

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, September 15, 2020
7 p.m.

PUBLIC HEARING

Chairman Ault called the public hearing open at 7 p.m. He explained to those present that the hearing was to consider for adoption an ordinance of West Manheim Township, York County, Pennsylvania, amending Chapter 270 of the Code of West Manheim Township, entitled “Zoning”, to amend the Official Zoning Map of West Manheim Township, changing the classification of certain parcels from business center to suburban residential.

Chairman Ault then turned the public hearing over to the Township Solicitor Walt Tilley who explained that the original request to change the zoning map was made in 2004 by the Austin Group to change the map and was approved by the Board of Supervisors at that time by a three to two vote.

Solicitor Walt Tilley informed those present that in 2008, the West Manheim Township Zoning Map was changed to show a portion of that map tract as a 500-foot buffer to the south of Pumping Station Road, but no record of the change was noted or how the change related to the previous 2004 amendment. He pointed out that the current zoning map still shows it as a 500-foot buffer. Solicitor Walt Tilley explained that in the fall of 2019 the Solicitor and the Township Engineer brought the inaccuracy to the Township and it was determined that the amendment of 2004 was the most recently approved change in this area and the Zoning Map needed to match the previously approved amendment. He then explained that the arbitrary 500-foot buffer could be removed so it would match the parcel boundaries and the Met-Ed right-of-way as they exist today and as they were shown in the 2004 Northfield amendments.

Solicitor Walt Tilley informed the Board that the proper notice was provided and duly posted as required. He also informed the Board the ordinance was advertised as required. He then explained that at this time anyone having questions or comments could come forward, that the Board could take the vote now or later during the meeting and the public part of the meeting could then be closed.

Chairman Ault then asked those present in the audience if anyone had any questions to come forward at this time. Mr. Steve Musser, 52 Tammy Court approached the Board and said that he wasn’t clear from the map what the solicitor was saying concerning the 500-foot buffer. Solicitor Tilley then pointed out on the proposed map what the change would look like if approved.

After Mr. Musser was done addressing the Board, Chairman Ault asked for a motion from the Board to change the Zoning Map.

Supervisor Rynearson made a motion to grant the request to adopt the Ordinance of West Manheim Township, York County, Pennsylvania, amending Chapter 270 of the Code of West Manheim Township,

entitled “Zoning”, to amend the Official Zoning Map of West Manheim Township, changing the classification of certain parcels from business center to suburban residential, seconded by Supervisor Hartlaub. In a roll call vote Supervisors Ault, Hartlaub, Krysiak, Rynearson and Staaf (by cell phone) all saying “yay” the **Motion carried.**

Chairman Ault closed the Public Hearing.

Chairman Ault then called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7:10 p.m. on Tuesday, August 18, 2020, followed by the Pledge to the Flag and Invocation. The meeting took place at the Municipal Building at 2412 Baltimore Pike, Hanover, PA, 17331.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Krysiak, Rynearson and Staaf (via cell phone). 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 announced that the Board of Supervisors held an executive session before the meeting to discuss personnel issues.

PUBLIC COMMENTS: Chairman Ault asked if anyone from the audience wanted to address the Board and David Sterner of 459 Moulstown Road, Abbottstown came forward. Mr. Sterner informed the Board that he was at the meeting to represent the South Western Youth Wrestling Program. He explained that due to COVID-19 they are unable to use South West High School gym facility for the wrestling program. Mr. Sterner explained that they are looking at various facilities and they would like to use what would have been the cafeteria/gym when this building was an elementary school to hold their wrestling practices.

Chairman Ault then explained to the Board members and those in the audience that due to COVID-19 the South Western School District has ended the use of their facilities from all youth winter sports activities. Chairman Ault asked if they had their own equipment, necessary proof of insurance, and would they be willing to sign a COVID-19 waiver, which Mr. Sterner stated that they had their own equipment, insurance and would be willing to sign the COVID19 waiver.

After a brief discussion on who uses the cafeteria/gym and coordinating the hours available to use that area Chairman Ault made the motion.

Chairman Ault made a motion to grant permission to the South Western Youth Wrestling Organization – South Western Stallions to use the gym facilities from November to February, two to three days a week coordinating with the Hanover Area Young Marines that are currently using the facilities, seconded by Supervisor Krysiak. **Motion carried.**

Chief of Police Schneider asked that the South Western Stallions be aware of where they are parking and to not park in front of the fenced in the area at the rear of the building. He explained that is the access area for police officers to enter and exit in their vehicles.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Regular Meeting of September 3, 2020, seconded by Supervisor Staaf. **Motion carried.**

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

CORRESPONDENCE: Chairman Ault noted the Board received no correspondences.

RECREATION BOARD REPORT: Kelli Reed and Nina Rynearson were present to represent the West Manheim Township Park & Recreation. Kelli Reed indicated that Supervisor Rynearson had already informed the Board about the utility all-terrain vehicle that the Rec Board is looking to buy.

Nina Rynearson asked if the township would run a water line out to the pole barn for maintenance purposes. After a brief discussion, Chairman Ault asked that a cost analysis be done to get the cost of running a water line from the main to an outside hydrant. Township Engineer Chris Toms suggested contacting the York Water Company to see how much it would cost to supply water service to the pole barn.

Chairman Ault then informed the Board members while attending a game at the rec park, he was approached about adding a concession stand at the rec park. Chairman Ault also told the Board members that Supervisor Rynearson had told him that the Rec Board had also been approached about adding a concession stand at the rec park and the Rec Board is not interested in putting up a permanent concession stand. Chairman Ault expressed that he would be in favor of providing a mobile concession stand for any organization using the rec park as a way of earning money for that organization. Chairman Ault brought up that he was approached about using one of the sheds to store athletic equipment. He suggested buying a shed large enough that sports organizations like baseball, football and softball would be able to store their equipment and could provide the necessary room for a concession stand.

After discussing the various options of providing a larger shed for everyone to use, the Board decided that more research is needed before a final decision is made.

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

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

Chairman 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 to act on the final payment for the 2020 sewer maintenance contract.

A. Motion to approve the Final Application for Payment for the 2020 Sewer Maintenance contract (Menlena Circle)

Supervisor Krysiak made a motion to approve the final application for payment for the 2020 Sewer Maintenance contract for Menlena Circle for \$2,514.80 on the condition that all the necessary closeout documents are received by C.S. Davidson, seconded by Supervisor Rynearson. **Motion carried.**

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

REPORTS:

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

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

MANAGER REPORT:

Interim Manager Mike Bowersox pointed out on his report that he had two corrections. The first correction was for the labor contract meeting date for the IAFF. it should be September 23, 2020. The second correction was the closing date for the police lieutenant position, which should be September 14, 2020. He also gave an update on the total numbers of applications he had received as nine.

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

OLD BUSINESS:

A. Motion to Set Date and Time for Trick or Treat - October 27, 2020 from 6 p.m. to 8 p.m.

Chairman Ault explained that after the last board meeting, he had asked the Manager to look into when trick or treating was held last year. He explained that with the two to two split it automatically took it back to the previous year. He explained that in 2019 the Hanover Halloween parade was held on October 31, so trick or treating was held on the Tuesday before the parade.

Chairman Ault made a motion to make the date of trick or treating match when the Hanover Borough holds theirs. Supervisor Krysiak interjected that he agrees to hold trick or treating the same night as the borough and other townships hold theirs but since Halloween falls on a Saturday, he would like to see it celebrated on the 31st of October. He explained it just makes it easier for those families with children not having to rush home from work to get everyone ready.

Supervisor Krysiak made a motion to keep trick or treating on October 31, 2020, from 6 p.m. to 8 p.m., seconded by Supervisor Staaf. In a vote by Supervisors Krysiak, Rynearson and Staaf voting “yay” and Supervisors Ault and Hartlaub voting “nay” the **Motion carried.**

B. UTV Vehicle – Tentative

Chairman Ault pointed out that Supervisor Rynearson had given them information on the different UTV’s that the Rec Board had looked into buying and asked which one met the Rec Board’s needs. He then read over the various vehicles and the cost for each (copy in file).

Supervisor Staaf made a motion to approve the purchase of a Polaris Ranger 570 EPS from Motosports, Inc. for \$11,895.00, seconded by Supervisor Hartlaub. **Motion carried.**

NEW BUSINESS:

A. Motion to approve the 2021 Minimum Municipal Obligation for Non-Uniformed Employees’ for \$112,912.46 and Uniform Employees’ for \$350,764.88

Supervisor Krysiak made a motion to approve the 2021 Minimum Municipal Obligation for Non-Uniformed Employees’ for \$112,912.46 and Uniform Employees’ for \$350,764.88, seconded by Supervisor Staaf (via cell phone). **Motion carried.**

B. Workers' Compensation Quotes

Chairman Ault reviewed the quotes from The Glatfelter Agency for \$59,201.00 and Weber Insurance \$41,491.00 (copies on file).

Chairman Ault then made a motion to give the workers' compensation insurance to Weber Insurance for \$41,491.00, seconded by Supervisor Krysiak. In a vote of Supervisors Ault and Krysiak voting "yay" and Supervisors Hartlaub, Ryneerson and Staaf voting "nay", **the Motion was denied.**

Supervisor Ryneerson made a motion to give the workers' compensation insurance to The Glatfelter Agency for \$59,201.00, seconded by Supervisor Staaf. A vote on the motion took place after the discussion on whether the township would receive the projected dividend for 2021 of \$30,000 plus or minus 5 percent.

In a vote of Supervisors Hartlaub, Ryneerson and Staaf voting "yay" and Supervisors Ault and Krysiak "nay", the **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER'S LETTER

SUBDIVISION PLANS

A. ALL TO BE TABLED:

- Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 12/16/2020)
- 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 Ault made a motion to table to the date that is indicated: Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 12/16/2020; 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 Ryneerson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS:

Terry Ryneerson pointed out in the package he gave the Board for the UTV there was a sheet on the status of the purchase of a new fire engine. He then reviewed each line item and asked them to review the figures and let him know if there were any questions that needed to be addressed (copy on file).

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, October 1, 2020 at 7 p.m. with Supervisors Caucus at 6 p.m. Supervisors Regular Meeting - Tuesday, October 20, 2020 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 8:05 p.m., seconded by Supervisor Rynearson. Motion carried.

Respectfully,

Miriam Clapper, Secretary

Chairman