

# WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

## WORK SESSION

**Thursday, November 7, 2019, 2019 - 7:00 p.m.**

Chairman Hartlaub called the Work Session 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, Blettner, Hartlaub, Ryneerson, Staaf, Township Solicitor Walter Tilley, III, Township Engineer Chris Toms, Township Manager, Marc Woerner and Township Secretary, Miriam Clapper. A quorum was present.

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

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

APPROVAL OF MINUTES: Supervisor Blettner made a motion to approve the Minutes of the Regular Board of Supervisors Meeting of Tuesday, October 15, 2019, seconded by Supervisor Ryneerson. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted the Township received engagement letter from Stock and Leader for solicitor services for 2020 and a letter from Benecon, IIC informing the Board of the amount the Township would be receiving in Claim Fund Surplus for 2018.

### APPROVAL OF DISBURSEMENTS:

The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Ault, seconded by Supervisor Ryneerson. **Motion carried.**

### ACTION/DISCUSSION ITEMS:

#### ACTION ITEMS

- A. Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan  
(Review Time Expires 01/22/2020)

Scott Barnhart representing Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan came before the Board of Supervisors to ask the Board of Supervisors to grant and to answer any questions the Board had on the waiver requests. He then proceeded to give an overview on the subdivision plan and the proposed changes to all parcels and why the waivers were being requested. After all questions were satisfied, Chairman Hartlaub asked for a motion on the waiver requests.

1. Waiver Request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located northeast of Black Rock Road

2. Waiver Request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located southeast of Dubs Church Road.
3. Waiver Request to Section 235.45.B.7 of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed to allow a proposed private driveway to serve more than 2 lots or tracts of land.
4. Waiver Request to Section 235.46.E.3 of the West Manheim Township Subdivision and Land Development Ordinance to allow a Private Drive serving 2 lots to be less than 250 feet from an existing private cul-de-sac on an adjoining property.

Supervisor Ault made a motion to grant all four waivers in Action Item A. for Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan with the understanding that proof will be provided that these parcels are going into land preservation and trust, seconded by Supervisor Staaf. **Motion carried.**

After the motion, Mr. Barnhart indicated that at this time in the year paving roads can be challenging. He explained that he was here to asks the Board to waive the paving requirements for the Lexington Subdivision, which was approved with private streets that will never be dedicated to the Township. He explained that they would like permission to just place the binder coarse at this time, which would allow them to start renting the homes. He again reiterated that these roads are private roads that will never be dedicated to the Township.

Supervisor Ault had no problem with them putting just the binder course down since the township would never have ownership of the streets.

Township Engineer Chris Toms added that he spoke with the developer of Lexington and the developer for Harpers Hill concerning the situation they are facing with paving at this time of year. He explained that the way he interpreted and PennDOT has confirmed his interpretation. The binder coarse falls under the same section that the wearing coarse is in and there is a deadline of the 31<sup>st</sup> of October. He explained that they would need to come to the Board to ask for a waiver from that section of the construction and materials specs.

Supervisor Ault again had no problem with the developer of the Lexington Subdivision paving the private streets within the development since the Township will not have ownership or responsibility of maintaining the private streets.

Supervisor Ault made a motion to approve the placement of a binder coarse this year as they see fit for the streets within Lexington Phases II, seconded by Supervisor Ryneearson. **Motion carried.**

B. Motion to grant the extension request for Harpers Hill – Final Subdivision Plan (Review Time Expires 11/13/19) through December 31, 2019.

Scott Feltch representing JA Myers Builders and Development came before the Board of Supervisors to ask the Board to grant the request for a time extension. He explained that they are still working on the developer's agreement.

Township Engineer Chris Toms explained that he has received the agreement and so they started researching similar projects and evaluated costs and what C.S. Davidsons feels would be the Township's fair share. Chris explained that he made recommendations to the agreement and he received more information so he will need to make additional recommendations then send those recommendation to the

Township Solicitor and Township Manager for their review. Once reviewed it will go back to the developer's attorney until everyone agrees and then it will be presented to the Board.

Supervisor Ault made a motion to grant the extension request for Harpers Hill – Final Subdivision Plan through December 31, 2019, seconded by Supervisor Staaf. **Motion carried.**

Mr. Feltch then informed the Board that he was at the meeting to ask for an extension to the paving season. He explained that he heard the Board members' concerns from the previous request and went on to explain that currently a street in the Harpers Hill Subdivision is about 1000 feet long that has negative 7 percent and negative 10 percent slopes and the developer is looking at settling those issues over the winter. He explained that by just putting down the base/binder course they hope to alleviate those problems. As far as the Board concerns of the paving, he felt the extensions were in place because there shouldn't be adverse effects as long as they pave in 40 degrees and above temperatures. He went on to explain that the Performance Bond and the Maintenance Bonds would be in place for years to cover any problems that might arise.

Supervisor Ault pointed out to Mr. Feltch that he would not be able to get necessary asphalt certifications that the township requires since it is after October 15. Mr. Feltch replied that York Materials told him that as long as they receive a letter from the Township extending the paving season, they could and would certify the materials.

Supervisor Ault felt that if they extended the season for this developer, they would need to extend it for other developers. After some additional conversation on the need and concerns of the road deteriorating, Chairman Hartlaub asked for a motion to deny the request.

Supervisor Ault made a motion to deny the request, seconded by Supervisor Staaf. **Motion carried.**

#### DISCUSSION ITEMS

A. Discussion regarding members of the Board of Supervisors receiving health insurance coverage from the Township.

Chairman Hartlaub thanked everyone who took the time to attend the meeting. He also expressed his concern for a rumor that was being spread about his support for supervisors receiving health insurance. He expressed that he was not in favor of supervisors receiving health insurance.

Supervisor Ault expressed that the rumor mill was also misinformed when statements on social media indicated that the Board members wanted free health insurance, which were mostly addressed about him on social media.

Joe DiRusso, 16 Sugarboot Lane came before the Board and also expressed that he too wondered where the information came from that was being placed on social media. He felt that someone was trying to throw the election or at the very least persuade the voters. He then pointed to a member in the audience and informed everyone at the meeting that he personally over heard the gentleman telling four people that Supervisor Ault wanted taxpayers to pay \$22,000 for insurance benefits. He then stated that when he asked the gentleman how he knew that information, the gentleman told him he was at the previous meeting where that were provided by board members.

Supervisor Ault then expressed that the agenda was posted earlier then it had ever been in the past. Supervisor Ault informed those in attendance that he currently has healthcare that he pays for his family and he does not need the insurance and he did not want the insurance if the insurance would be offered to him.

Supervisor Ault went on to explain that about a year ago he had brought up about offering health insurance to supervisors. He explained that board members cannot vote to have insurance for themselves at one meeting and then have it by the next meeting. It must be voted for newly elected members. The same process needs to be followed when increasing the board's salary. Again, something that was wrong on social media. He then explained that about a month ago he asked Supervisor Rynearson if he had done anymore research on the health insurance. He then explained that Supervisor Rynearson had read somewhere health insurance can be offered to township supervisors at no cost to the taxpayer, not free. There are ways of getting it through the group plan at a discounted rate.

Supervisor Rynearson went on to explain how a supervisor could get a preferred rate, but the insurance would not be the same coverage the employees are currently getting as a paid benefit.

Supervisor Ault again stated that he was not interested in receiving the health insurance and was willing to answer any questions that the audience had. He then asked that he wanted the discussion regarding members of the Board of Supervisors receiving health insurance coverage from the Township be taken off the agenda completely.

Supervisor Ault made a motion to take the health insurance off the agenda completely, seconded by Supervisor Staaf. Before the vote was taken Chairman Hartlaub wanted a motion to not buy any insurance for the Supervisors. Supervisor Ault stated that was what his motion was. **The Motion carried.** Chairman Hartlaub asked that a voice vote be taken as a record to the motion. In a roll call vote each member of the Board of Supervisors voted to take the health insurance completely off of the agenda.

B. Discussion regarding increasing the compensation for members of the Board of Supervisors

Supervisor Staaf then proceeded to inform those present that when he was elected to the Board of Supervisors the township was in the red, so they decided to freeze the board members salaries. He explained that he has been a member of the board for eight years. He also explained that the Second-Class Township Code sets how much a supervisor can receive. He also mentioned that no one currently setting on the board would be eligible for the pay increase just newly elected members would be eligible.

Supervisor Ault made a motion to take increasing the compensation for members of the Board of Supervisors off the agenda, seconded by Supervisor Blettner. Supervisor Ault asked Chairman Hartlaub if he wanted a roll call vote on his motion and Chairman Hartlaub indicated he did. In a roll call vote each member of the Board of Supervisors unanimously voted to take increasing the compensation for members of the Board of Supervisors off of the agenda. **Motion carried.**

Supervisor Staaf then stated that he was on disability and the money he gets as a supervisor pays his oil bill. He also explained that being on disability he has had to make decisions on whether he can afford to get his medication or food. He explained that by raising the salary it would not affect the taxes that are paid. He also expressed that with the decision this board has made they went from being in the red to black without raising taxes for two years.

Supervisor Staaf also explained that this board is looking to the future by offering benefits to future board members. Supervisor Ault and Supervisor Staaf also expressed that they spend more than six hours a month doing township business. They do not do it for the money or benefits.

Chairman Hartlaub then opened the floor to those who signed to speak to the Board.

Mr. Grubb approached the board and expressed the frustration taxes in is West Manheim Township.

Andy Hoffman approached the Board to ask for clarification of supervisors pay. He was told the maximum is \$2,500 and the supervisor currently received \$1,875 and year. Mr. Hoffman suggested that the Board members go to one meeting a month. Supervisor Ault expressed that he felt there would not be enough time to address all of the items on the agenda with just one meeting a month.

Donna Elicker approached the Board to express her gratitude for their willingness to serve on the Board along with the great job the township staff does in serving the public.

Ronald Hall also approached the Board to express his gratitude for their willingness to serve on the Board.

Bobbie Little, Andy Hoffman wife also said thank you for their service.

Chairman Hartlaub informed those present that he had expressed to the Fire Dept. that he would match any donation that they received from the people not businesses. He stated that he still doesn't know how much was received in donations.

Sylvia Shoemaker of 65 Shaffer Circle informed the Board she came because of what she saw on social media. She then asked if there was anyway the roadcrew could stop using anti-skid in her cul-de-sac. Supervisor Ault explained why they used anti-skid. He feels going to all pure salt is the better choice unless under certain conditions then anti-skid should be used.

**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chairman Hartlaub asked all present if anyone wanted to address the Board and a representative from the SpiriTrust came forward and thanked the township staff and Supervisors for their help during retaining wall reconstruction.

**NEXT SCHEDULED MEETINGS:** Supervisors Regular Meeting – Tuesday, November 19, 2019 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, Thursday, December 5, 2019 at 7 p.m. with Supervisors Caucus at 6 p.m.

**ADJOURNMENT:** Chairman Hartlaub adjourned the meeting at 8:30 p.m.

Respectfully submitted,

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Miriam Clapper, Secretary

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Chairman