

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, October 7, 2021, at 7 p.m.

Chairman Ault called the Work Session to Order at 7 p.m., followed by the Pledge to the Flag and Invocation. The meeting also took place through the GoToMeeting video conferencing software.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Rynearson, Staaf, Township Manager Michael Bowersox, Solicitor Joseph Baublitz from Stock and Leader, Attorneys at Law, sitting in for Walter Tilley, III, Township Engineer Chris Toms from C.S. Davidson, Inc., and Secretary Miriam Clapper. A quorum was present. Solicitor Walter Tilley, III was not present.

ANNOUNCEMENT: Chairman Ault announced that an executive session was held prior to the meeting to discuss personnel matters.

PUBLIC COMMENTS: Chairman Ault and Township Manager Michael Bowersox asked if anyone present or online wanted to approach the Board and received no answer.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, September 21, 2021, seconded by Supervisor Hartlaub. **Motion carried.**

CORRESPONDENCE: Chairman Ault noted the Board received no correspondences but did receive applications from candidates who wanted to be considered for the current vacant seat on the Board of Supervisors.

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

ACTION/DISCUSSION ITEMS:

ACTION ITEMS

A. Waiver requests for the Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 12/22/2021)

Mr. Ed Van Arsdale and Mr. Mickey Thompson came before the Board of Supervisors on behalf of Burkentine Builders to explain and discuss why they are asking for the waiver request from the SALDO 235-§61 recreation areas; fees in lieu of dedication and §62 Common open spaces, recreation facilities and to present an offsite location of a recreation park for Belmont Ridge Phase V. He explained that the offsite park for the 9 plus acres would now be part of the business center parcel, which is between Belmont Ridge Phase V and Belmont Ridge Phases 3 and 4, which would also have access to the offsite location. He explained that everyone involved with this new location realizes that there are challenges that they must address, with access to the site being one. Mr. Van Arsdale then asked if the Board was open to the idea of moving the recreation park to an offsite location.

A discussion took place between the Supervisors and the Developer on how the Developer and their engineer would meet the challenges that they are facing with the new offsite location, the feasibility of

putting “tot lots” in Belmont Ridge Phases V and how the Developer bought land to connect Baltimore Pike to the business center and Pumping Station Road.

Supervisor Ault made a motion to give conditional approval on the waiver request, as long as land is donated somewhere in Belmont Ridge Phase 6. Before asking for a second on his motion, Supervisor Ault asked Township Manager Michael Bowersox what his opinion was on the new location. Michael Bowersox expressed that it was his belief that the present board members wanted to provide a recreation park for the residents within the Belmont Ridge Phase V subdivision. He acknowledged that all parties agree that the topography in Belmont Ridge V was not suitable for a recreation park. Township Manager Michael Bowersox then said that the next best solution is to accept the 10 (plus or minus) acres in Belmont Ridge Phase 6 as a condition of the approval, not necessarily as a waiver of the rec fees, but it would allow for the dedication of that land for a rec park for the residents in Belmont Ridge Phase V subdivision. Township Manager Michael Bowersox then told Mr. Thompson that the Board would want some assurance that they will connect all six phases of Belmont Ridge together.

Township Engineer Chris Toms suggested to Mr. Thompson and to the Board of Supervisors that the Developer put up an amount of security that would equal the rec fees in case the land is not dedicated for the rec park. When the land is dedicated, the security would then be returned. The Developer’s Agreement will say that an area of Belmont Ridge Phase 6 will be dedicated to the township for a recreation park.

1. Waiver request for SALDO 235-61 & 62 COMMON OPEN SPACE & RECREATION FACILITIES

Supervisor Ault made a motion to deny the waiver request for fees in lieu of rec park fees, seconded by Ryneearson.

Supervisor Ault went to make a motion to approve Belmont Ridge Phase V - 172 Lots – Preliminary Plan and was told that the plan was not up for approval.

After further discussion on the waiver request, it was decided the action that was needed was to accept the dedication of land on an adjacent property.

Supervisor Ault made a motion to table the request until the next meeting, seconded by Supervisor Staaf. **Motion carried.**

B. Motion to approve General Order #13 – Corporal – Job Description: Duties and Responsibilities

Supervisor Staaf made a motion to approve General Order #13 – Corporal – Job Description: Duties and Responsibilities, seconded by Supervisor Ryneearson. **Motion carried.**

C. Motion to approve the Directive 04-2021- Side Letter of Agreement – Newly Created Corporal’s Position

Supervisor Rynearson made a motion to approve the Directive 04-2021- Side Letter of Agreement – Newly Created Corporal’s Position, seconded by Supervisor Staaf. **Motion carried.**

D. Motion to approve the Cooperation Agreement between the Township, the County, and WellSpan Health for a mental health community liaison at no cost to the Township

Chairman Ault asked Chief Schneider to explain the purpose of the Cooperation Agreement between the Township, the County, and WellSpan Health. The Chief told those present that it allows for a mental health professional to assist the police and provide aid to someone in a mental health crises/situation along with the person’s family.

Supervisor Staaf made a motion to approve the Cooperation Agreement between the Township, the County, and WellSpan Health for a mental health community liaison at no cost to the Township, seconded by Supervisor Ault. **Motion carried.**

DISCUSSION ITEMS

A. Candidates for the current vacancy on the Board of Supervisors

Chairman Ault told those present that Supervisor Krysiak had resigned from the Board of Supervisors and the Board received applications from potential candidates. He then gave the names of the candidates. John Berry, Jason Franks, Brian Musser, Wade Rigsby and Lynn Giraffa.

Supervisor Rynearson made a motion to accept the resumes from the candidates and set aside the caucus period of the next meeting for any candidates who would like to come before the Board to be interviewed in 10 minutes time slots, seconded by Supervisor Hartlaub. In a vote of Supervisors Rynearson and Hartlaub voting “aye” and Supervisors Ault and Staaf voting “nay”, the **Motion died.**

Supervisor Ault expressed that those five candidates have applied for the position in an election year where there are two positions up for election. He wanted to know why the candidates didn’t come forward in the spring when it was a public election. He asked Mr. Rigsby who said that he wasn’t aware at that time that there were two seats up for election. Mr. Berry said that he has attended the township meetings for years and felt that this position wasn’t open at the time of the election and that should not be a reason for wanting the position at this time.

Supervisor Ault made a motion to appoint Jason Franks, who was on the ballot in the spring, to the vacant position, seconded by Supervisor Staaf. In a vote of Supervisors Ault and Staaf voting “aye” and Supervisors Hartlaub and Rynearson voting “nay”, the **Motion died.**

Supervisor Ault made a motion to table candidates for the current vacancy on the Board of Supervisors, seconded by Supervisor Staaf. **Motion carried.**

Township Manager Michael Bowersox told the Board members that he will contact the applicants to let them know.

SUPERVISORS AND/OR PUBLIC COMMENTS: Supervisor Ault asked if anyone from the public wanted to approach the board and Township Manager Michael Bowersox asked if anyone present on-line wanted to speak at this time. Supervisor Ault told the Board that it had come to his attention through Penn Township that many years ago, they had loaned leaf boxes to West Manheim Township, and they were never returned. Supervisor Ault said that it was confirmed by the Township's Roadmaster Tom Hartlaub, that the leaf boxes were here. Supervisor Ault asked Penn Township if they wanted the leaf boxes back or want the Township to buy them, and Penn Township's Board said that they were giving them to the Township at no cost.

Supervisor Ault made a motion to send a letter to Penn Township thanking them for donating the leaf boxes to West Manheim Township, seconded by Supervisor Rynearson. **Motion carried.**

Supervisor Ault told those present that is has been four or five years since the township has put out bids for a township engineer or a township solicitor. He felt that the time has come to do so.

Supervisor Ault made a motion to put out a request for proposal for engineering and solicitor for 2022, seconded by Supervisor Staaf. **Motion carried.**

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, October 19, 2021, at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, November 4, 2021, at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 8:40 p.m., seconded by Supervisor Staaf. **Motion carried.**

Respectfully,

Township Secretary

Chairman