

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, July 16, 2019
7 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on Tuesday, July 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, Blettner, Hartlaub, Rynearson and Staaf. Also present were, the Township Manager Marc Woerner, Township Solicitor Walter Tilley, III, C.S. Davidson representative Nate Simpson and Township Secretary Miriam Clapper. A quorum was present.

ANNOUNCEMENT: Chairman Hartlaub announced that there was an executive session held before the meeting regarding personnel issues.

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

APPROVAL OF MINUTES: Supervisor Ault made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of June 18, 2019, seconded by Supervisor Rynearson. **Motion carried.**

APPROVAL OF DISBURSEMENTS: Supervisor Blettner 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 a thank you letter from the South Western Recreation Commission.

REC. BOARD REPORT: Kelli Reed representative for the West Manheim Township Rec Park had no report at this time.

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

ENGINEER REPORT: Nate Simpson of C. S. Davidson pointed out on the submitted report (copy on file) of Chris Toms, Township Engineer updates that had taken place since Mr. Toms submitted his report. He noted that the 2019 road work grants were approved for Frogtown Road and Warner Road. He explained that he would need a motion to approve the Work Directive Change Order #1.

Supervisor Ault made a motion to approve the Work Directive Change Order #1 for Alternate No. 1 and Alternate No. 2, seconded by Supervisor Rynearson. **Motion carried.**

Chairman Hartlaub then asked for a motion to accept items 8 through 11 on the agenda for July 16, 2019.

Supervisor Staaf made a motion to accept items 8 through 11 in the agenda for July 16, 2019, seconded by Supervisor Blettner. **Motion approved.**

REPORTS:

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

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

MANAGER REPORT: Township Manager Marc Woerner noted he did have a few items to add to his submitted report (copy on file). He then proceeded to tell the Board members that Supervisor Hartlaub had requested that he get prices for a back-up generator for the township office building. He informed members in the audience that with the power outage that was experienced in the Township. He explained the cost of the 180-kw generator is \$61,000. He explained that he also requested a quote for a larger capacity generator since the township would be moving public works to this site. The cost of the larger capacity 230 kw generator is \$72,000. He reminded the Board members that they had put in the 2019 budget \$32,500 towards a generator in the future. A discussion took place on the various options to buy a generator.

Township Manager Marc Woerner pointed out that in his report the fire company had submitted a grant application to FEMA for necessary breathing apparatus. He pointed out that in their packet are copies of the letters of support that he secured from Lloyd Smucker, U.S. House of Representatives and Kate Klunk, Pennsylvania House of Representatives expressing their support for granting the application request to FEMA.

He reminded the Board members that he had sent out an email letting them know that TREMCO was starting the third phase of the roof restoration on the township office building. He informed the members that no additional wet location was identified with the inspection. He explained that the next step was a pre-bid meeting, secure bids from contractors, then the bid awarded by the Supervisors.

Township Manager Marc Woerner brought before the Board cost for replacing the dump body for the 2011 F550. He reminded the Board members that Supervisor Ault had asked that he get pricing from a variety of

vendors. He explained that two of the three vendors he called declined to give a price, and he has never heard from the third vendor after numerous attempts.

Supervisor Ault made a motion to approve the purchase of a new dump body for the 2011 F550 for the cost of \$18,435.00, seconded by Supervisor Blettner. **Motion carried.**

Township Manager Marc Woerner then asked the Board members if they wanted to move forward with the tax credits for those residents who live in the township and volunteer for emergency services. The Board expressed that they would like it to move forward. He will forward the ordinance to the Township's legal counsel for review and bring it back to the Board.

The last item Township Manager Marc Woerner brought before the Board was the draft ordinance establishing regulations of fireworks with the boundaries of West Manheim Township for their review. No action was taken at this time.

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

OLD BUSINESS:

NEW BUSINESS:

A. Motion to donate \$100,000 (One Hundred Thousand Dollars) to the Pleasant Hill Volunteer Fire Department to be designated for the sole purpose of purchasing the fire engine

Township Manager Marc Woerner explained this was a donation to the Pleasant Hill Volunteer Fire Department for the sole purpose of purchasing the fire engine. He explained this motion shows the Boards' willingness to commit \$100,000.

Supervisor Staaf made a motion to donate \$100,000 (One Hundred Thousand Dollars) to the Pleasant Hill Volunteer Fire Department to be designated for the sole purpose of purchasing the fire engine, seconded by Supervisor Rynearson. Before the vote was taken, Supervisor Ault asked if the funds would come out of the Capital Reserve Fund. The Township Manager explained it would come out of the General Reserve Funds. **Motion carried.**

B. Motion to adopt Resolution 2019 – 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, ESTABLISHING THE SALARY OF THE CHIEF OF POLICE.

Supervisor Ault made a motion to adopt Resolution 2019 – 06 a resolution of the Board of Supervisors of West Manheim Township, York County, Pennsylvania, establishing the salary of the Chief of Police, seconded by Supervisor Blettner. **Motion carried.**

SUBDIVISIONS PLAN:

A. Developer's Extension Request:

1. Motion to grant extension requests for the following preliminary plans through January 22, 2020:
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

Township Manager Marc Woerner explained to those in attendance that he, Supervisors Hartlaub and Staaf, along with Township Solicitor Walt Tilley attended a meeting with representatives from Woodhaven Building and Development and their solicitor to discuss the next step involving Joshua Hill Farm, The Warner Farm and the Preserves at Codorus Creek. The informal discussion was to inform the Township about their extension agreement, which would allow benchmarks that the township would like to see to move these projects forward.

Township Solicitor Walt Tilley then explained that the developer's solicitor prepared an extension agreement that if the Board granted, would allow the developer to continue to work on the developments but would require that certain benchmarks be met along the way. He explained that the agreement has the projects extension review time through January 22, 2020. The Extension Agreement also has a deadline of December 1, 2019, to give phasing plans for all three developments and presenting to the Township the documents under which the York Water Company agrees to give sewer service to the developments.

Supervisor Ault made a motion to adopt the Extension Agreement with Woodhaven Homes for the subdivisions of Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary through January 22, 2020, seconded by Supervisor Rynearson. **Motion carried.**

B. ALL TO BE TABLED:

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
Prinland Heights, 100 Lot Preliminary Plan review time expires 12/20/2019
Belmont Ridge Phase 3 and Phases 4, 224 Lot Preliminary Plan review time expires 12/20/2019

Supervisor Ault made a motion to table to the date that is indicated 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; Prinland Heights, 100 Lot Preliminary Plan review time expires 12/20/2019; Belmont Ridge Phase 3 and Phases 4, 224 Lot Preliminary Plan review time expires 12/20/2019, seconded by Supervisor Blettner. **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, August 1, 2019 with Supervisors Causes at 6 p.m. Supervisors Regular Meeting - Tuesday, August 20, 2019 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

19. ADJOURNMENT: Chairman Hartlaub adjourned the meeting at 7:50 p.m.

Miriam E. Clapper, Secretary

Chairman