

EAST MANCHESTER TOWNSHIP
Board of Supervisors
September 13, 2016

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 15 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 on August 9, 2016, the Board neither met nor conducted any business.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of August 9, 2016. All members voted aye; motion carried.

Public Comments

Nothing at this time.

Emergency Services Report

Fire Chief's Report ó no comments on the report. Chairman Gross thanked the ambulance representative for clarifying her report. Nothing to add to any report. Vice Chairman Naylor commended both fire departments for working together ó he has heard no negative comments.

Special Request

York Road Runners Club ó Todd Rose was present to request permission for 1- and 5-mile runs, December 31, 2016, through John Rudy Park and the rail trail extension. He explained the route, noting that the runners will cross Mundis Race Road. They will supply the traffic control personnel and will notify the local police department of the plan. If the park must be closed due to inclement weather, the race will be cancelled. **Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the request by the York Road Runners Club as outlined above. All members voted aye; motion carried.**

Susquehanna Lion's Club ó Mike Starner was present to request permission to hold the Halloween Parade; same route as before. He also requested financial contributions if anyone's so inclined, especially since it helps to pay the bands for participating in the parade. It was noted that this is really the only event that is held for the community. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the request by the Lion's Club to hold the parade as requested. All members voted aye; motion carried.**

Motion by Vice Chairman Naylor, second by Chairman Gross, to contribute \$3,000 for the event. All members voted aye; motion carried. [See additional funding Motion at end of the meeting.]

Discussion was held on a possible ordinance adoption to deal with 911 hang-up calls and false fire alarms. There are fines involved. Chief Joe Stevens explained that through his department, they õpermitõ three false alarms from the industrial community; anything after that carries a fine. This ordinance would back up that practice and would be geared toward the police department as well. How about having Mr. Gentzler contact the offenders and say that an ordinance is the next step? It was noted that the Township

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is withholding the occupancy permit for one of the offenders because of these false 911 calls. Resolution of this problem can be added as another condition of the release of that occupancy permit.

Correspondence

PA Water Environment Association ó invitation to participate in a "Day Without Water"

Talen Energy ó Application for well water withdrawal ó Talen Energy sent letters to residents to draw 450,000 gallons per day to water the golf course. There is a public hearing scheduled for December. Any interested parties may attend. Mr. Gentzler reported that the question was asked if the withdrawal might be taken directly from the Susquehanna River. That's a possibility, but there's a different permit and process required. Concern is that amount will be drawn from two municipal wells. The criteria for drawing from these wells are strict, but if the applicant meets the criteria, the permit will be granted. How about sending a letter to the Basin Commission voicing the Township's concerns surrounding this proposal? Sure, and add that it seems that they are "irrigating an ash pile."

Jason Johnson voiced his personal concern over his water supply being used to water a golf course.

Joel Klinedinst gave some history on this request, noting that this application was denied at least three times prior to this current request. He knows this because he used to work at the golf course around 2008-2009, at the time of those previous requests.

Supervisor Rudisill agreed with the letter being sent, but cautioned against spending volumes of time and money on this subject, given the applicant's history of getting its way.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize Attorney Miller to send such a letter. All members voted aye; motion carried.

Recycling grant ó no funds available for this year. That put the screws to any new leaf collection equipment.

NeyChip CD ó Historical Jeopardy ó Mr. Gentzler is trying to copy the CD for others' use.

Mike Ellis's Animal Control Services will no longer be available after the end of 2016, because picking up stray dogs is getting to be too much for him. He will still do this privately, but not for municipalities. He recommended a replacement company, and Mr. Gentzler is investigating that person's record and references. Stay tuned.

Solicitor's report ó Attorney Andrew Miller

- Mar-Ben Construction Surety ó still holding \$28,512.55 and the letter of credit is not being renewed by the bank. The improvements have not been completed, and there's a risk of losing that surety. It will be withdrawn in January of 2017, so time is rather of the essence. What to do? How did this applicant gain occupancy without the improvements being done? The second building permit can be held until the improvements are completed. Pull the funds now and put the money into an account and hold it until needed. Mr. Trout noted that the PennDOT permit has expired. **Motion by Supervisor Rudisill, second by Chairman Gross, to pull the funds and place them in escrow until needed. All members voted aye; motion carried.**
- Zoning Ordinance Amendment, Ordinance 2016-3. At 7:45 p.m., a Public Hearing was convened to discuss the Zoning Ordinance Amendments. No one spoke in support of or in opposition to the Amendments. Hearing closed. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2016-3, the amendments to the Zoning Ordinance. All members voted aye; motion carried.**
- Traffic Regulation Ordinance ó nothing discussed.
- Floodplain Ordinance Grant Money ó nothing discussed.
- Resolution to Opt in to the York County Pollution Reduction Plan, Resolution 2016-11 ó this is

associated with the new MS-4 permit renewal. If the Township wishes to opt in, that needs to be done via this Resolution. Mr. Trout explained further. Input from municipalities is being sought. Mr. Trout feels that the ultimate cost to be included might be around \$5,000 per year, which is less than the Township's doing it solo. There will be another chance to opt out of this deal, but the County needs to see how many municipalities will be involved first, then decide the cost and split that cost between all those entities. Mr. Gentzler noted that there's also a chance to form a county-wide storm water authority, which is not the same thing as this Pollution Plan. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Resolution 2016-11. All members voted aye; motion carried.**

Engineer's report ó Byron Trout

Inspections

Plan reviews

Correspondence

MS-4 and Chesapeake Bay Plans

Triple Crown Corporation Surety Reduction ó **Motion by Chairman Gross, second by Supervisor Rudisill, to reduce the surety for Triple Crown Corporation in the amount of \$279,814.97 per the recommendation of the Township Engineer, with the remaining surety amount being \$811,958.05. All members voted aye; motion carried.**

Kinsley, Orchard Business Park, Phase II, Surety Reduction request ó **Motion by Supervisor Rudisill, second by Vice Chairman Naylor to reduce the surety for Kinsley's Orchard Business Park, Phase II, by \$1,106,323.90, leaving a balance of \$1,961,707.94, per the Engineer's recommendation. All members voted aye; motion carried.**

Mr. Trout received correspondence from YCPC regarding the block grant for the Saginaw storm water improvements. That block grant funding requires that an engineer be appointed for the project. Engineering fees in this case may not exceed \$15,000. Decision ó pay the Engineer out of the General Fund. **Motion by Supervisor Rudisill, second by Chairman Gross, to name Byron Trout as the engineer and to pay him out of the general fund; Mr. Trout will inform the YCPC. All members voted aye; motion carried.**

Secretary/Treasurer/Manager's report ó Dave Gentzler

Sewer Authority ó Minutes are available for review. Mr. Klinedinst noted that one truck was sold and the other is in the works. The fiasco with Mar-Ben will not happen again!

Recreation Board ó Minutes are available for review. What will happen with the carnival funds? Should those funds be used for the requested improvements? Mr. Gentzler will pass the questions along.

Zoning Officer ó No discussion.

Public Works Director ó No discussion.

MMO for Pension Plan ó **Motion by Chairman Gross, second by Supervisor Rudisill, to pay the Minimum Municipal Obligation. All members voted aye; motion carried.**

Resolution ó Application for Traffic Signal approval ó **Motion by Chairman Gross, second by Vice Chairman Naylor, to submit the traffic signal application for Board Road at Willow Springs Road, Resolution 2016-10, for the improvements to the SW side of the intersection. All members voted aye; motion carried.**

MS-4 Compliance Inspection Report ó Mr. Trout's recommendation: he and Mr. Gentzler can go over the report to make sure everything is in compliance, if the Board so wishes. Mr. Gross feels the Township should just politely thank the provider of the report.

North George Street/Meeting House Road traffic signal ó Mr. Gentzler received an estimate from TRG to

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change the timing on the signal. Timing was changed; no complaints have been received, always good news. Just watch it for now; take action if trouble starts.

York County Convention ó Motion by Chairman Gross, second by Supervisor Rudisill, to approve the attendance of the Supervisors, Tax Collector, and Manager at the county convention. All members voted aye; motion carried. If anyone wants to attend, please let Mr. Gentzler know.

Erin Himmelberger and Kathy Connelly presented information on the master plan for the renovations to the building and grounds. Mr. Gentzler noted that with the growth of the township, hiring new staff members has been necessary, there is increased need for storage of files, a new meeting room, and a new salt building. The request was preciously made to see a master plan that can be completed in phases. Ms. Connelly noted that Phase 1 must be done first and must involve the expansion of the parking. It makes sense to keep the salt storage building near the facilities and equipment for the road crew. Mr. Gentzler noted that in his years of service to the township, all improvements have been done in-house with a minimum of expense, of which he is proud. He has requested the engineers to keep the costs down as much as possible, and he noted that he is not requesting to borrow any money for any part of this project. He requested that the Board members review the plans and proposal and comment at a later meeting and perhaps authorize the go-ahead at that time. Will do.

Land Development/Subdivision ó

None at this time.

Supervisor's comments

Vice Chairman David L. Naylor ó none at this time.

Supervisor Barry E. Rudisill ó none at this time.

Chairman Steven H. Gross, Jr. ó Leg-Up FarmsøFall Fest last year had traffic issues; please contact the appropriate persons to prevent. Mr. Gentzler already spoke to someone and was assured that the problem will not be repeated this year. Also, is the Townshipø donation for the Halloween parade too little, since this the only community event that is held? Chairman Gross recalled Mr. Starnerø comments about this parade being the only one that still draws paid bands. **Motion by Chairman Gross, second by Vice Chairman Naylor, to contribute an additional \$1,000 to the Lions' Club for the parade, for a total contribution of \$4,000. All members voted aye; motion carried. [See first funding Motion earlier in the meeting.]**

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

From the audience, Helen Musser, said if there are no bands in the parade whatø the point? Agreed.

Motion by Vice Chairman Naylor, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:41 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary