

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, August 18, 2020
7 p.m.

On Tuesday, August 18, 2020, the Regular Meeting of the West Manheim Township Board of Supervisors took place at the Municipal Building at 2412 Baltimore Pike and on-line through GoToMeeting. Chairman Ault called the Meeting to Order at 7 p.m., followed by the Pledge to the Flag and Invocation.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Krysiak, Rynearson and Staaf. Also, present were, the Interim Manager Michael Bowersox, Township Solicitor Walter Tilley, III, Township Engineer Chris Toms from C. S. Davidson, Inc and Township Secretary Miriam Clapper. A quorum was present.

ANNOUNCEMENT: Chairman Ault asked for a motion to amend the agenda do to Covid-19. He explained that there was a large gathering of citizens who were present concerning a topic on the agenda and due to CDC Guidelines could not sit in the room.

Supervisor Rynearson made a motion to amend the Agenda, seconded by Supervisor Staaf. Motion carried.

Chairman Ault then announced that he was moving item 15. A. Hanover Area Diversity Alliance - Diversity Ordinance to 5A. He then explained that 15 A under New Business would become Approval to hire Colin Petry.

Chairman Ault then asked Jeff Rummel to come forward. Vice-Chairman Staaf and the Board of Supervisors recognized Jeff Rummel, retired township road master, for the 33 and a half years that he worked for West Manheim Township by giving him a plaque and dedicating a bridge on Ross Road to him. Jeff Rummel's last day of employment was June 12, 2020.

PUBLIC COMMENTS: Chairman Ault asked those who had signed up to speak to the Board members do so at this time. He explained that each person would have five minutes to speak and had to be a resident or property owner of West Manheim Township. He then laid out the rules to speak. The first resident to speak was Travis Wetzel.

Mr. Wetzel was at the meeting representing the West Manheim Township Pony Football Team. He informed the Supervisors that they had decided to rent the recreation park for their football field but explained that the field that they will be using is not big enough. He explained the area they are looking to use also has part of the softball field in it and that is creating a problem. He is asking the Supervisors to consider planting grass in that area or to designate a field for their future home. After discussing the situation, Supervisor Rynearson suggested that Mr. Wetzel attend a park board meeting to discuss having a permanent home at the Rec Park.

Bev Frey approached the Board to make them aware that she was opposed to the ordinance that the Hanover Area Diversity Alliance was proposing. She also wanted to know if it was in writing that non-residents were not allowed to make public comment. She also questioned why the new road master with four-years of experience would make more than the retired road master of 33 plus years.

Amanda Beard-White Executive Director of the Hanover Area Diversity Alliance gave an overview of what the diversity ordinance was about and who would be covered if the diversity ordinance were to be adopted. She asked the Board to consider sending a board representative to a future meeting to discuss the ordinance.

Jason Mangus of West Manheim Township read an email that he had sent the board members concerning the proposal of a diversity ordinance. He then expressed his concerns about the Hanover Area Diversity Alliance and their motivation for the ordinance.

Mr. Corey approached the Board to discuss the waiver request from Landmark Homes for his driveway on Leppo Mill Road.

Laurel Bollinger approached the Board to let the Hanover Area Diversity Alliance know that they do not represent the majority of Hanover, that the residents of West Manheim Township wish to keep their small town values and morals and there is no need for a commission of un-elected individuals to tell them how to be good citizens and neighbors. She also brought her concerns of how this would affect police officers and how the un-elected officials would have power over the school district, pointing to Section 6.12, which would allow them to push policies and force them on to the school district with this ordinance.

Colby Slagle brought his concern of the proposed ordinance and hoped the Board made the right decision.

Kelly Lynch a board member of the Hanover Area Diversity Alliance approached the Board members to explain some of the myths and to ask the board to attend a future meeting to discuss the issues that the ordinance would address.

Chairman Ault asked the Interim Manager Mike Bowersox if anyone viewing the meeting on-line wanted to speak, Mike Bowersox asked and received no reply.

Neal Bollinger, 2618 Pleasant Hill Road approached the Board to let them know that he was completely against the diversity ordinance.

After everyone who wanted to speak on the ordinance did, Chairman Ault then expressed why he too was opposed to the ordinance for the following reason. The ordinance duplicates existing federal and state law, which the residents are already protected by those laws and could file complaints with the Equal Employment Opportunity Commission and the Pennsylvania Human Relations Commission. He then asked for a motion to deny the request of the Hanover Area Diversity Alliance for a diversity ordinance.

Supervisor Krysiak made a motion that the proposed ordinance from the Hanover Area Diversity Alliance is not considered for adoption, seconded by Supervisor Staaf. **Motion carried.**

APPROVAL OF MINUTES: Supervisor Ryneerson made a motion to approve the Minutes of the Board of Supervisors Regular Meeting of August 6, 2020, seconded by Supervisor Staaf. **Motion carried.**

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

CORRESPONDENCE: Chairman Ault noted the Township received an invitation to attend the Grand Opening of the new UPMC on Thursday, August 27, 2020

Chairman Ault made a motion to accept the invitation to attend the Grand Opening of the new UPMC on Thursday, August 27, 2020, seconded by Supervisor Krysiak. **Motion carried.**

RECREATION BOARD REPORT: Kelli Reed representative for the West Manheim Township Park & Recreation wanted to thank township employee Brandon Martz for his help with getting what some would believe to little projects but are big projects to the Rec Board. They were very grateful for his help.

Supervisor Ryneerson informed the Board that they learned from the State that the seeds bought for the Turf to Meadows Project are viable and the planting will now take place in the spring.

Supervisor Ryneerson made a motion to approve the Rec Board report as given, seconded Supervisor Ault. **Motion carried.**

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

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

ENGINEER'S REPORT: Township Engineer Christopher Toms, C. S. Davidson, had nothing new to add to his submitted report (copy on file), but did ask the Board if they had any question related to the Act 537 comments he had in his report. Interim Manager, Mike Bowersox, informed the Board and the Township Engineer that the York Water Company has agreed to pay for the entire study and suggested contacting the York Water Company if he had not heard from them.

A. Motion to approve Contract Change Order for the 2020 Sanitary Sewer Maintenance for \$2,499.11

Supervisor Ryneerson made a motion to approve Contract Change Order for the 2020 Sanitary Sewer Maintenance for \$2,499.11, seconded by Supervisor Staaf. **Motion carried.**

B. Motion to approve Contract Change Order for the 2020 Sanitary Sewer Maintenance for a decrease in the amount \$6,700.00

Supervisor Ault made a motion to approve Contract Change Order for the 2020 Sanitary Sewer Maintenance for a decrease in the amount \$6,700.00, seconded by Supervisor Rynearson. **Motion carried.**

C. Motion to approve Application for Payment for the 2020 Sanitary Sewer Maintenance for \$50,280.31

Supervisor Staaf made a motion to approve Application for Payment for the 2020 Sanitary Sewer Maintenance for \$50,280.31, seconded by Supervisor Hartlaub. **Motion carried.**

D. Motion to approve Application for Payment for the 2020 Roadway and Bridge Improvements for Contract No. 1 Full Depth Reclamation Utz Drive (Minus Bid Item No. 2.08.03) in the amount of \$99,529.40

Supervisor Ault made a motion to approve Application for Payment for the 2020 Roadway and Bridge Improvements for Contract No. 1 Full Depth Reclamation Utz Drive (Minus Bid Item No. 2.08.03) in the amount of \$99,529.40, seconded by Supervisor Krysiak. **Motion carried.**

E. Motion to approve the public improvement financial security reduction to be released is \$160,053.00.

Supervisor Rynearson to approve the public improvement financial security reduction to be released is \$160,053.00 for Harpers Hill, seconded by Staaf. **Motion carried.**

REPORTS:

- A. Monthly Budget Review – Treasurer’s Report – June - 2020
- B. Chief of Police, Monthly Activity Report – June - 2020
- C. Pleasant Hill Volunteer Fire Co.-EMS Reports – June - 2020
- D. EMA Report – June - 2020
- E. Code Enforcement Officer Report – June - 2020

Supervisor Staaf made a motion to accept the Reports A through E as given, seconded by Supervisor Rynearson **Motion carried.**

MANAGER REPORT:

Interim Manager Mike Bowersox had nothing new to add to his report but asked for direction in pursuing quotes for workers’ compensation insurance. Supervisors directed the Interim Manager to get workers’ compensation insurance quotes.

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

OLD BUSINESS:

A. Traffic Study for Fuhrman Mill Road

Supervisors Staaf made a motion to table the traffic study for Fuhrman Mill Road, seconded Supervisor Rynearson. **Motion carried.**

NEW BUSINESS:

A. Approval to offer Colin Petry employment at \$18 per hour

Supervisor Ault made a motion to approve hiring Colin Petry employment as a labor at \$18 per hour, seconded by Supervisor Hartlaub. **Motion carried.**

B. Landmark Homes - Waiver Request to Section 235-51 (E) of the West Manheim Township Subdivision and Land Development Ordinance to allow property driveway to exceed the 5 % slope requirement within the 25' of the street right-of-way line.

Supervisor Ault made a motion to grant the waiver request to Section 235-51 (E) of the West Manheim Township Subdivision and Land Development Ordinance to allow property driveway to exceed the 5 % slope requirement within the 25' of the street right-of-way line, seconded by Supervisor Rynearson. **Motion carried.**

C. Motion to advertise and set date of September 15, 2020 and time of 7 p.m. for hearing on a Zoning Map Correction/Change.

Supervisor Ault made a motion to advertise and set date of September 15, 2020 and time of 7 p.m. for hearing on a Zoning Map Correction/Change, seconded Supervisor Krysiak. **Motion carried.**

D. Motion to approve the COVID-19 Agreement

Supervisor Staaf made a motion to approve the COVID-19 Agreement, seconded by Supervisor Rynearson. **Motion carried.**

E. Septic Repair for 25 Harget Drive

Chairman Ault reviewed the second on-lot septic system inspection report (copy in property file) that the Board of Supervisors had asked to be done for Mr. Robert Miller property owner of 25 Harget Drive. After reviewing the report from Ross Excavating & Septic, LLC the Board decided that the Mr. Miller would need to add the recommended 10 inches of topsoil to his sand mound septic system.

Supervisor Ault made a motion to accept the septic repair from A.J. Ross, Inc. for 25 Harget Drive, against the GHI SEO report, if it is completed within a timely manner of 60 days from today (8.18.2020). If it is not, then the township will go back to the original SEO report and make him repair the entire sand mound as requested by Group Hanover Inc. SEO, seconded by Supervisor Staaf. **Motion carried.**

F. Motion to execute the Sewer Reservation Agreements for Prinland Heights Subdivision

Supervisor Ault made a motion to execute the Sewer Reservation Agreements for Prinland Heights Subdivision, seconded by Supervisor Krysiak. **Motion carried.**

G. Motion to release the budgeted \$8,000 (Eight Thousand Dollars) donation to the Guthrie Memorial Library

Supervisor Rynearson made a motion to release the budgeted \$8,000 (Eight Thousand Dollars) donation to the Guthrie Memorial Library, seconded by Supervisor Krysiak. **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER'S LETTER

SUBDIVISION PLANS

A. Belmont Ridge, LLC – Belmont Ridge Phase 3 224 Units and Phase 4 – 81 lots Preliminary Plan
(review time expires 09/18/2020)

1. Developer's Agreement

Paul Minnick representing the developer approached the Board to ask for approval of the plan. He explained that they have addressed the Board's concern with the silo that will be located on the property in the developer's agreement.

Supervisor Ault made a motion to give approval of Belmont Ridge, LLC – Belmont Ridge Phase 3 224 Units and Phase 4 – 81 lots Preliminary Plan and the developer's agreement on the condition that all the following are met: all fees submitted, all signatures applied to the plans, and all engineer's comments resolved. Also, the following should be added to the developer's agreement: signal timing improvements and paving of Pumping Station Road with the additional language to be approved by the manager, engineer, and solicitor, seconded by Supervisor Staaf. **Motion carried.**

B. Lexington 2A Preliminary/Final Land Dev. (review time expires 09/18/2020)

1. Developer's Agreement

Supervisor Ault made a motion to give conditional approval of Lexington 2A Preliminary/Final Land Dev. and the Developer's Agreement on the condition that all fees submitted, all signatures applied to the plans, and all engineer's comments resolved, seconded by Supervisor Krysiak. **Motion carried.**

C. West Manheim Township Preliminary/Final Land Development Plan (review time expires 09/04/2020)

Supervisor Ault made a motion to approve the West Manheim Township Preliminary/Final Land Development Plan, seconded by Supervisor Rynearson. **Motion carried.**

D. ALL TO BE TABLED:

West Manheim Township Preliminary/Final Land Development Plan (review time expires 09/04/2020)

Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 09/04/2020)

Belmont Ridge Phase 3 and Phases 4, 224/ Units/81 Lots Preliminary Plan (review time expires 09/18/2020)

Lexington 2A Preliminary/Final Land Dev. (review time expires 09/18/2020)

Joshua Hill Farm, 124 - lot Preliminary (review time expires 01/21/2021)

The Warner Farm, 15-lot Preliminary (review time expires 01/21/2021)

Preserves at Codorus Creek IV (Marlee Hill) 79 - lot Preliminary (review expires 01/21/2021)

Supervisor Staaf made a motion to table to the date that is indicated: West Manheim Township Preliminary/Final Land Development Plan (review time expires 09/04/2020); Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 09/04/2020) Belmont Ridge Phase 3 and Phases 4, 224 Lot Preliminary Plan (review time expires 09/18/2020); Lexington 2A Preliminary/Final Land Dev. (review time expires 06/18/2020); Joshua Hill Farm, 124 - lot Preliminary (review time expires 01/21/2021); The Warner Farm, 15-lot; Preliminary (review time expires 01/21/2021); Preserves at Codorus Creek IV (Marlee Hill) 79 - lot Preliminary (review expires 01/21/2021), seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS:

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, September 3, 2020 at 7 p.m. with Supervisors Caucus at 6 p.m. Supervisors Regular Meeting - Tuesday, September 15, 2020 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 8:15 p.m., seconded by Supervisor Rynearson. Motion carried.

Respectfully,

Miriam Clapper, Secretary

Chairman