

EAST MANCHESTER TOWNSHIP
Board of Supervisors
March 12, 2019

Present: Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 11 citizens. Absent: Chairman Steven H. Gross, Jr.

At a regular meeting held at the township building, Vice Chairman David Naylor called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Vice Chairman Naylor disclosed that since the meeting of February 12, 2019, the Board neither met nor conducted any business.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of February 12, 2019. All members voted aye; motion carried.

Public Comments

Darryl Albright asked if there's been any word on a new polling place. No word yet. The Township really has no control over this decision/new location. Mr. Gentzler will follow up to see if any progress has been made. Mr. Gentzler noted that this issue has surfaced every year for the last number of years. Perhaps contact the County Commissioners? Can't hurt.

Emergency Services Report

Fire Chief's Report – Chief Stevens had nothing to add to his report, except that there has been an increase in traffic accidents lately (weather-related, likely). Eagle Fire Company's report was not received for tonight's meeting. Vice Chairman Naylor will try to find out why.

Special Requests

None at this time.

Correspondence

York Water Company—the Township received notice that the York Water Company is replacing the main and connection to houses from Eagle Fire Company to Long Road. Eventually a full overlay will be put on the road.

SPCA – letter received advising the Township that the director is retiring; no new director named as yet. There are interim co-directors at this time.

Solicitor's report – Attorney Andrew Miller

- Canal Road Betterment Task Force—nothing discussed at this time.
- Update to Motor Vehicle and Traffic Regulation Ordinance—nothing discussed.
- General Ordinance Amendments – still working with the Zoning Officer on these general amendments; nothing ready for the light of day just yet.
- Weed Ordinance Amendment -- **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to adopt Ordinance 2019-1, amending Section 243.1 to permit the Codes Officer to require maintenance in front, side, and rear yards. All members voted aye; motion carried.**
- Question on Dollar General--Attorney Miller noted that his office received a letter of withdrawal from

Dollar General. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to accept Dollar General's withdrawal of their subdivision and land development plans AND to release all escrowed funds. All members voted aye; motion carried.**

Question on Met-Ed's contract for street lights. Could the Township drop the maintenance part of the contract so that the Township can replace the lights/bulbs in-house, now that a bucket truck is available? Mr. Gentzler noted that the lights in question are being paid for by the industrial partners in the Township; the companies are charged by road frontage. This isn't a charge that is spread out to all the Township residents. Mr. Miller's already working on this opting-out of the maintenance contract. He said he's also working on changing developer's agreements for certain areas to have the industrial customers be responsible for the light.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

Mr. Trout spoke to Mr. Dolan to give him an update.

Also, there have been salt building meetings – draft plans received – moving forward.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes available from the January meeting. Mr. Gentzler recommends that the Park Street extension be initiated. Is this the responsibility of the Sewer Authority alone? This project is in the Act 537 Plan, but it's been years since any new plans were started, so everyone's a little fuzzy on the procedures. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the Solicitor to research this issue and report to the Board so that communications might be started with the Sewer Authority to initiate the project for the Park Street extension. All members voted aye; motion carried.**

Recreation Board – nothing discussed.

Public Works Director – Mr. Gentzler reported that in February, there were five call-outs for snow, salt mix was applied and the crew plowed, also. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill to authorize Mr. Gentzler to advertise for road improvements and equipment for 2019. All members voted aye; motion carried.**

Last month, Mr. Gentzler presented a quote for a calcium system for the salt truck, and the question was asked if that quote included the biggest tank for this truck. Yes, and it would be mounted on the new truck. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the purchase of the calcium dispensing system from Lancaster Truck Bodies in the amount of \$5,650, from the Capital Expenditures Fund for Highway Equipment. Discussion of on-site storage of calcium and fuel; design of the salt building; alternate system of brine treatment. All members voted aye; motion carried.**

Zoning Officer – Mrs. Masemer reported that she wrote more tickets for snow and ice on sidewalks. Those cited last year shoveled this year—hurray! Only four went to citations this year, probably because those properties are in bankruptcy. This system is working, and she's happy.

Also, discussion was held on the proposed new Township website; there is a \$3,000 up-front one-time payment, then the cost is \$50/month for the hosting fee for security monitoring, etc. This proposed website promises to be easier to navigate; more community-friendly; it will have a Search bar option; and banner capability. Staff can maintain the information on the website, rather than having a third-party do

this. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize staff to move forward with Web Design of York's proposal--purchase website; pay \$3,000 up front, then \$50 per month for the hosting fee. All members voted aye; motion carried.**

Mrs. Masemer reported that she is preparing for a Labor and Industry audit this month. Any questions on the Planning Commission minutes from February? No.

Land Development/Subdivision –

KS Tooling – Land Development Plan revision

Ed Van Arsdale was present on this plan, which was approved by the Board last month, but a proposed cell tower was not figured on the plan. This cell tower is separate from the KS Tooling and has no impact on the expansion of the KS Tooling property. Staff and engineers have no problems with the revision. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the revised plan of KS Tooling as presented, Plan # 2018.0167.00. All members voted aye; motion carried.**

Orchard Business Park, Lot 6 – Revision #2

Joe Stein, Warehaus, was present on this parking lot revision, Plan #2017.0263.01; originally dated 8/31/18; revision 9/17/18. The plan was recommended for approval by the Planning Commission in September 2018. This plan adds some parking spaces between two parking lots in anticipation of increased employee numbers.

Waivers requested: preliminary plan (Section 208.21.A) and sidewalks on the eastern side of JCI Way (Section 208.47). **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to grant waivers for Orchard Business Park, Lot 6, Revision #2, for Sections 208.21.A and 208.47 as requested. All members voted aye; motion carried.**

Outstanding item: discussion was held on stormwater management agreement.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the plan #2017.0263.01, Orchard Business Park, Lot 6, Revision 2, subject to satisfactory stormwater and development agreement resolution. All members voted aye; motion carried.

795 Canal Road Subdivision Plan

Joe Stein, Warehaus, was present on this plan. The Planning Commission recommended approval in February. All outstanding items have been addressed. This is a land swap between 795 Canal Road and property owner Lisa Texter, Plan #20180.0073.01. Mr. Stein noted that his research revealed that there are no existing ROW agreements between the Texters and the Henrys. Should an independent search be done, just to make sure? Or require title insurance? The Board members would feel more confident if the Township did its own research, just to confirm that provided by Mr. Stein.

Waivers requested: plan scale (Section 208-34.A(4)); existing features (Section 208-34.B(1)); road improvements (Section 208-46.B); rec fee (Section 208-49.B). **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the waivers for 795 Canal Road for Sections 208-34.A(4); 208-34.B(1); 208-46.B; and 208-49.B as presented. All members voted aye; motion carried.**

Deeds of dedication are outstanding, and work is progressing on them. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the plan for 795 Canal Road, Plan #20180.007301, subject to the satisfactory resolution of the deeds of dedication, owner's signature, and proof of a clean title search. All members voted aye; motion carried.**

Question: Separation Technologies – discussion was held on sending a letter. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, for the Solicitor to send a letter to the state similar to the previous letter. All members voted aye; motion carried.**

Supervisor's comments

Vice Chairman David L. Naylor – How was the situation resolved involving mailboxes damaged by the Township’s snowplows? Mr. Gentzler checked each report and asked the drivers what happened. If it’s the driver’s fault and the driver told Mr. Gentzler about it, the Township reimburses the resident up to \$60. Good. No complaints thus far.

Supervisor Barry E. Rudisill – Last month a Canal Road Extended resident asked about a stormwater issue involving water coming off the berm at the construction site. Is that resolved? Mr. Trout reported that the construction crew agreed to a solution that has not been done just yet; plus, the grading around the site hasn’t been finished yet, either. Mr. Trout’s keeping up with it. Also, during the TMI drill, there was a problem with the computers—has that been fixed? Not finished yet, between Mr. Gentzler and Bud. Also, why not incorporate the Tax Collector’s stipend into the budget, so it’s not overlooked again – good idea, and it’s already been done or will be done at the Reorganization Meeting in January. Also, Supervisor Rudisill attended at least one Canal Road improvements meeting – much closer to final developer’s agreement. Good news.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to pay the bills as presented. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary