

EAST MANCHESTER TOWNSHIP
Board of Supervisors
April 10, 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 18 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 meeting of March 13, 2018, the Board neither met nor conducted any business.

Correction to the minutes of March 13, 2018: on page 2, under the Solicitor's Report – Brunner Island item should read "Fishing" Access, not "Dishing Access."

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the minutes of the meeting of March 13, 2018, as amended. Two members voted aye; Vice Chairman Naylor abstained.

Motion carried.

Public Comments

Jane Deamer was present from the Northeastern Senior Center. She thanked the Township for its support of the Senior Center. She also gave a break-down of the services provided.

Chairman Gross asked for any public comments, there were none.

Emergency Services Report

Fire Chief's Report – nothing to add. Supervisor Rudisill commented on the funeral and recognition ceremony for a fallen firefighter. Chief Clabaugh of Mt. Wolf requested that the Board members sign the form making the change in the box numbers. **Motion by Chairman Gross, second by Vice Chairman Naylor, to sign the form as presented. All members voted aye; motion carried.**

Special Request

Nothing at this time.

Correspondence

Chairman Gross requested that information be provided to the public on the Brunner Island meeting. This meeting will be held on Wednesday, April 25. Citizens' comments will be received at that meeting at Union Fire Company at 6:30 p.m. Doors will open at 6 p.m. Each citizen will have three minutes. This information has already been posted on the Township's website.

Vice Chairman Naylor noted that there was a "Stop the Bleed" meeting somewhat locally. He requested that this topic be covered within the Township if possible. Ambulance representative Kelly Altland noted that her agency will be able to conduct that class. Good news indeed.

Solicitor's report – Attorney Andrew Miller

- Canal Road traffic improvements – no further update. Still awaiting a draft of the Developer's

Agreement.

- **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the Solicitor to advertise Ordinance #2018-2, Stop Signs at Espresso Way and Bartlett Drive. All members voted aye; motion carried.**
- **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize the Solicitor to advertise Ordinance #2018-3, Demolition of 462 York Street, Manchester, 17345.**

Discussion: Mr. Gentzler noted that the property owner has been contacted repeatedly to request that he/she proceed with the demolition. No response or action. Vice Chairman Naylor verified that there are indeed sufficient funds either in hand or on deck to cover the expense. Supervisor Rudisill confirmed that the basement area will be backfilled. Vice Chairman Naylor confirmed that the property owner has until April 20 to take action. No action by the homeowner will prompt action by the Township. Is the Township staff aware of any circumstances that preclude the homeowner from taking action? No. Apparently, there was indeed a settlement. *Vote on the Motion: All members voted aye; motion carried.*

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

Northern Heights: sidewalks to be installed to finalize the remaining public improvements. Much progress is being made all around.

Mr. Trout requested permission to call Starbucks – people are driving around the entrance again. Mr. Trout had a previous discussion with the safety person and had good results. He'd like to call the same person and request some action. Evidently, the gate is open. The Township personnel can close and lock that gate as it's in the ROW. Mr. Gentzler will talk about another matter with his contact person and will add the request for gate closure.

Mr. Trout reported that regarding 84 Zions View Road, traffic study comments are requested. Discussion was held, with it being noted that it will be difficult to comment on this study without anything formal to look at. This seems a bit premature. Perhaps they want comments only on the scoping letter that will be sent out.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the Final Surety Reduction for Orchard Business Park, Phase II, Lot 1, in the amount of \$1,136,049.20; leaving a balance of \$297,062.37. All members voted aye; motion carried.

Mr. Trout reported that he met with DEP on the PRP Plan. He received positive comments and some instruction on how to proceed with number adjustment. He did request an extension of time, which DEP will grant. He's still working on the revisions. He noted that EMT is the only municipality to submit agricultural BMPs for filing the PRP. History in the making! Mr. Trout will discuss cover crops with the appropriate persons for possible inclusion in the PRP plan. A work session will be set up at the end of tonight's meeting.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – No comments or additions.

Recreation Board – No minutes are available at this time.

Public Works Director – Mr. Gentzler presented the bids for road work and highway materials.

Motion by Chairman Gross, second by Supervisor Rudisill, to award the equipment rental

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bid for paver, 10 ton roller, foreman, laborer, 3ton roller, hi-lift, to the low responsible bidder, Robert J. Peters, as presented for \$16,110.00. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to award the equipment rental of a 60K pound track-hoe @ \$174.00 per hour, and road widener @ \$169.00 per hour to the low responsible bidder Stewart and Tate. All members voted aye; motion carried.

Motion by Chairman Gross, second by Vice Chairman Naylor, to award the roadwork bid at \$307,920.50, to Stewart and Tate, the low responsible bidder. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to award the stone aggregate bid at \$59,552.50 FOB and \$93,087.50 delivered, to York Building Products, the low responsible bidder. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to award the asphalt bid to the low/only bidder to York Materials Group. All members voted aye; motion carried.

It was noted that the lawn mowing outfit's price is below the bidding requirement, so they will just proceed as before.

Mr. Gentzler presented photos of the Shady Lane work that is being done. Should Mr. Gentzler put more time and effort into this? He will check into the realignment. It would probably be a good idea to fix the crumbling of the bridge. There's still a problem with trucks using the bridge. It's difficult to know which trucking company might be held responsible for the damage, as often the police are not called, or the truck is freed before any witnesses see what happened.

Zoning Officer – Orchard Business Park Lot 6 will be presented next month to the Board of Supervisors.

Traffic Signal Timing MOU – PennDOT made grant funding available to check signal timing. A Memorandum of Understanding is required. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to sign the MOU for the implementation of traffic timing and intersection observation. All members voted aye; motion carried.**

Penn Waste collection start time – Mr. Gentzler explained that there was a complaint about the trash collection starting too early on the day that it snowed 18". Mr. Gentzler spoke with the Penn Waste supervisor, who said that it should not happen again. Starting time is supposedly 6 a.m., or is it 6:30 a.m.? There's a discrepancy in the paperwork. Attorney Miller noted that this will be corrected in the next contract. He feels that the penalties should not be enforced in light of the discrepancy in the paperwork. The contract says 6 a.m.; the penalty phase has a misprint of 6:30 a.m. Attorney Miller can email a proper explanation to Mr. Gentzler, which he could send out to interested parties if need be.

Land Development/Subdivision –

Quigley Motors Land Development Plan – proposed vehicle storage facility

Adam Anderson, Site Design Concepts, was present on behalf of the applicant. There are no outstanding issues on this plan. All waivers have been added to the plan. All Agreements have been approved by the Township Solicitor. The Township Engineer has approved the changes.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the Final Subdivision Plan of Quigley Motors for proposed vehicle storage facility. All members voted aye; motion carried.

Supervisor's comments

Vice Chairman David L. Naylor – need for recreation and boat launch area on Gut Road. He proposes that the Township construct a sturdy boat launch and then place some picnic tables, etc.

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Also, he receives many complaints about trucks traveling where they're not to be traveling. How far are the improvements on Locust Point going to be extended? Is the industrial area adequately buffered from the residential area? Please ensure that the residents are not adversely affected. Mr. Gentzler noted that he has been in contact with the Planning Engineer, Laymon Mortorff, who is examining the buffer requirements. The Staff will address this at their meeting on Thursday. Apparently, an interchange is warranted with a cul-de-sac on Willow Springs. Also, Mr. Gentzler reported that a PennDOT representative suggested that the Township purchase the stone house at 480 Canal Rd? No one is living in the house, and it is in line with a proposed. Could the Township get its money back at that time?

Supervisor Barry E. Rudisill – extension of the road maintenance bonds – any decision? Mr. Trout explained that the deadline falls in the middle of winter, when it's difficult to check the status of the roads. Mr. Miller noted that this could be changed to 24 months, asking the developers to agree to this practice. Good idea. This will be addressed when the next plan comes through.

Also, last month a building permit was approved for a rather large amount; the assessment will be monitored. Don't lose track of this one.

Chairman Steven H. Gross, Jr. – Can we schedule a road inspection again? Even though this is not a requirement anymore, Chairman Gross feels that it would be a good idea to conduct such an inspection. Perhaps in June? Consider and be prepared to set that meeting at the next Board meeting.

A brief Executive Session is requested following tonight's meeting.

From the audience, Blaine Rentzel suggested that the next time a tractor trailer damages the bridge at Shady Lane, the towing company might be called for information on who it was. Good suggestion, and Mr. Gentzler will do just that.

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

Motion by Chairman Gross, second by Supervisor Rudisill, to *recess* to Executive Session. All members voted aye; motion carried. The meeting recessed at 8:30 p.m.

The meeting reconvened at 9:10 p.m.

Chairman Gross moved to authorize the Township Manager and Solicitor to purchase 480 Canal Road at the lowest possible price and no more than appraised value.

Second by Supervisor Rudisill. There was no discussion. All members voted aye. The motion carried.

Motion by Chairman Gross to adjourn, second by Vice Chairman Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:20p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary