

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, December 7, 2017 - 7 p.m.

Chairman Harold Hartlaub called the Work Session to order at 7:10 p.m., followed with the Pledge to the Flag, Invocation and a moment of silence to remember Pearl Harbor Day by Supervisor Ault.

ROLL CALL: Present were Supervisors Ault, Blettner, Hartlaub, Shaulis, Staaf, Solicitor Walter Tilley, III, Township Engineer, Chris Toms and Township Manager Marc Woerner. A quorum was present.

ANNOUNCEMENT: Chairman Hartlaub announced that an executive session was held before the meeting to discuss labor negotiations and personnel issues.

PUBLIC COMMENTS: Chairman Hartlaub asked those present in the audience if anyone wished to address the Board and received no answer.

APPROVAL OF MINUTES: Supervisor Ault made a motion to approve the minutes of the Regular Meeting of Tuesday, November 21, 2017, seconded by Supervisor Shaulis. Motion carried.

Supervisor Staaf made a motion to approve the minutes of the Special Meeting of Friday, December 1, 2017, seconded by Supervisor Blettner. Motion carried.

CORRESPONDENCE: Chairman Hartlaub noted that the Township did not receive any correspondences.

APPROVAL OF DISBURSEMENTS: The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Blettner seconded by Supervisor Ault. Motion carried.

ACTION ITEMS:

A. Benrus Stambaugh, et al, Land Development Plan, review time expires 12/08/2017

Harry McKean was present to represent the Benrus Stambaugh et al, Land Development Plan and to address any concerns or questions that the Board might have on the extension requests.

Mr. McKean explained the developer currently has an interested party looking at the land. He explained that he did not know if the party looking at the land would use the plan, but would like to be able to offer them a plan that has been partially approved. Mr. McKean explained if the interested party did not want to use this plan, a new plan would be submitted and it would be under current zoning. Mr. McKean informed the Board this would be the final extension request unless there would be a plan submitted within the three months.

Supervisor Ault made a motion to grant the extension request for Benrus L. Stambaugh II, et al. – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr. through March 2, 2018, seconded by Supervisor Staaf. Motion carried.

B. Motion to adopt the Resolution #2017-12 Authorizing the Appointment of Marc Woerner as the Township Manager

Supervisor Ault made a motion to table Resolution #2017-12 authorizing the appointment of Marc Woerner as the Township Manager, seconded by Supervisor Blettner. Motion carried.

C. Motion to approve the Collective Bargaining Agreement Between West Manheim Township and AFSCME

Supervisor Ault made a motion to approve the Collective Bargaining Agreement Between West Manheim Township and AFSCME, seconded by Supervisor Staaf. Motion carried.

DISCUSSION ITEMS:

A. Casino Resolution

Township Solicitor Walter Tilley, III explained the legislature of Pennsylvania recently passed a law allowing “mini-casinos” across the state. He explained before the end of the year any municipalities that do want these mini-casinos located within their municipality must adopt a resolution indicating that. The resolution must be adopted by the 31st of December 2017. He then explained that the resolution can be reversed if someone would propose a mini-casino that would be in the Township’s best interest. If the Township does not act on the proposed resolution, they will not have an opportunity to do so after the December 31, 2017 deadline. The Township has future options with the adoption of this resolution,

The Board directed Township Solicitor Walter Tilley to prepare a resolution prohibiting the location of mini-casinos within the Township.

B. Stormwater Assessment Ordinance

Township Manager Marc Woerner explained that the draft ordinance, in their packet, could be adopted as is, but they needed to decide on which stormwater rate option that C.S. Davidson had provided.

Township Engineer Chris Toms explained how C.S. Davidson calculated the stormwater rate options. He explained how C. S. Davidson determined the impervious coverage in the Township was using aerial photography, and by using the GIS system. C. S. Davidson used that impervious coverage map and placed an overlay over that the existing parcels map. C. S. Davidson could then determine how much each parcel had of impervious coverage. C.S. Davidson concluded that the average amount of impervious coverage is 4,500 sq. ft., which equals what will be referred to as an Equivalent Residential Unit (ERU). C.S. Davidson then determined the commercial and institutional parcels to see how many ERU’s they had. Once C.S. Davidson determined all coverages, they came up with four stormwater rate options for funding the \$60,000, which represent the Township portion of the York County Regional Chesapeake Bay Pollutant Reduction Plan.

Township Engineer Chris Toms proceeded to review each option.

Option #1 – Rates per Parcel - \$17.13 per year. Rates based on parcel count, all parcels pay the same rate regardless of land use or impervious coverage.

Option #2 – Rates based on Impervious Coverage - \$10.88 per ERU per year. Rates based on 1 ERU (Equivalent Residential Unit). This unit represents the average impervious coverage of a single family residential property within the township.

Option #3 – Farming and Residential set at 1 ERU - \$12.73 per ERU per year. All farming and residential parcels set 1 ERU, Remaining parcels set at their calculated ERUs. All parcels pay will be set to at least 1 ERU regardless if there is impervious area on their property or not.

Option #4 – Tiered Levels - \$11.84 per ERU per year

Tier 1 - 1 sq. ft.– 4,500 sq. ft. Impervious Coverage	= 1 ERU
Tier 2 - 4,501 sq. ft. – 10,000 sq. ft. Impervious Coverage	= 2 ERU’s

Tier 3 – 10,001 sq. ft. – 50,000 sq. ft. Impervious Coverage = 3 ERU's
Tier 4 – 50,001 sq. ft. – 100,000 sq. ft. Impervious Coverage = 4 ERU's
Tier 5 – 100,001 sq. ft. of Impervious Coverage and up = 5 ERU's

Supervisor Staaf made a motion selecting rate option #3 for the Stormwater Assessment Ordinance. At that point, the question was asked if a motion was necessary. Township Manager explained that a motion was needed to advertise the ordinance with option #3. Supervisor Staaf asked to change his motion.

Supervisor Staaf made a motion to advertise the ordinance with option #3, farming and residential set at 1 ERU of \$12.73 per ERU per year. seconded by Supervisor Shaulis. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Township Engineer Chris Toms informed the Board members that the developers of Fox Run Village and High Pointe have made a request to do the base paving in the winter.

The Township Engineer pointed out that he provided draft copies of updated sections to the Construction and Materials Specifications to the Board of Supervisors for their review. Pointing out that the road spec's are one of the issues that needs to be addressed. The Board needs to decide whether to take out the date restrictions in its entirety, falling solely on the date restrictions or to take out *getting approval by the district executive at PennDOT* and replace it with getting approval by the Township.

The Township Engineer then asked if the Board member had any issues with the developers laying the base paving, which is allowed if the temperature is at least 35 degrees. He explained the problem comes with the binder layer. The binder layer cannot be placed because of the date restrictions and he would like to see a binder layer placed to prevent problems of freezing water in the base coarse.

Township Solicitor Walt Tilley, III, explained that they are bound by the Ordinance. What the ordinance says the Board must abide by. No paving would be allowed at this time.

Township Manager Marc Woerner asked the Board members what time they wanted to meet for the Re-Organization Meeting on January 2, 2018. He explained that historically the Board has held the caucus meeting at 5:30 p.m., re-organization meeting at 6 p.m. with the work session immediately following. The Board decided to hold the caucus at 5 p.m. with the remaining start times staying the same. There will be no work session meeting on Thursday, January 4, 2018, due to the work session being held immediately after the re-organization meeting.

NEXT SCHEDULED MEETINGS: Supervisors Regular Meeting - Tuesday, December 19, 2017 at 7:00 p.m. with the Supervisors Caucus will at 6:00 p.m. The Supervisors Work Session Meeting will start immediately following the Re-Organizational Meeting, with Supervisors Caucus at 5:30 p.m.

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

Respectfully submitted,

Miriam Clapper, Secretary

Chairman