

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, April 16, 2019
7 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on Tuesday, April 16, 2019, at the Municipal Building at 2412 Baltimore Pike, Hanover, PA 17331. Chairman Hartlaub called the Meeting to Order at 7:05 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Rynearson and Staaf. Also present were, the Township Solicitor Walter Tilley, III, Township Engineer Chris Toms and Township Secretary Miriam Clapper. Supervisor Blettner was not present. A quorum was present.

ANNOUNCEMENT: Chairman Hartlaub announced that there was no executive session.

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

APPROVAL OF MINUTES: Supervisor Staaf made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of April 4, 2019, seconded by Supervisor Rynearson. **Motion carried.**

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

CORRESPONDENCE: Chairman Hartlaub noted the Township received no correspondences.

REC. BOARD REPORT: Kelli Reed representative for the Recreation was not present. Supervisor Rynearson pointed out that within her submitted report was a request from the local Cub Scout Pack to use the soccer fields again this year to hold a rocket launch. Supervisor Rynearson pointed out that the Board had approved this in 2018 and that the Rec Board did not receive any negative feedback. He also noted that the Rec Board did approve of the request from the cub scouts.

Supervisor Rynearson made a motion to grant the request to hold a rocket launch, seconded by Supervisor Ault. **Motion carried.**

1. Motion to approve the purchase of a sign dedicating the West Manheim Township Playground to those who made it possible.

Supervisor Rynearson made a motion to approve the purchase of a sign dedicating the West Manheim Township Playground to those who made it possible for a total no more than \$350, seconded by Supervisor Ault. **Motion carried.**

SOLICITOR REPORT: Solicitor Walter Tilley 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 Ault. 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 Staaf. **Motion carried.**

REPORTS:

- A. Monthly Budget Review – Treasurer's Report - March 2019
- B. Chief of Police, Monthly Activity Report – March 2019
- C. Public Works Report – March 2019
- D. Pleasant Hill Volunteer Fire Co.-EMS Reports – March 2019
- E. EMA Report – March 2019
- F. Code Enforcement Officer Report – March 2019
- G. Utilities Supervisor's Report – March 2019
- H. SEO Report – March 2019

Supervisor Rynearson made a motion to accept the Reports A through H as submitted, seconded by Supervisor Ault. **Motion carried.**

MANAGER REPORT:

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

OLD BUSINESS: Chairman Hartlaub indicated that there was no old business to be discussed.

NEW BUSINESS: Chairman Hartlaub indicated that there was no old business to be discussed.

SUBDIVISIONS PLAN:

- A. EXTENSION REQUESTS PER DEVELOPER LETTERS:

B. REQUEST FOR PLAN APPROVAL:

1. Request for conditional approval from Burkentine Builders for Steeple Chase, 12-lot Final, with all engineer's comments being met.

Bryan Burkentine of Burkentine and Sons, 330 Dubs Church Road was present to request conditional approval for Steeple Chase and to address any question or concerns the Board had on the plan. He informed the Board that only two conditions needed to be met, and they were bonding, and finalizing an agreement for improvements to Ross Road.

Township Solicitor Walter Tilley wanted to know how long it would take to put together the agreement for Ross Road. Mr. Burkentine believed that it wouldn't take more than three to four weeks to complete. Solicitor Tilley recommended that the Board defer action on the plan, by tabling the plan and granting an extension until May 22, 2019.

Township Engineer Chris Toms asked Mr. Burkentine if Burkentine and Sons would be able to post the bond for \$710,930 (Seven Hundred Ten Thousand, Nine Hundred Thirty Dollars) by the meeting on May 21 or would the developer be looking for conditional approval upon posting of the bond. Mr. Burkentine indicated he felt that he would not be able to secure the bonding before May 21 Township Engineer Chris Toms suggested that the developer submit the draft agreement for Ross Road before the May 2, 2019, work session so that the Township Engineer and Township Solicitor could work out some of the general terms before the Board of Supervisors review it.

Supervisor Ault made a motion to grant an extension request for Steeple Chase 12-Lot Final plan through May 22, 2019, seconded by Supervisor Rynearson. Motion carried.

2. Request for conditional approval for J. A. Myers - Homestead Acres – Phase 2 – 42 Lot Final, with all engineer's comments being met.

Scott Bert with HRG and Scott Felch with J. A. Myers were present representing J. A. Myers Builders to request conditional approval for Homestead Acres Phases 2 and 3. He explained that they have addressed the engineer's comments for both plans except for the bond. They need a conditional letter from the Township to get the bonding.

Supervisor Ault made a motion to grant the request for conditional approval for J. A. Myers – Homestead Acres – Phase 2 – 42 Lot Final, when the posting of the public improvement security in the amount of \$743,156.05 has been received, seconded by Supervisor Rynearson. Motion carried.

3. Request for conditional approval for J. A. Myers – Homestead Acres – Phase 3 – 57 Lot Final, with all engineer’s comments being met.

Supervisor Ault made a motion to grant the request for conditional approval for J. A. Myers – Homestead Acres – Phase 3 – 57 Lot Final, when the posting of the public improvement security in the amount of \$684,932.75 has been received, seconded by Supervisor Rynearson. Motion carried.

C. ALL TO BE TABLED:

Steeple Chase, 12-lot Final, review time expires 04/17/ 2019

J. A. Myers – Homestead Acres – Phase 2 – 42 Lot Final Subdivision Plan, review time expires 04/30/2019

J. A. Myers – Homestead Acres – Phase 3 – 57 Lot Final Subdivision Plan, review time expires 04/30/2019

Joshua Hill Farm, 124 - lot Preliminary, review time expires 07/17/2019

The Warner Farm, 15-lot Preliminary, review time expires 07/17/2019

Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review expires 07/17/2019

Supervisor Ault made a motion to table to the date that is indicated, Steeple Chase, 12-lot Final, review time expires 04/17/ 2019; Joshua Hill Farm, 124 - lot Preliminary, review time expires 07/17/2019; The Warner Farm, 15-lot Preliminary, review time expires 07/17/2019; Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review expires 07/17/2019, seconded by Supervisor Rynearson. Motion carried.

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

18. Next Scheduled Meetings: Supervisors Work Session – Thursday, May 2, 2019 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, May 21, 2019 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

19. ADJOURNMENT:

Chairman Hartlaub adjourned the meeting at 7:30 p.m.

Miriam E. Clapper, Secretary

Chairman