

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, November 4, 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.

At this point in the meeting, Chairman Ault explained that at the last meeting the Board of Supervisors appointed Jason Franks as the new temporary supervisor. Mr. Franks came forward to be sworn in by Chairman Ault and took his seat on the Board.

ROLL CALL: Present were Supervisors Ault, Franks, 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 Office Assistant Shanna Smale sitting in for Miriam Clapper. A quorum was present. Solicitor Walter Tilley, III and Secretary Miriam Clapper were not present.

ANNOUNCEMENT: None.

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 Staaf made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, October 19, 2021, seconded by Supervisor Rynearson. **Motion carried.**

CORRESPONDENCE: Chairman Ault noted the Board received no correspondences.

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

ACTION/DISCUSSION ITEMS:

ACTION ITEMS

A. A. Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan - waiver request and Sewer Planning Module

Doug Stambaugh of GHI Engineers and Surveyors was present to discuss and answer any questions on the waiver request and Sewer Planning Module for the Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision plan. He explained that the property will be divided right down the middle creating two 17 acre lots. He said that both lots will have their own on-lot septic system and on-lot well water system. Mr. Stambaugh told the Board members that there would be no development rights after this subdivision. All soil testing is done, and the planning module has been prepared. He then explained his reason for the waiver request. He told the Board members that he felt that there was no reason to locate all the wells in the area when they are proposing two lots on a 35-acre parcel.

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article 4 Plan Requirements, §235-33 A.4.f.5 All on-lot sanitary sewers, wells, and other water supply facilities within 1,000 feet.

Supervisor Ault made a motion to grant the waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article 4 Plan Requirements, §235-33 A.4.f.5 All on-lot sanitary sewers, wells, and other water supply facilities within 1,000 feet, seconded by Supervisor Staaf. **Motion carried.**

2. Motion to adopt Resolution No. 2021-17 Sewage Planning Module - for Kyle Cox and Adam Amspacher

Supervisor Ault made a motion to adopt Resolution No. 2021-17 Sewage Planning Module - for Kyle Cox and Adam Amspacher, seconded by Supervisor Rynearson. **Motion carried.**

B. Motion to adopt Resolution No. 2021-18 for Fox Run Road and Huntmaster Drive located in the Fox Run Subdivision

Chairman Ault told those present that due to a clerical error a new resolution had to be done for the previously approved resolution for the two streets located in the Fox Run Subdivision.

Supervisor Rynearson made a motion to adopt Resolution No. 2021-18 for Fox Run Road and Huntmaster Drive located in the Fox Run Subdivision, seconded by Supervisor Staaf. **Motion carried.**

C. Road Paving Agreement between Burkentine and the Township

Chairman Ault explained that there was a situation with the Township's current ordinance for building roads in the township after a certain timeframe. Because of that situation, the developer submitted the Road Paving Agreement between Burkentine and the Township. Chairman Ault said that the Supervisors had a chance to review the Agreement and asked those present and online if they had any questions concerning the agreement. He received no reply.

Supervisor Staaf made a motion to approve the Developer's Agreement with West Manheim Township in regard to the road paving in High Point South Phase IID to put temporary paving down and then mill a layer of it off in the spring and repave it in the spring with the appropriate binder coarse per Township specifications, seconded by Supervisor Rynearson with an addendum added for Supervisor Ault's concerns. Supervisor Ault then explained that it is not currently in the agreement but when you mill off the 9.5 millimeter, you must clean it and tack coat it, which is not written in the Agreement, before you put the 2 inches of the 19-millimeter back on. Township Engineer Chris Toms said that he felt it was easy to add to the Agreement by just writing on the Agreement and all parties initialing it. Mickey Thompson from Burkentine and Sons said on the record that they consented to that in front of counsel. Supervisor Staaf then changed his motion with a change in the agreement that the words "tack

coat and” in paragraph 2 be added between the words “and apply...” and “the two (2”) inches...”
Supervisor Rynearson seconded the motion. **The Motion carried.**

D. Motion to approve the hiring of Tanner Messersmith and Sean Kirwin as part-time EMTs/Firefighters

Township Manager Michael Bowersox presented two part-time EMTs/Firefighters for the Board members to hire per the Collective Bargaining Agreement. He thanked the Board for increasing the wages because that was the determining factor in both applying for the position.

Supervisor Ault made a motion to hire Tanner Messersmith as a part-time EMTs/Firefighters, seconded by Supervisor Hartlaub. **Motion carried.**

Supervisor Ault made a motion to hire Sean Kirwin as a part-time EMTs/Firefighters, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS: None

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 and received no reply.

He then asked the Supervisors if they had anything they wanted to speak on and Supervisor Rynearson thanked everyone who helped make the Jack-O’-Lantern Jamboree held on the 30th of October a complete success and the Rec Park Board is looking forward to holding it again in 2022.

Supervisor Staaf asked to be placed on the December Work Session Agenda to discuss having an Economic Development Committee.

Chairman Ault welcomed Supervisor Franks on the Board and that the Board was looking forward to working with him. He also congratulated both Supervisor Hartlaub on his winning another 6-year term to serve on the Board of Supervisors and Travis Wetzel winning his first 6-year term.

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, November 16, 2021, at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, December 2, 2021, at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 7:20 p.m., seconded by Supervisor Rynearson. **Motion carried.**

Respectfully,

Acting Secretary

Chairman