

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, November 16, 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, November 16, 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, Franks, Hartlaub, and Rynearson. Also, present were Township Manager Michael Bowersox, Township Solicitor Walter Tilley, III from Stock and Leader Attorneys at Law, Township Engineer Christopher Toms from C. S. Davidson, Inc., and Township Secretary Miriam Clapper. Township Supervisor Staaf was not present. A quorum was present.

ANNOUNCEMENT: None

PUBLIC COMMENTS: Chairman Ault asked if anyone wanted to address the Board and received no answer. Township Manager Michael Bowersox asked those attending the meeting through GoToMeeting if anyone wanted to address the Board and received no answer.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Regular Board Meeting of Thursday, November 4, 2021, with the minor change that the secretary made, seconded by Supervisor Ault. **Motion carried.**

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

CORRESPONDENCE: Chairman Ault noted that the township received a letter from The Borough of Hanover Department of Police thanking West Manheim Township and the Pleasant Hill Fire Company for helping and providing aid for the 2021 Halloween Parade. He also noted that Mr. Brian Muser sent a thank you letter to the Board thanking them for considering him for the vacant Supervisor's position.

RECREATION BOARD REPORT: Supervisor Rynearson had nothing to add to the Recreation Board's Report (copy on file); however, he did let those present know that the Recreation Board members wanted him to publicly thank Tom Hartlaub and each member of his work crew for all their efforts for making the rec park's past season "A big success".

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

ENGINEER'S REPORT: Township Engineer Christopher Toms, had nothing new to add to the given report (copy on file). He did ask that the Board approve the request for reduction of public security for Steeple Chase. He recommended \$517,950.00 be released leaving a remaining balance of \$249,014.00. That remaining balance will cover final paving, final landscaping, street signs and other items.

A. Motion to approve the request to reduce the public improvement financial security for Steeple Chase, Lots 8-19

Supervisor Hartlaub made a motion to approve the request to reduce the public improvement financial security for Steeple Chase, Lots 8-19 of \$517,950 (Five Hundred Seventeen Thousand, Nine Hundred Fifty Dollars and No Cents) leaving a remaining balance of \$249,014.00 (Two Hundred Forty-Nine Thousand, Fourteen Dollars and No Cents), seconded by Supervisor Rynearson. **Motion carried.**

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

REPORTS:

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

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

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

Supervisor Rynearson made a motion to approve the Manager's Report as given, seconded by Supervisor Hartlaub. **Motion carried.**

OLD BUSINESS: None

NEW BUSINESS:

A. Zoning Map Change, recommendation to change a portion of Rural Resource District to Farming District

Supervisor Ault made a motion to change a portion of Rural Resource District to Farming District to be advertised, seconded by Supervisor Rynearson. **Motion carried.**

B. Motion to advertise the West Manheim Township 2022 Budget

Supervisor Ault made a motion to approve the West Manheim Township 2022 Budget with a reduction from 4.6 mills to 4.3 mills. Township Solicitor interrupted Supervisor Ault and suggested that he didn't approve the budget to which Supervisor Ault realized his mistake.

Supervisor Ault made a motion to advertise the West Manheim Township 2022 Budget with a reduction in property taxes from 4.6 millage rate to 4.3 millage rate, seconded by Supervisor Franks.

Township Manager Michael Bowersox explained that the Budget would be advertised with the numbers he presented to the Board members. He explained that the reduction in millage rate could be decided at another meeting because the reduction in the millage rate is less than the 10 percent threshold, which is the threshold for needing to readvertise the budget.

A discussion took place on whether the reduction should take place this year or wait. Chairman Ault then reminded the Board members just how much money they have and how much more they will have with the sale of the sewer system and the two lots they will be selling in the future. He then said that his motion stood and asked Supervisor Franks if his second still stood and Supervisor Franks said it did. He then asked for a vote. In a vote of Supervisors Ault and Franks saying "yay" and Supervisor Hartlaub saying "nay". Supervisors Hartlaub expressed that he would like more discussion before lowering it. He would like to lower even more but wanted to wait until the Board paid for some of the large, budgeted items. Chairman Ault asked Supervisor Rynearson how he wanted to vote, and Supervisors Rynearson said that he wasn't sure if they wanted to take that action at this meeting, rather than wait and take that action at the time the Board would approve the budget. Supervisor Rynearson expressed that he felt more time was needed to review the Budget before taking such action.

Supervisor Rynearson then called for a vote. Chairman Ault then said he made the motion and Supervisors Franks had seconded his motion. In a vote OF Supervisors Ault, Franks, and Rynearson voting "aye" and Supervisor Hartlaub voting "nay", the **Motion carried.**

SUBDIVISION PLANS:

A. EXTENSION REQUESTS PER DEVELOPER LETTERS: None

B. ALL TO BE TABLED:

Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan (Review Time expires 12/15/2021)

Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/22//2021)

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

Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 12/22/2021)

Supervisor Ault made a motion to table the following plans to the date that is shown: Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan (Review Time expires 12/15/ 2021); Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/22//2021); Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 12/22//2021; Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 12/22/2021), seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Supervisor Ault asked if anyone from the public wanted to speak to the Board members and received no reply. Township Manager Michael Bowersox asked if anyone present on-line wanted to speak at this time and received no reply.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, December 2, 2021, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, December 21, 2021, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Supervisor Hartlaub made a motion to adjourn the meeting at 7:15 p.m., seconded by Supervisor Franks. **Motion carried.**

Respectfully,

Secretary

Chairman