

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**September 12, 2017**

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 eight citizens.

Chairman Steven H. Gross, Jr. reconvened the PRP meeting at 7:00 p.m. It was noted that at 6:30 p.m., a meeting was convened for the purposes of discussing the stormwater pollution reduction plan, which Mr. Trout presented. There was brief discussion with questions and answers, then that meeting was recessed until the regular meeting began. The PRP discussion/presentation began again at 7 p.m. Mr. Trout noted that this PRP plan is an extension of the Chesapeake Bay Plan, which looks to reduce the baseload of sediment in the streams by 10%. Any questions or concerns will be added to the plan's presentation. Chairman Gross noted that the PRP plan was posted on the Township's website, and it garnered one positive comment and no negative comments. Mr. Trout confirmed that the positive comment has indeed been added to the report. During Mr. Trout's presentation, he noted that the urbanized area is of the most concern to DEP. Codorus, Susquehanna, Musser, and Hartman Run are the streams/waterways that this plan addresses. Several maps are included with the Plan, which Mr. Trout explained. Chairman Gross asked if there will be credit given for future development? Yes, but only for any extra measures that the developer might take at the time of development. Chairman Gross voiced incredulity regarding the disparity in the cost of the assessment of Codorus Township in the County plan as compared to East Manchester's assessment cost. Codorus Township is assessed at \$7,609, or \$1,522 per year; EMT is assessed at \$85K per year, and the two Townships share two streams. Somehow, that doesn't seem fair. So noted.

Mr. Trout reported on the improvements that the Township has made over the last several years, and the resulting reduction in the sediment amount. The Township must show projects in place to reduce the sediment by 106K pounds. Three projects are planned: stream restoration in Saginaw reduces by 18K pounds; no-till program offers a reduction of 86K pounds; basin retrofits should reduce by 10K pounds. Chairman Gross suggested that no till incentive be paid to the landowners, not the farming contractors. Mr. Trout noted that there are several opportunities for applying for and receiving grant funding for these projects. He also noted that after these projects are complete, it is the Township's responsibility to see that these areas are properly maintained. The July 11, 2017, meeting minutes should be included in the presentation, highlighting the comments by the DEP representative that the Agency will be flexible, and that DEP wants the Township to be creative in its solutions. Mr. Trout noted that this PRP Plan is ready for presentation to DEP.

From the audience, Bob Nace noted that he was impressed with Mr. Trout's presentation and preparation of the plan, and he supports the plan as presented. Mr. Gentzler added that Mr. Trout's work should be a cost-effective plan and his proposals for sediment reduction should indeed be effective. There were no other questions or comments, positive or negative.

Chairman Gross reported that Mr. Trout's plan cost the Township somewhere in the area of \$10,000.00. At 7:28 p.m., the PRP hearing was closed.

At 7:28 p.m., Chairman Gross called the regular meeting to order. The Pledge of Allegiance was given to the Flag of the United States of America.

Chairman Gross disclosed that since the meeting of August 8, 2017, the Board neither met nor conducted any business.

From the minutes of the meeting of August 8, 2017, there were two corrections: Attorney Miller was actually not present at that meeting (first paragraph correction); and correct the spelling of “Halloween” in the parade request. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the corrected minutes of the meeting of August 8, 2017. All members voted aye; motion carried.**

### **Public Comments**

Nothing at this time.

### **Emergency Services Report**

Fire Chief’s Report – Chairman Gross noted that he had some pre-meeting questions for Mt. Wolf’s Fire Chief which were answered.

Supervisor Rudisill noted that the ambulance club is making progress in the collections. Good work.

Nixle Renewal – **Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the Nixle renewal, provided Manchester and Mt. Wolf and Conewago Township pay their share, of the cost as calculated and as in the past. All members voted aye; motion carried.**

Bud Staub added that the Township’s emergency agency is hoping that the Township’s retention ponds will handle any rainfall from Hurricane Irma. The County will treat any standing water for the Zika virus.

### **Special Requests**

Tax Exonerations – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the two requests for tax exoneration. All members voted aye; motion carried.**

Wellspan – Young Lungs at Play – “No Smoking” signs to be placed in the park. Wellspan is requesting that the Township adopt a policy, ordinance, or resolution prohibiting smoking in the public parks. The Board is not in favor of adopting anything of the sort, but if Wellspan wants to post free signs, go for it.

Heritage Rail Trail – request for budget funds.

### **Correspondence**

Stormwater BMP Tour on Friday, September 29, 10-2. Mr. Trout will attend the event.

Hellam Township Comprehensive Plan Update – that Township is rezoning some land from residential to RAC.

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

- Agreement of Sale for Center Street Property (Leppo) – this property is now deeded to the Township and the reverse subdivision is underway.
- Canal Road traffic improvements -- Mr. Miller and Mr. Gentzler met with Mr. Seitz on these upcoming improvements. It was noted that most of the Township’s industrial land has been developed already. Nothing official yet.
- Chairman Gross asked if there’s an official lawsuit from the accident about a year ago (in which a man was hit). Will do.
- Private driveway on Conewago Creek Road – isn’t that lot in the flood plain? The applicant will need to meet all requirements of the flood plain ordinance. No actual building permit requested

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yet.

**Engineer's report** – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

**Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Trout to submit to DEP the Chesapeake Bay PRP and NOI application. All members voted aye; motion carried.**

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

*Northeastern York County Sewer Authority* – Joel Klinedinst reported that timbering on the farm has begun, so there's a little income from that. Plus, there's a billboard on that property (\$5K per year income), but the access to that billboard has been blocked. Mr. Klinedinst requested that while the company is removing timber, they should make a suitable access to the billboard, to preserve that income, small though it may be. All buildings are now under motion-activated video surveillance. The Authority approved the purchase of a dump trailer.

*Recreation Board* – Minutes are available.

*Public Works Director* – Mr. Gentzler noted that the micro-surfacing has been completed. Still some oil and chipping to do on a few roads. Mr. Gentzler has obtained two quotes for generators for both buildings; cost is in the neighborhood of \$50K. Mr. Gentzler will request more quotes. The mower needs some repair; it's a work in progress.

Jack hammer quote – quotes received. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize the purchase of the jack hammer at a cost NTE \$1600. All members voted aye; motion carried.**

*Zoning Officer* – No Planning Commission meeting in September. Starbucks has a project for two silos but it doesn't require a land development plan. No information on the carwash lot.

Pension Plan MMO – information was presented to the Board of Supervisors.

2017 County Conventions

**Land Development/Subdivision** –

Nothing at this time.

**Supervisor's comments**

*Vice Chairman David L. Naylor* – No questions or comments.

*Supervisor Barry E. Rudisill* – no questions or comments.

*Chairman Steven H. Gross, Jr.* – sidewalks on George Street -- the "precedent" must continue that the sidewalks must be installed. Mr. Gentzler feels that two businesses are not going to install the sidewalks in front of their businesses. Should the Township install the sidewalks and bill the owners?

It should be done because it's a safety issue. How about the residential properties? Not yet. They're starting with the commercial properties.

A budget workshop meeting was set for October 25, 7 p.m.

**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 Vice Chairman Naylor, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary