

EAST MANCHESTER TOWNSHIP
Board of Supervisors
March 22, 2017

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Doug Myers, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and seven 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 February 14, 2017, the Board neither met nor conducted any business. The meeting to have been held on March 14 was cancelled because of the snowstorm. The April meeting will be held on the fourth Wednesday of the month due to a scheduling conflict.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of February 14, 2017. All members voted aye; motion carried.

Public Comments

Nothing at this time.

Emergency Services Report

Fire Chief's Report

Special Request

Nothing at this time.

Correspondence

Assessment Appeals – usual requests, put forth for the Board's information.

Hellam Township Comp Plan update – no comments or questions.

York County Envirothon – no comments or questions.

Traffic counting on municipally owned roads – FYI, PennDOT will be counting traffic on municipally owned roads. This is a periodic traffic count, this year being done from March to June.

York County Economic Alliance Municipal Outreach Program – no comments or questions.

Solicitor's report – Attorney Doug?

- Municipal waste contract – Penn Waste – total 2690 customers. Two yard-waste collection days per year; e-waste option price requested (but this option can be removed, pending the Board's wishes); 96-gallons is the new size of the recycling containers; one large item per week permitted; Scott Elfner asked if Christmas trees are still included (yes). The final draft will be ready for April's meeting to authorize for advertisement.
- Police Board—nothing to discuss tonight.
- Tax Collector Compensation – this is a “wait and see” item.
- Correspondence from McDonald's re: sidewalks – 4245 North George Street; applicant/resident sought deferral of the sidewalk installation. No, sorry. Mr. Trout reported that the project is

apparently at least partly underway.

- 75 Steamboat Boulevard – from the audience, David Koratich said he has not heard anything about the surety on this project. Mr. Gentzler will follow up. The project is mostly completed. Mr. Trout has an issue with one of the stormwater ponds which has an erosion problem, that he feels should be corrected.
- Hillwood/Kinsley Agreement – Orchard Business Park – final documents were distributed and reviewed. Everything's in order. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the following documents between Kinsley Equities II, LP and HK Canal Road, LLC for Orchard Business Park; Development and Financial Surety Agreement Estoppel; Traffic Monitoring Agreement Estoppel and Development and Financial Surety Agreement Estoppel and Waiver of Joinder Requirement; First Amendment to Stormwater Facilities Maintenance and Monitoring Agreement; First Amendment to Development and Financial Security Agreement; and Amendment No. 2 to the Traffic Monitoring Agreement. All members voted aye; motion carried.**

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

Surety Reduction – WellSpan Health/Wheatland facility

Motion by Chairman Gross, second by Supervisor Rudisill, to authorize, per the recommendation of the Township Engineer, the surety reduction for WellSpan Health/Wheatland facility in the amount of \$41,161.30, leaving a balance of \$0. All members voted aye; motion carried.

Mr. Trout reported that he had a meeting today with the Chesapeake Bay Group; the Township is still involved with the PRP plan, which reduces costs of projects as opposed to the costs if the Township weren't in the PRP plan.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes are available for review. Discussion on the approval of the Act 537 Plan... details are a bit muddy, and without Mr. Klinedinst at tonight's meeting to clarify, there's no telling what the real story is. Mr. Gentzler will check.

Recreation Board – Minutes are available for review.

Public Works Director –

2017 line painting quotes – this year the Township did not participate in the group bidding process. Mr. Gentzler received two bids for this year, and he recommends awarding the contract to Alpha Space, who has done the line painting in the past with great results. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to award the line painting contract to Alpha Space for 2017.**

MOTION AND SECOND withdrawn due to a discrepancy in the quote. Mr. Gentzler will re-bid.

Kudos to Mr. Gentzler and the road crew on the crack sealing that was done.

Crack seal machine – **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize Mr. Gentzler to purchase a new crack sealing machine AND a new roller for a TOTAL of \$81,477.00. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Vice Chairman Naylor, to approach Manchester Township to work out the details of the old machine's future and any money that might be due to EMT. All members voted aye; motion carried.

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Motion by Supervisor Rudisill, second by Chairman Gross, to advertise the old roller on Municibid or McGrew's Auction, trusting Mr. Gentzler to use his best judgment in every aspect. All members voted aye; motion carried.

2017 road work and material bid advertisement – **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Gentzler to advertise the road work and material bids for 2017. All members voted aye; motion carried.**

Mr. Gentzler noted that now PA Trucks need to be inspected only once per year, which should save the Township some funds. It was noted that the Township road crew does safety inspections more often than that.

Mr. Gentzler spoke with the new PennDOT manager, who said that he hopes to turn the agency issues around.

Zoning Officer – snow on sidewalk violations issued, none cited, largely because the snow melted.
Planning Commission Minutes – to be addressed under Subdivisions.

016 Audit Report – no comments.

Conewago Township/Canal Road improvements – The Township has Conewago Township's support for any improvements to Canal Road that EMT might be making. Both Townships are in favor of joint efforts in any improvements. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize Mr. Gentzler and the Solicitor if necessary to send a letter to Conewago Township giving EMT's general support of joint projects to Canal Road. All members voted aye; motion carried.**

Mandatory TMI drill is scheduled for April 11, 2017 – this activity bumps the Supervisors meeting to April 26. **Motion by Chairman Gross, second by Vice Chairman Naylor, to hold the April Supervisors meeting on April 26, 2017, 7 p.m. All members voted aye; motion carried.**

Mr. Rudisill suggested sending a letter of appreciation to Wade Witt, thanking him for his assistance to EMT's EMS coordinator, Bud Staub. Mr. Gentzler will see to this.

Land Development/Subdivision –

Principio Site F, LLC/Knaub subdivision – David Koratich, LSC Designs, was present on this Subdivision Plan. Chairman Gross noted that this plan involves two plots that his family farms. He has no financial interest in this plan, but he recused himself from the deliberations, turning the meeting over to Vice Chairman Naylor. This plan is dated original submission 1/31/17; 2nd revision 3/1/17. It involves two parcels, 101 acres and 20 acres. The Planning Commission recommended approval in February. All outstanding items have been addressed.

Several waivers were requested. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the waivers as requested for the following sections:**

§208-21A	Requiring a Preliminary plan
§208-31.A.2.a.6	Display Existing Contours on Plan
§208-34.A.4	Scale of no less than one inch equals 50 feet
§208-46.B	Street Designs
§208-47.A	Curbs
§208-47.B	Sidewalks
§208-61	Monuments and markers
§208-49.B	Recreation fees be deferred to the Land Development Plan

All members voted aye; motion carried.

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Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the subdivision plan of Principio Site F, LLC/Knaub, subject to the location and identification of the wells as requested by YCPC. All members voted aye; motion carried.

Vice Chairman Naylor returned the meeting to Chairman Gross.

Supervisor's comments

Vice Chairman David L. Naylor – Nothing, except kudos to Mr. Gentzler and the road crew for the fine job of snow management during last week's storm.

Supervisor Barry E. Rudisill – How about those “false” emergency calls from the Starbucks facility? Mr. Gentzler will follow up.

Chairman Steven H. Gross, Jr. – To Mr. Gentzler: please note the bad publicity that another Township is enduring trying to put up a new building... sound familiar?! Keep that in mind next time you approach the Board with your request! Also, there was some snowplow damage to the NYCRP property. It will be fixed. Mr. Gentzler noted that it's hard to plow that parking lot with the large Township equipment. Scott Elfner echoed that assessment.

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

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary