

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, April 18, 2017
7 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on Tuesday, April 18, 2017, at the Municipal Building at 2412 Baltimore Pike. Chairman Hartlaub called the Meeting 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, Hartlaub, and Staaf. Also present were, the Township Manager Marc Woerner, Township Solicitor Walter Tilley, III, and Township Engineer Chris Toms. Supervisors Brian Blettner and Al DeGennaro were not present. A quorum was present.

ANNOUNCEMENT: Chairman Hartlaub informed those present that the Board held an executive session before tonight's meeting to discuss 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 Board of Supervisors Work Session on Tuesday, April 6, 2017, seconded by Chairman Hartlaub. **Motion carried.**

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

CORRESPONDENCE: Chairman Hartlaub noted the Board received the following correspondences.

1. Woodhaven Building & Development Updates on:
 - a. Joshua Hill Farm,
 - b. The Warner Farm,
 - c. Preserve at Codorus Creek IV (Marlee Hill)

Township Manager Marc Woerner reminded the Board members that Woodhaven Building and Development was granted an extension request for Joshua Hill Farm, The Warner Farm and Preserves at Codorus Creek IV (Marlee Hill) on the condition that the developer submits updates to the Board of Supervisors every 90 days on the progress on each of the developments.

2. Disabled Veteran Real Property Tax Exemption Certification
 - a. Robert M. Lester
 - b. Michael Milo, Jr

Township Manager Marc Woerner explained that the Pennsylvania Department of Military Veteran Affairs sent letters for Robert M. Lester and Michael Milo, Jr. informing the Township that both gentlemen have demonstrated financial hardship needed to be exempted from paying township real estate tax and that the Department of Military

Veteran Affairs have verified for the Township that both Mr. Lester and Mr. Milo, Jr. are permanently disabled because of service connected causes incurred during a period of war or armed conflict.

Township Manager Marc Woerner then informed the Board that he had placed a call to the author of the letter, Mrs. Tracy Wylie-Perry looking to see how long Mr. Lester and Mr. Milo, Jr. would be exempt from paying real estate taxes. No action taken until further information is submitted.

Supervisor Staaf made a motion to accept the correspondence as received, seconded by Chairman Hartlaub. **Motion carried.**

REC. BOARD REPORT AND RESIGNATION LETTER: Christine Gienski, Chair of the West Manheim Township Park and Recreation Board gave an overview of her report (copy in Township file). Chairperson Gienski introduced Kelli Reed and Deb Marsh to the Board of Supervisors. Chris Gienski explained to the Board of Supervisors that Ms. Reed and Ms. Marsh will be representing the West Manheim Township Park Board at future meetings, until a chairperson has been appointed to fill the vacancy with Christine Gienski's resignation.

Christine Gienski referred to her report on the issue of Southwest York Baseball wanting to sign an agreement to rent the baseball field located in the Park for the spring seasons for the next 5 years at a cost of \$350 per season. Christine Gienski explained that agreement would guarantee income and field usage, but the Rec Board does not recommend approving this request. She explained the Park Board voted to recommend the Supervisors approve a two-year agreement with the Southwest York Baseball at \$400 per season. She explained that a second option was an agreement locked in at \$350 for 5 years with a built-in increase of 8 percent each year. The Park Board recommended that a review of the park usage fees be completed.

Supervisor Staaf made a motion to increase the Rec Park fees to \$400 for the next 2 years, starting with the spring baseball season of 2018, seconded by Supervisor Ault. Motion carried.

Chairperson, Christine Gienski informed the Board that the rate increase does not include the additional fees charged with baseball tournaments. The Rec Board currently charges \$100 per day per field, that works out to be \$400 extra per year.

Township Manager, Marc Woerner briefly touched on "reusable sand bags" in the Rec Park Report. Marc explained that at a staff meeting the tires at the recreation park was brought up and it was brought to his attention that the Township has empty reusable sand bags that could be filled with sand, picked up and put neatly on a skid then stored inside the building for later use to cover the sand volleyball court. Chairperson Gienski voiced her concerns about rodents.

Chairperson Gienski, at this point turned her report over to Kelli Reed to explain the placement of the new fence for the Warner Baseball Field. Kelli explained with the dimensions of the field and the bases being separated by either 60 or 70 feet, the fence should be around 225 feet from home plate. She also informed the Board members that Southwest York Baseball is willing to help to pay for the fence if the Board is willing to spread the payments over five years.

Finally, Chairperson Gienski thanked all those involved in helping her as Chair of the Recreation Park Board for the past fifteen and a half years to make the Park what it is today.

Chairman Hartlaub asked for a motion to approve spending of up to \$750 for an appreciation dinner for the Gienskis.

Supervisor Staaf made a motion to approve spending up to \$750 for Christine and Lonnie Gienskis' appreciation dinner, seconded by Supervisor Ault. **Motion carried.**

SOLICITOR REPORT: Solicitor Walter Tilley had nothing new to report.

ENGINEER REPORT: Christopher Toms, C. S. Davidson, had nothing new to add to his submitted report (copy in Township file).

REPORTS: (Copies in Township file)

1. Monthly Budget Review – Treasurer's Report - March, 2017
2. Chief of Police, Monthly Activity Report – March, 2017
3. Public Works Report – March, 2017
4. Pleasant Hill Volunteer Fire Co.-EMS Reports – March, 2017
5. EMA Report – March, 2017
6. Code Enforcement Officer Report – March, 2017
7. Utilities Supervisor's Report – March, 2017
8. Community Room – March, 2017
9. SEO Report – March, 2017

Chief Tim Hippensteel and Emergency Management Director Mike Hampton both provided their respective reports. Township Manager Marc Woerner gave an overview of the remaining reports.

MANAGER REPORT Manager Marc Woerner gave an overview of his report (copy in Township file).

Supervisor Ault made a motion to accept the Reports 1 through 9, along with the Manager's Report, seconded by Supervisor Staaf. Motion carried.

OLD BUSINESS:

At this point in the meeting, Chairman Hartlaub brought to the Boards attention the Young Lungs at Play initiative to place signs in area public parks and playgrounds that was presented at the April 6, 2017, work session by Leah Neiderer representing WellSpan. He asked the Board members present if they wanted to act on the request.

Chris Toms explained that if the Board chose to adopt the Initiative, the Township needs to place signs acknowledging that funding for the park came from a DCNR grant for the work that was done at the Rec Park. He explained that the Young Lungs at Play sign(s) could also be placed on the same board.

Supervisor Staaf expressed that he would like to see the signs placed in Township parks and playgrounds.

A. 2017 Road Projects Bids

Township Engineer Chris Toms informed the Board that the Township received and opened the 2017 Road Project bids on April 6, 2017. Chris Toms informed the Board that Asphalt Paving Systems, Inc. was the lowest responsible bidder. Chris reminded the Board that they had asked that the bidding be done two ways. Alternate #1, was the contractor would supply the asphalt and Alternate #2, the asphalt would be purchased through the Hanover Borough Joint Bids. Chris explained the cheaper alternative was Alternate #2, to use township supplied material supplied through the bid. Township Engineer Chris Toms, recommended the Board of Supervisor award the project to Asphalt Paving Systems, Inc., with alternate #2.

Supervisor Ault made a motion to award the 2017 Road Projects bid to Asphalt Paving Systems, Inc. under alternate #2 in the amount of \$160,608 (One Hundred Sixty Thousand Six Hundred and Eight Dollars), seconded by Supervisor Staaf. Motion carried.

NEW BUSINESS:

There was no new business to discuss. Solicitor Walter Tilley, III suggested the Board make a motion authorizing the Township to take a position at the Zoning Hearing Board meeting scheduled for April 25, regarding the YMCA sign variance request.

Supervisor Ault made a motion authorizing Chairman Hartlaub, the Township Manager, Marc Woerner or any other member of the Board of Supervisors to speak on behalf of the Board of Supervisors at the YMCA variance request hearing schedule for April 25, 2017, and to provide supporting testimony that the Board of Supervisors is opposed to the variance request, seconded by Supervisor Staaf. Motion carried.

SUBDIVISION PLANS:

1. J. A. Myers – Homestead Acres – Phase I – 53 Lot Final Subdivision Plan Approval

Mr. Dennis Reichel of HRG Engineering representing J.A. Myers Building and Development came before the Board to answer any concerns the Board might have with Homestead Acres, Phase I, Final Subdivision Plan.

Supervisor Ault asked about the memo that was received from the Township Engineer about evaluating Oakwood Drive. Chris Toms explained that as part of the Agreement the developer videotaped the roads, got pictures throughout, C.S. Davidson took core samples, and evaluated the pavement. Chris Toms continued to explain that it appears that the section that is currently being used is in good condition, but has a few minor defects that C.S. Davidson will continue to track. He explained that all information that he collects or the Road Master collects will be uploaded into CS Datum Software System

Township Engineer Chris Toms informed the Board members the Final Plan in front of the Board was just a subset of the original plan. He explained the recommendation that he made to the Planning Commission members was to give it conditional approval on the planning module being approved, posting security and seals and signatures. Chris explained that the developer is currently working under preliminary plan approval. At some point, the developer will be asking for a letter asking for the work that has been done to date. Chris then explained at that time the developer will post security.

Chairman Hartlaub asked about the review letter from York County Planning Commission dated March 17, 2017. Chairman Hartlaub asked if those comments had been satisfied. Township Engineer Chris Toms explained that most of the comments in the letter had already been addressed either by him at tonight's meeting or in the review of the Preliminary Plan.

Chairman Hartlaub asked if the plan was ready to be signed. Township Engineer Chris Toms explained the plan is not ready for signatures, but if the Board wanted to give conditional approval on the three previous conditions being met they could. It was decided to table until all conditions were met. No action taken.

2. Carl L. & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan

Supervisor Ault made a motion to approve the Carl L. & Glenn E. Gobrecht/David S. & Bethany L. Klinedinst Final Subdivision Plan, seconded by Supervisor Blettner. Motion carried.

A. Form "B" Waiver – Request for Planning Waiver & Non-Building Declaration

Supervisor Ault made a motion to sign the Form "B" Waiver – Request for Planning Waiver & Non-Building Declaration for the Carl L & Glenn E. Gobrecht Final Subdivision Plan, seconded by Supervisor Staaf. Motion carried.

Supervisor Ault made a motion to sign the Form "B" Waiver – Request for Planning Waiver & Non-Building Declaration for the David S. & Bethany L. Klinedinst Final Subdivision Plan, seconded by Supervisor Staaf. Motion carried.

A. EXTENSION REQUEST:

1. J. A. Myers – Auchey Acres – 4 - Lot Final Subdivision Plan

(Review Time Expires 5/2/2017)

Robert Sharrah of Sharrah Design representing J. A. Myers - Auchey Acres came before the Board to explain the need to ask for an extension for the Auchey Acres plan.

Supervisor Ault made a motion to grant J. A. Myers – Auchey Acres – 4 - Lot Final Subdivision Plan extension request until July 31, 2017, seconded by Supervisor Staaf. Motion carried.

B. ALL TO BE TABLED:

In a motion by Supervisor Ault and seconded by Supervisor Staaf, the Board tabled all the following plans: Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserves 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, Benrus Stambaugh et al, Land Development Plan, Northfield – Phase I 38 Lot SFD Preliminary Plan – Northfield Joint Venture, LLP, J. A. Myers – Auchey Acres – 4 - Lot Final Subdivision Plan.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Chairman Hartlaub asked if any Supervisor had anything further to discuss or if anyone from the Public wanted to come forward and received no reply.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, May 4, 2017 at 7 p.m. with Supervisors Caucus at 6 p.m. Supervisors Regular Meeting - Tuesday, May 16, 2017 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the Regular Meeting at 8:05 p.m., seconded by Supervisor Staaf. Motion carried.

Miriam E. Clapper, Secretary

Chairman