

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, February 15, 2022
7 p.m.

Chairman Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7:04 p.m. on Tuesday, February 15, 2022, followed by the Pledge to the Flag and Invocation. The meeting took place at the Municipal Building at 2412 Baltimore Pike, Hanover, PA, 17331 and through the GoToMeeting video conferencing software.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Franks, Ryneerson, and Wetzel. Also, present were the Township Manager Michael Bowersox, Township Engineer Cory McCoy 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 informed those present that the Board of Supervisors held an executive session before the meeting to discuss personnel matters.

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

APPROVAL OF MINUTES: Supervisor Ryneerson made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of Thursday, February 3, 2022, seconded by Supervisor Ault. **Motion carried.**

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

CORRESPONDENCE: Chairman Ault noted the Board received no correspondence.

RECREATION BOARD REPORT: Co-Chair Nina Ryneerson had nothing new to add to the Rec. Board's report (copy on file).

Supervisor Ault made a motion to accept the Recreation Board's Report as given, seconded by Supervisor Ryneerson. **Motion carried.**

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

Supervisor Ryneerson made a motion to accept the Solicitor's Report as given and accept the comments given in the executive session, seconded by Supervisor Wetzel. **Motion carried.**

ENGINEER'S REPORT: Township Engineer Cory McCoy, C. S. Davidson explained he wasn't asking for any action on item "A" it was just a carryover from last month's meeting. He then updated the Board members on

the task that they gave him at the last board meeting on trying to confirm costs with DCNR and expanding the scope of work. He told the Board members that DCNR is willing to work with the township with any additions/changes that they might want to make.

A. Motion to give the authorization to finalize contract documents for recreation park improvements

No action currently.

B. Zoning Map Changes

Township Engineer Cory McCoy presented a new zoning map with the addition that was asked to be part of the zoning map changes. He told the Board that Township Engineer Chris Toms and Code Enforcement Officer Heather Bair asked to make some changes and corrections to the Zoning Ordinance at this time. He then went over the changes they are asking for in the Farming and Rural Resource Areas having to do with lot size and setback requirements. He also touched on where to place a commercial gun range, which is currently allowed in the Rural Resource District. Township Manager Michael Bowersox also asked the Board members if they wanted to place a commercial gun range as a conditional use, a special exception, or as a use by right and explained the difference between the three. Solicitor Walt Tilley asked was it allowed in the Rural Resource District and was told it was allowed by conditional use. He suggested it remain as a conditional use in the Farming District.

Supervisor Ault made a motion to approve the Engineer's Report as given, allow for the requested zoning changes, and be publicly advertised, seconded by Supervisor Ryneerson. **Motion carried.**

REPORTS:

- A. Monthly Budget Review – Treasurer's Report - January 2022
- B. Chief of Police, Monthly Activity Report – January 2022
- C. Public Works Report – January 2022
- D. Pleasant Hill Volunteer Fire Co.-EMS Reports – January 2022
- E. Code Enforcement Officer Report – January 2022
- F. SEO Report – January 2022

Supervisor Ault made a motion to accept all Reports as given, seconded by Supervisor Ryneerson. **Motion carried.**

Manager Report: Township Manager Michael Bowersox had nothing new to add to his submitted report (copy on file) but did let the Board members know that the Paying Agent does have the money for the bond debt and as of February 18, 2021, the Township will be debt-free.

Township Treasurer Jennifer Thornton did let the Board members know that the one truck could not be paid off because the Township is using liquid fuel funds to pay on that debt.

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. Motion to grant the request by the West Manheim Lions Club & Pleasant Hill Vol. Fire Company to hold the Annual "2022 Wine Tasting on the Hill" on Saturday, September 24th from 12 noon till 6 p.m. and Sunday, September 25th from 12 noon till 5 p.m.

Supervisor Ault made a motion to grant the request by the West Manheim Lions Club & Pleasant Hill Vol. Fire Company to hold the Annual "2022 Wine Tasting on the Hill" on Saturday, September 24th from 12 noon till 6 p.m. and Sunday, September 25th from 12 noon till 5 p.m., seconded by Supervisor Rynearson. **Motion carried.**

B. Motion to approve the purchase of two salt brine containers with associated parts and equipment for the Public Works department.

Chairman Ault explained to those present that it was more cost-effective to make the salt brine system in-house. He said that one salt brine system would be \$12,000 and the Public Works department could make two in-house for around \$10,000.

Supervisor Ault made a motion to approve authorization to have the Public Works department buy all the equipment to make two salt brining skid mount units on the back of two of the dump trucks not to exceed \$10,000 (Ten Thousand Dollars and No Cents), seconded by Supervisor Hartlaub. **Motion carried.**

C. Motion to accept the resignation of the Township Manager/Zoning Officer with an effective date of March 18, 2022.

Supervisor Rynearson made a motion to accept the resignation of the Township Manager/Zoning Officer Michael Bowersox with heartfelt reluctance, and sincere thanks and appreciation for his exceptional work and

with openness ask him to reconsider his decision to resign, seconded by Supervisor Ault. In a vote of Supervisors Ault, Franks, Ryneerson, and Wetzel voting “yay” and Supervisor Hartlaub voting “nay” the **Motion carried.**

D. Motion to approve the advertising of the vacant Township Manager/Zoning Officer position for the purpose of hiring a qualified candidate.

Supervisor Wetzel made a motion to approve the advertising of the vacant Township Manager/Zoning Officer position for the purpose of hiring a qualified candidate, seconded by Supervisor Ryneerson. **Motion carried.**

E. Discussion on the plan for a new public works building, salt shed, and police parking garage.

Chairman Ault told those present that he, along with Supervisor Wetzel met with Township Manager Michael Bowersox to discuss moving forward with constructing the new public works building. He explained that the Board would have new plans drafted for the new public works building, salt shed, and police parking garage for advertising to get quotes on the materials for the Township to buy and then act as the general contractor to oversee the construction of the new public works building, salt shed, and police parking garage. He then asked Township Solicitor Walter Tilley, III, if the Township can act as the general contractor. Solicitor Tilley said that the Township could be the general contractor because they would be bidding out the materials needed for the construction. Solicitor Tilley said if they are not trying to avoid the bidding laws, the Board can act as the general contractor.

F. Awarding of the Joint Bids for Commonly Used Supplies and Services from 4/1/22 to 3/31/23

Chairman Ault told everyone present that the surrounding municipalities go together every year and do joint bids to get commonly used supplies and services for the best prices. He said that the Board would be awarding the list of bids except item 6. Snow and Ice Rock Salt, which will be rebid, due to the increase of \$20.00 per ton is being questioned.

1. Pre-mixed Bituminous Concrete

- a. Motion to accept the bid and award the contract to York Building Products for Pre-mixed Bituminous Concrete

FOB Plant

1. Pre-mixed Bituminous Stockpile Material \$108.00 per ton.
2. 9.5 mm Superpave Surface Course \$67.05 per ton.
3. 19 mm Superpave Surface Course \$60.25 per ton.

FOB Job

1. 9.5 mm Superpave Surface Course \$73.45 per ton.
2. 19 mm Superpave Surface Course \$66.65 per ton

2. Crushed Stone - Purchase Product Penn DOT Number Or (AASHTO Number):

- a. Motion to accept the bid and award the contract for Crushed Stone to Vulcan Construction Materials LP for:

FOB Plant:

1. PA 2A Stone at a price of \$9.55 per ton.
2. Sand and Crushed Stone Anti-Skid Type 2 at a price of \$14.30 per ton.
3. 1B Stone (AASHTO #8) & HE6 Stone (AASHTO #9) at a price of \$18.00 per ton.
4. 2B Stone (AASHTO #57) at a price of \$14.00 per ton.
5. All other stone including 4-inch Ballast (AASHTO #1) – (AASHTO #3), at a price of \$14.00 per ton.
6. Riprap at a price of \$18.75 per ton.
7. FOB Job: Stone Delivery Prices per ton delivery only in full truckload quantities to job locations at time of delivery in: WEST MANHEIM TOWNSHIP: \$4.20

3. Petroleum Products

- a. Motion to accept the bid and award for the contract for Petroleum Products to the following at the bid prices as quoted:

1. To PPC Lubricants Inc. for #15-40 motor oil in 55-gallon drums for a price of \$10.83 per gallon.
2. To PPC Lubricants Inc. for #10-20 hydraulic oil/low foaming action in 55-gallon drums for a price of \$9.11 per gallon.
3. To Mid-Atlantic Cooperative Solutions d/ba Aero Energy for diesel oil #2 for a price of \$3.1445 per gallon.

4. Traffic Line Painting

- a. Motion to accept the bid and award for Traffic Line Painting to the following at the bid prices quoted as follows:

1. To Alpha Space Control Co., Inc. for Center Line Painting: Two (2) four-inch yellow lines at a price of \$0.0719 per lf.

2. To Alpha Space Control Co., Inc. for Edge Line Painting: One (1) four-inch white line (solid or dashed) at a price of \$0.1435 per lf.

5. Water Borne Traffic Paint

a. Motion to accept the bid and award for Water Borne Traffic Paint to the following at the bid prices quoted as follows:

1. To Ennis Flint, Inc. for white paint in 5-gallon pails at a price of \$15.00 per gallon.
2. To Ennis Flint, Inc. for yellow paint in 5-gallon pails at a price of \$15.50 per gallon.

6. Snow and Ice Rock Salt

a. Motion to accept the bid and award for the contract for SNOW & ICE ROCK SALT to Morton Salt, Inc. at the following bid prices as quoted:

1. Morton Salt, Inc. for Bulk Snow, and Ice Rock Salt for a price of:
 - \$81.70 per ton if delivered before July 1, 2022
 - and for a price of \$81.70 if delivered before October 1, 2022
 - and for a price of \$81.70 if delivered after October 1, 2022

Supervisor Ault made a motion to award the joint bids listed for the Commonly Used Supplies and Services from 4/1/22 to 3/31/23 except item number 6. Snow and Ice Rocks, seconded by Supervisor Ryneerson.
Motion carried.

SUBDIVISION PLANS:

A. A. Motion to approve the Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan (Review Time expires 5/18/2022)

Kyle Cox approached the Board of Supervisors and asked for final approval of the Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan. He told the Board members that they have gotten the necessary outside agency approvals and the last step is getting the Boards' approval. Supervisor Ault asked if there were any outstanding comments or fees and was told there were not.

Supervisor Wetzel made a motion to Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan, seconded by Supervisor Franks. **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER LETTERS: None

ALL TO BE TABLED:

Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 3/23/2022)
Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 04/20/2022)
Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 04/20/2022)

Supervisor Ault made a motion to table the following plans to the date that is shown: Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 3/23/2022); Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 04/20/2022); Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 04/20/2022), 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 Travis Wetzel asked if anyone had heard from Marty Hill Developers and Township Manager Michael Bowersox said that he called Chris Toms from C.S. Davidson and Mr. Toms said that he would reach out to Marty Hill to see if they have a letter of agreement to buy that property. Township Manager Michael Bowersox told the Board members that Mr. Toms emailed him letting him know that Jim Piet reached out to Chris and told him they do have the Joint Venture Agreement and will provide a copy of that document when he gets back on February 15, 2022, which was the date of tonight’s meeting.

Chairman Ault expressed that it has been a pleasure working with Township Manager Michael Bowersox for the last two years; he then asked if anyone online wanted to speak to the Board no one replied.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, March 3, 2022, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, March 15, 2022, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 7:40 p.m., seconded by Supervisor Rynearson. **Motion carried.**

Respectfully,

Secretary

Chairman