

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**January 9, 2018**

Present: Chairman Steven H. Gross, Jr., 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.

At a regular meeting held at the township building, Chairman Steven H. Gross, Jr. 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.

Chairman Gross disclosed that since the regular meeting of December 12, 2017, the Board met for its Reorganization Meeting on January 2, 2018. Other than that, the Board neither met nor conducted any business. From the Executive Session, the Township agreed to purchase a truck from surplus funds from 2017. This will have no effect on the 2018 budget. Also, the Board agreed to authorize the Solicitor to settle the assessment appeal for Starbucks, increasing its assessment over \$20 million.

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the minutes of the regular meeting of December 12, 2017. Two members voted aye; Vice Chairman Naylor abstained. Motion carried.**

**Correction to the minutes of the Reorganization Meeting of January 2, 2018: Vice Chairman David Naylor was indeed present; also, Vice Chairman Naylor made the motion nominating Steve Gross as Chairman and Supervisor Rudisill Second. Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the Reorganization Meeting of January 2, 2018 as amended. All members voted aye; motion carried.**

**Public Comments**

Mr. Albright asked if any Supervisors will attend the Talen Energy meeting on Saturday. Will discuss and decide. Attorney Miller reported on the situation. Mr. Gentzler noted that the Supervisors weren't actually invited to this meeting, but Mr. Miller explained that that was likely because Mr. Miller was to pass that information to the Board. Got it.

**Emergency Services Report**

Fire Chief's Report -- nothing to add. Mt. Wolf's Chief Norm Claybaugh reported that there are still problems with the 911 system. Mt. Wolf personnel have been called to medical assist in Springettsbury Township, to which they are not responding. Also, there's a discrepancy about dispatching to an area and whether the company is insured to do so. Cameras were installed on all vehicles for training and safety and protection. The company should be able to delay purchasing any new equipment until 2019. Is YAUFR Contributing anything? No.

There was a question on the definition of "good intention" calls. Chief Stevens explained.

Nothing to add from the ambulance club.

**Special Requests**

Tax Collector Kathy Emswiler was present to report on the pay cut and procedures. She feels that the County is requiring some antics to get the per capita bills out in the mail. She feels she doesn't want to conform to their options, nor sign the paper that came from the County to indicate her preference. She can actually mail the bills separately from the other bills. It was noted that a hearing on this matter is scheduled for early February. Attorney Miller provided some details on the situation. Are there municipalities that are doing their own bills? Unknown. How much would it cost to send the bills out independently? Perhaps \$1800 for envelopes and printing. Also, it was noted that the Township splits the

February 19, 2018

cost with the County. How will this affect those who escrow their taxes?

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the tax collector to send out the per capita tax bills separately for this year. All members voted aye; motion carried.**

JPM Northern, LLC, fence waiver request – no one was present on this request, but Mr. Gentzler explained. The applicant would like to have a waiver of installing the fencing around the storm water pond. Mr. Gentzler feels that the Board should grant that waiver. Is this requirement in the storm water ordinance? Yes, not in the Zoning Ordinance. Granting this waiver doesn't necessarily set a precedent, as the waiver would be specific to the property in question. Is there a liability issue? Likely not, per Mr. Miller. It might be a good idea to delay this request until the applicant has completed all the required improvements, given his history. Good idea.

**Motion by Vice Chairman Naylor, second by Chairman Gross, to table the request by JPM Northern, LLC, for waiver of storm water pond fencing. All members voted aye; motion carried.**

YRRC winter series, Northeastern 5K – **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the request by YRRC to hold the 5K run on March 3, 2018, contingent upon their notifying the police. All members voted aye; motion carried.**

Exonerations – **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the exoneration requests as presented. All members voted aye; motion carried.**

### **Correspondence**

Talen Energy – Permit renewal for Brunner Island steam station – Mr. Miller can pass along the Township's dissatisfaction during the comment period. He will draft the letter for the Township to send to DEP by Friday, January 12, 2018. This renewal is actually for the clean air permit. Joel Klinedinst feels that the air is not actually clean. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize Mr. Miller to draft the letter to be filed by January 12, 2018. All members voted aye; motion carried.**

### **Solicitor's report – Attorney Andrew Miller**

- Canal Road traffic improvements – still awaiting the draft of the Developer's Agreement.
- PMRS Pension Plan Ordinance – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2018-1. All members voted aye; motion carried. [No public hearing required.]**
- Brunner Island fishing access – discussed previously in this meeting.

### **Engineer's report – Byron Trout**

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve Resolution 2018-7, to submit a grant application for storm water and stream improvements in Saginaw. All members voted aye; motion carried.**

How about the quarry reclamation project? Mr. Trout has not actually checked the project but he can swing by to make sure they're not dragging mud out onto the road, etc.

### **Secretary/Treasurer/Manager's report – Dave Gentzler**

February 19, 2018

Page 2 of 3

Sewer Authority – very brief meeting/minutes. Everything's still a work in progress.

Recreation Board – Minutes on file for review.

Public Works Director – Mr. Gentzler added some documentation from Gust Tatlas, via email, which included a request to attend a Town Hall meeting on gerrymandering, January 17, with Representative Gillespie. Find out the time and put it on the Township's website. Will do.

Also, the Conservation District having its annual seedling sale – go to York County's website.

Also, the Auditor General's audit of EMT's liquid fuels for 2016 was good.

Zoning Officer – Mrs. Masemer reported that she inspected the properties for junkyard renewals – both applicants passed. Both are looking to phase out their junkyard operations. They will both renew during that process, which will likely take some years. **Motion by Chairman Gross, second by Supervisor Rudisill, to renew the applications for junkyards, based on the Zoning Officer's review and recommendation. All members voted aye; motion carried.**

FYI, Kinsley submitted paperwork for the new warehouse. Moving ahead.

Snow/ice enforcement – The Zoning Officer cited 9 commercial buildings; 48 residents warned; 11 cited.

Cease and desist order sent to Kling's. They have 30 days within which to appeal. Further discussion will be held in an Executive Session following this meeting.

#### **Land Development/Subdivision –**

Nothing at this time.

#### **Supervisor's comments**

*Vice Chairman David L. Naylor* – nothing at this time.

*Supervisor Barry E. Rudisill* – last month, Mr. White complained about leaf piles after the collection. Letters were sent and progress was made. Also, last month it was noted that Starbucks is putting on an addition; questions were asked. Mrs. Masemer investigated, and it's all good.

*Chairman Steven H. Gross, Jr.* – finds it interesting that people are arrested for having dogs out in the cold, but not for opioid use.

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

Ann Marks asked the Township to consider being a drop-off and pickup for the York County Library. They lost their former location. Mr. Gentzler will explore the possibility.

At 8:25, the Board *recessed* to an Executive Session.

The meeting reconvened at 9:10 p.m. There was no further discussion.

**Motion by Chairman Gross, second by Vice Chairman Naylor, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 9:11 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary