

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

PUBLIC HEARING

Chairman Hartlaub called the Public Hearing to order at 7 p.m. on Tuesday, November 20, 2018.

Present were Chairman Hartlaub, Ault, Blettner, Rynearson and Staaf. Also, present Marc Woerner, Township Manager, Walt Tilley, III, Township Solicitor, and Chris Toms, Township Engineer.

Visitors: Visitor Registered attached.

Christine M. Myers, RPR, Chief Court Reporter, York County Judicial Center, was present to take the minutes of the Public Hearing.

Chairman Hartlaub explained that a public hearing would take place on the Local Economic Revitalization Tax Assistance (L.E.R.T.A.) before the regular meeting. He then turned the meeting over to the Township's Solicitor Walter Tilley, III to conduct the Public Hearing.

Solicitor Tilley introduced his self as the Solicitor for the West Manheim Township Board of Supervisors. He explained that L.E.R.T.A. allows for municipalities to provide tax relief/tax reduction for deteriorating properties, depressed communities and for industrial and commercial use. He explained the purpose for the hearing is to take testimony and gather information for the benefit of the Board, so they can determine whether the tax relief should be granted.

Solicitor Tilley then explained the importance of the tax relief, should the Board of Supervisors grant the tax relief by passing the L.E.R.T.A. Ordinance. He explained that the nature of the tax relief was not to reduce the existing taxes on the property but rather to phase in the taxes imposed on the value of the improvements that are constructed on the property - to upgrade, renovate or rehabilitate the property.

Solicitor Tilley then turned the meeting over to the solicitor for the applicant to make the presentation. At this point in the meeting, Solicitor Jeremy Frey introduced himself, the applicant/owner Harry McKean, and Jeff Stough. He then gave testimony on why the Board of Supervisor should grant the L.E.R.T.A. designation for the property located on the corner of Brunswick Drive and Oak Hills Drive. He then gave testimony on the L.E.R.T.A. and how the township would benefit by the L.E.R.T.A. designation. The Township would not lose any tax revenue if granted but could lose revenue if the property is sold to a non-profit company/organization. He also explained that by approving the L.E.R.T.A., the township, the school district and the county would receive over a 10-year phase-in over 1.2 million dollars in additional revenue.

Solicitor Frey explained the approval process and answered questions the Board had on the property and L.E.R.T.A. designation. Township Solicitor Walt Tilley asked that Solicitor Frey state the name and address of

the applicant and the property address being sought for the L.E.R.T.A. designation for the record. Harry McKean explained the property is owned by Benrus L. Stambaugh et al, Harry McKean and Eugene Finnegan Trust. Mr. McKean explained the property would be transferred to a new entity in the future by the name of Brunswick MOB, LLC. He explained that Brunswick MOB would be the leasing entity to the medical user. Township Solicitor Walt Tilley informed everyone that the L.E.R.T.A. designation stays with the property no matter who owns it. Solicitor Frey indicated there was no official address for the property but gave the Tax Map Parcel ID as 52000BD0044G0. Harry McKean stated that the address of the applicant was 126 Onyx Road, New Oxford, Pennsylvania.

Once all testimony was received and a question and answer period concluded, and no one from the public came forward to offer questions or voice their concerns, the Public Hearing was concluded, and the Board immediately went into their regular meeting. Chairman Hartlaub called the Regular Meeting to Order at 7:25 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault. The Regular Meeting of the West Manheim Township Board of Supervisors was held at the Municipal Building at 2412 Baltimore Pike, Hanover, PA 17331.

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

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

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of November 1, 2018, seconded by Supervisor Staaf. **Motion carried.**

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

CORRESPONDENCE: Chairman Hartlaub noted the Board received no correspondences.

REC. BOARD REPORT: Kelli Reed, representative for the Recreation Board was not present to review her submitted report (copy on file).

Supervisor Blettner made a motion to accept the Recreation Board's Report as submitted, seconded by Supervisor Ault. **Motion carried.**

SOLICITOR REPORT: Solicitor Walter Tilley, III had nothing new to add to his submitted report (copy on file).

Supervisor Rynearson made a motion to accept the Solicitor's Report as submitted, seconded by Supervisor Blettner. **Motion carried.**

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

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

REPORTS: (Copies in Township file)

- A. Monthly Budget Review – Treasurer's Report - October 2018
- B. Chief of Police, Monthly Activity Report – October 2018
- C. Public Works Report – October 2018
- D. Pleasant Hill Volunteer Fire Co.-EMS Reports – October 2018
- E. EMA Report – October 2018
- F. Code Enforcement Officer Report – October 2018
- G. Utilities Supervisor's Report – October 2018
- H. SEO Report – October 2018

Supervisor Ault made a motion to accept all reports listed from A to H as submitted, seconded Supervisor Blettner. **Motion carried.**

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

Supervisor Ault made a motion to accept the Manager's Report as submitted, seconded by Supervisor Rynearson. **Motion carried.**

OLD BUSINESS:

- A. Resolution No. 2018-14 to Adopt the West Manheim Township 2019 Budget

Supervisor Staaf made a motion to adopt Resolution No. 2018-14 adopting the West Manheim Township 2019 Budget, seconded by Supervisor Rynearson. **Motion carried.**

At this point in the meeting Chairman Hartlaub indicated that action needed to be taken on the financing on the new 10-Ton Truck that the Supervisors agreed to purchase.

Township Manager Marc Woerner explained at a previous meeting the purchase of the 10-ton dump truck had been approved but the approval for the financing of the truck had not been approved. He pointed out that the Board had a copy of the lease purchase quote in front of them for their approval.

He also asked the Board to authorize the Township Manager to sign the lease documents and to approve Resolution 2018-15.

Supervisor Staaf made a motion to adopt Resolution No. 2018-15 Regarding Master Lease with Fulton Bank, N.A. for 2019 International HV507 SFA Truck/Vin: 3HAEDTARXKL701719 and to authorize the Township Manager to sign the lease documents for the previously approved 2019 International HV507 SFA purchase, seconded by Supervisor Ryneerson. In a vote of 4 to 1 the Motion carried. Supervisor Ault opposed the motion.

NEW BUSINESS:

A. Motion authorize advertising the Ordinance to vacate the right-of-way on Oak Hills Drive

Jeff Hice, 97 Oak Hills Drive, whose property adjoins the right-of-way, that the Township Supervisors are considering vacating, came before the Board to explain how he found out that what he thought was his property was really owned by the township. He explained that he had maintained and continues to maintain the right-of-way.

Mr. Hice expressed that he is fine with the Township giving the property to him but wanted to know how long the entire process would take.

Solicitor Tilley informed Mr. Hice of the process and procedure that the Township is required to do by law to vacate the property.

Supervisor Ryneerson made a motion to authorize advertising the hearing and ordinance to vacate the right-of-way on Oak Hills Drive, seconded by Supervisor Blettner. Motion carried.

Supervisor Ault made Mr. Hice aware that the Township would not pay to have a survey of his property.

B. Local Economic Revitalization Tax Assistance (L.E.R.T.A.) Ordinance

Supervisor Ault made a motion to adopt Ordinance #2018-03 the Local Economic Revitalization Tax Assistance (L.E.R.T.A.) Ordinance, seconded by Supervisor Blettner. **In a unanimous roll call vote the Ordinance was adopted.**

SUBDIVISION PLANS:

A. Motion to approve Harpers Hill, 20 Lot – Preliminary Subdivision and Land Development Plan

Robert Sharrah of Sharrah Design Group, Inc., came before the Board of Supervisors to address questions the Board members had on the J.A. Myers & Jodi M. Divido-Myers- Harper’s Hill – 20 Lot Preliminary Plan and to ask for final approval on the preliminary subdivision and land development plan.

Township Engineer Chris Toms, agreed with Mr. Sharrah that the preliminary plan was ready for final approval.

Supervisor Blettner made a motion to approve Harpers Hill, 20 Lot – Preliminary Subdivision and Land Development Plan, seconded by Supervisor Rynearson. **Motion carried.**

B. ALL TO BE TABLED:

- South Hanover Medical Office – Final Land Development Plan, review time expires 01/18/2019
- Joshua Hill Farm, 124 - lot Preliminary, review time expires 01/18/2019
- The Warner Farm, 15-lot Preliminary, review time expires 01/18/2019
- Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review expires 01/18/2019
- Steeple Chase, 12-lot Final, review time expires 04/17/2019

Supervisor Staaf made a motion to table to the date that is indicated, South Hanover Medical Office – Final Land Development Plan, review time expires 01/18/2019; Joshua Hill Farm, 124 - lot Preliminary, review time expires 01/18/2019; The Warner Farm, 15-lot Preliminary, review time expires 01/18/2019; Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review expires 01/18/2019; Steeple Chase, 12-lot Final, review time expires 04/17/2019, seconded by Supervisor Blettner. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Chairman Hartlaub asked all present if anyone wanted to address the and received no reply. He then proceeded to inform those present that the meeting would adjourn, and the Board of Supervisors would go into an executive session to discuss personnel issues.

West Manheim Township
Board of Supervisors
Regular Meeting Minutes
Tuesday, November 20, 2018
Page 6

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, December 6, 2018 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, December 18, 2018 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Supervisor Blettner made a motion to adjourn the Regular Meeting at 7:50 p.m., seconded by Supervisor Ault. **Motion carried.**

Miriam E. Clapper, Secretary

Chairman