

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, April 20, 2021
7 p.m.

Chairman Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7 p.m. on Tuesday, April 20, 2021, followed by the Pledge to the Flag and Invocation. The meeting took place at the Municipal Building, 2412 Baltimore Pike, Hanover, PA, 17331 and through the GoToMeeting video conferencing software.

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

ANNOUNCEMENT: Chairman Ault asked Sergeant Toby Wildasin to come forward to be recognized for his 30 years of service and retirement from the West Manheim Township Police Department. Chief Schneider then came forward and presented Sergeant Wildasin with a plaque and police badges that read RETIRED, TOBY WILDASIN, WEST MANHEIM TOWNSHIP POLICE DEPARTMENT, BADGE #4.

PUBLIC COMMENTS: Chairman Ault asked if anyone present or online wanted to speak at this time and received no reply.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of Thursday, April 1, 2021, seconded by Supervisor Hartlaub. **Motion carried.**

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

CORRESPONDENCE: Chairman Ault noted the Board received no correspondences.

RECREATION BOARD REPORT: Nina Rynearson, Co-Chair for the West Manheim Township Park & Recreation Board had nothing new to add to her given report (copy on file).

Supervisor Rynearson reported that the ATV that the Rec Board recently bought was being put use and went for its first service appointment. He thanked Bobbie Little, Steve Muser, Derek Schneider, Josh Rummel and various state employees and agency for helping with the Turf to Meadows Program for Area 1 and Area 3. He reported on the renovations of the softball fields noting that the topsoil for the project was free thanks to the Township's Roadmaster Tom Hartlaub and they are working on getting water to the pavilions.

Supervisor Ault made a motion to approve the Rec. Board's Report as given, seconded by Supervisor Krysiak
Motion carried.

SOLICITOR'S REPORT: Solicitor Walter Tilley from Stock and Leader Attorneys at Law 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 Staaf. **Motion carried.**

ENGINEER'S REPORT: Township Engineer Christopher Toms, from C. S. Davidson, Inc., went over a few items on his submitted report (copy on file). He told the Board that the bid packet for road repairs will be advertised April 22 and April 27 in the Hanover Evening Sun, earlier then what was on his submitted report.

A. 2021 DCNR C2P2 Grant Resolution

Supervisor Rynearson made a motion to adopt Grant Resolution #2021-12 to make improvements at the West Manheim Township Recreation Park, seconded by Supervisor Hartlaub. **Motion carried.**

REPORTS:

- A. Monthly Budget Review – Treasurer's Report - March 2021
- B. Chief of Police, Monthly Activity Report – March 2021
- C. Public Works Report – March 2021
- D. Pleasant Hill Volunteer Fire Co.-EMS Reports – March 2021
- E. EMA Report – March 2021
- F. Code Enforcement Officer Report – March 2021
- G. SEO Report – March 2021

Supervisor Ault made a motion to accept all Reports A through G as given, seconded by Supervisor Staaf.
Motion carried.

MANAGER REPORT: Township Manager Mike Bowersox had nothing to add to his submitted report (copy on file).

Supervisor Ault made a motion to approve the Manager's Report as given, seconded by Supervisor Krysiak.
Motion carried.

OLD BUSINESS:

A. Proposed Public Works Building

Supervisor Ault made a motion to stop negotiations with Lobar Associates on the potential approval of the construction of the public works facility, salt shed and/or lean-to for the police department, seconded by Supervisor Hartlaub. **Motion carried.**

NEW BUSINESS:

A. Motion to adopt Resolution #2021-11 A Resolution Authorizing the Disposition of Municipal Records in Accordance with The Historical and Museum Commission Act 428 of 1968.

Supervisor Rynearson made a motion to adopt Resolution #2021-11 A Resolution Authorizing the Disposition of Municipal Records, seconded by Supervisor Krysiak. **Motion carried.**

B. Motion to approve applying late fees to outstanding sewer accounts - Governor Wolf lifted the Absolute Utility Service Termination moratorium.

Supervisor Ault made a motion to approve applying late fees to outstanding sewer accounts, seconded Supervisor Krysiak. **Motion carried.**

SUBDIVISION PLANS

A. Motion to give conditional approval for:

Joshua Hill Farm, 124 - lot Preliminary, review time expires 04/21/2021

The Warner Farm, 15-lot Preliminary, review time expires 04/21/2021

Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review expires 04/21/2021

Robert Sharrah from Sharrah Design & Co. and Jim Piet agent for the developer were present to ask for conditional approval and address any questions or concerns that the Board had on the Joshua Hill Farm Preliminary plan, the Warner Farm Preliminary plan, and the Preserves at Codorus Creek IV (Marlee Hill) Preliminary Plan. Mr. Sharrah told the Board that DEP has the sewage planning module for the Warner Tract, and they have started the process for the traffic scoping meeting. He let the Board know that the NPDES permitting for the first phase has been started. He told the Board that the plans were approved by the Planning Commission, and there is nothing more that needs to be changed for municipal compliance. Mr. Sharrah told the Board member they are waiting for outside agencies' approval and that is why they are asking for conditional approval. Jim Piet told the Board that the developer had given plans to the York Water Company and York Water is preparing the water main extension agreements for this project.

Supervisor Ault questioned Mr. Sharrah on the reason why just one NPDES permit was applied for instead of on all three plans. Mr. Sharrah explained that they consider all three plans as a total project and you would not apply for everything at once. Supervisor Ault asked the Township Manager Michael Bowersox what his thoughts were, and Township Manager Michael Bowersox said that he thought that the agreement was the Board would give conditional approval when they applied for the permits. Township Engineer Chris Toms, agreed with what Mr. Bowersox remembered and told the Board that these are preliminary plans that have been around for a long time and the action they could take is give conditional approval when outside agency approvals are met. He then explained that he would rather the Board not give conditional approval on final plans. Township Engineer Chris Toms explained that some developers are asking for conditional approval on final plans and when they get that conditional approval, some developers wait until it suits them to meet those conditions. Mr. Toms told the Board that leaves township staff with the responsibility of keeping track of all the conditions. Township Engineer Chris Toms said that since they are waiting for outside agency approvals, and they are preliminary plans, he is fine with approving the plans with conditions, but going forwards he completely supports no conditional approvals for final plans until they meet all requirements, then the plans would be signed.

Supervisor Ault made a motion to give conditional approval for the preliminary plans for Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary upon receiving outside agency approvals, seconded by Supervisor Staaf. **Motion carried.**

A. EXTENSION REQUESTS PER DEVELOPER LETTERS: None

B. ALL TO BE TABLED:

Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 06/16/2021)

Chairman Ault made a motion to table Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 06/16/2021), seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Township Manager Michael Bowersox informed the Board that he asked Alexandra C. Chiaruttini, attorney for the York Water Company to come and give an update on the sale of the sewer system. Attorney Chiaruttini told the Board of Supervisors that Penn Township signed the agreement, and the agreement has been fully executed. She told them that before the third of May the York Water Company's PUC application will be into the Commission. She told them that with the history she had working with the PUC, she believes that the Board and York Water would be able to close the sale by the end of the year.

Township Manager Michael Bowersox informed the Board that one of the Township EMT's has given his resignation letter and will be leaving in two weeks. He also told them that they are down two part-time EMTs. He then asked with the Boards' permission could he offer the full-time position Blaine Gerver.

Supervisor Ault made a motion to hire Blaine Gerver as the new full-time employee, seconded by Supervisor Staaf. **Motion carried.**

Chairman Ault and Township Manager Michael Bowersox asked if anyone from the public or online wanted to address the Board of Supervisors and received no reply.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, May 6, 2021 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, May 18, 2021 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 7:50 p.m., seconded by Supervisor Krysiak. **Motion carried.**

Respectfully,

Secretary

Chairman