, etc. That same area is large enough to allow for an area for dogs with pet waste stations. For the older children there will be an area with swing sets, merry-go-round, fitness equipment for kids. The first area would have a playground. All equipment is ADA approved.

Mr. Minnich reminded the Board members that at the previous board meeting it was the Board wishes to have the recreation fees split between this development and the Township's recreation park.

A discussion took place on the Preliminary Plan and whether it was ready for approval. After discussion on the plan and wanting to address the concerns of residences, it was felt that the plan should be tabled.

Mr. Minnich expressed concerns for tabling the Plan at this time with all of the concessions that have been made to get the plan to the point of approval. He asked for guidance when it comes to the tot lots, so J.A. Myers can put something in writing. Supervisor Ault explained that was up to the Developer. Mr. Minnich explained that the plan started with recreation areas in the development, the Planning Commission wanted to move to 100 percent rec fees be paid to the Township. J.A. Myers wanted to do the recreation areas in the development.

Mr. Minnich and Mr. Stough were given instructions to show developed playgrounds with a 50/50 split of recreation fees between the development and the recreation park. They were instructed to show a construction entrance off of Pumping Station Road and to show buffer screening for the homes that butt up against the development. More discussion took place on the direction of the playgrounds in the development. Mr. Minnich indicated they will come back with a plan for the playgrounds and what they will look like and a 50/50 cost split with Myers and the Township recreation park and a 100 percent all recreation fees going to the Township recreation park.

Supervisor Staaf made a motion to table the plan, seconded by Supervisor DeGennaro. **Motion carried.**

B. Correspondence

1. Homestead Acres – 134 Lot Preliminary Subdivision Plan Extension Request

Supervisor DeGennaro made a motion to grant the extension request for Homestead Acres – 134 Lot Preliminary Plan through January 6, 2017, seconded by Supervisor Staaf. **Motion carried.**

2. Homestead Acres – 366 Lot Preliminary Subdivision Plan Extension Request

Supervisor DeGennaro made a motion to grant the extension request for Homestead Acres – 366 Lot Preliminary Plan through January 6, 2017, seconded by Supervisor Blettner. **Motion carried.**

3. Estate of Faye E. Bixler – Trash Exemption Request to for 328 Shorbs Hill Road

Supervisor DeGennaro made a motion to grant the exemption request for only one quarter from trash service for the Estate of Faye E. Bixler, 328 Shorbs Hill Road, since the property is going to foreclosure, seconded by Supervisor Ault. **Motion carried.**

4. Hanover Public Library Contribution

Supervisor Ault made a motion to deny the request from the Hanover Public Library for the 2017 Fair-Share Contribution of \$62,147.12, seconded by Supervisor Staaf. **Motion carried.**

Supervisor Ault made a motion to donate \$6,000 to the Guthrie Memorial Library, Hanover's Public Library, seconded by Supervisor Staaf. **Motion carried.**

C. Hanover Police Department Request for Fire Police Assistance for the Hanover Halloween Parade

Supervisor Ault made a motion to grant the request to have the Pleasant Hill Fire Department Fire Police to provide assistance for the Hanover Annual Halloween Parade, seconded by Supervisor Staaf. **Motion carried.**

D. HRG Seer Valuation

Marc Woerner, Township Manger introduced Adrienne Vicari to the Board.

Ms. Vicari explained that she worked for HRG (Herbert, Rowland & Grubic, Inc). She informed the Board that she manages the Financial Services Department of HRG. She works with municipal governments to help them obtain and maintain their fiscal health. She explained that some of that is with the proper maintenance and improvements to their infrastructure. Also, by looking at how to cost effectively improve the facility; get appropriate rates and charges established. What HRG is finding is that it is getting more challenging for municipalities to balance budgets as costs continue to increase and tax revenues remain stable. She indicated that more municipalities are looking to see if the selling of their water or wastewater assets are in the best interest of the municipality.

She reminded the Board that HRG was hired to find a range of values for which an acquiring utility would be willing to purchase the sewer system and to see if a sale was in the best interest of the Township and its residents. She explained based on their analysis, HRG concluded that a fair value of the Township's sewer system is between \$11,000,000 and \$14,500,000

After Ms. Vicari went into the details of how HRG came to their conclusion of what is the sewer system value, she ended her presentation by concluding that those currently on the sewer system would see no real change, but all owners would see a slight benefit over a 20-year period.

E. 2017 Budget

The Board continued to work through the 2017 budget. Linus Fenicle left the meeting at 9.45 p.m.

F. Tax Anticipation Note

Supervisor DeGennaro made a motion authorizing the Township Manager to move forward on the Tax Anticipation Note, seconded by Supervisor Staaf. **Motion carried.**

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G. Local Services Tax

Supervisor DeGennaro made a motion authorizing the Township Manager to move forward to implementing the local services tax to those employees who work in the Township, seconded by Supervisor Staaf. In a 4 to 1 vote the Motion carried. Supervisors Blettner, DeGennaro, Hartlaub and Staaf approved the motion and Supervisor Ault opposed the motion. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS:

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, October 18, 2016 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, November 3, 2016 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 10:15 p.m., seconded by Supervisor Blettner. **Motion carried.**

Respectfully submitted,

Miriam Clapper
Secretary