

EAST MANCHESTER TOWNSHIP
Board of Supervisors
June 11, 2013

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 Jon Beck, Recording Secretary, and twenty-one 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 May 14, the majority of the board met yesterday with representatives of the Sewer Authority.

Motion by Supervisor Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of May 14, 2013. All members voted aye; motion carried.

Public Comments

Peggy Buchanan asked about the progress on the contract with the SPCA. Supervisor Rudisill reported that there's a meeting scheduled for next week with the Colombia Borough police chief to see how they handle their stray animal problem (they don't use the SPCA). At this time, there's no plan for East Manchester Township to contract with the SPCA. Strays are handled now on an individual case by case basis. The SPCA is not willing to negotiate, Supervisor Rudisill said. Mrs. Buchanan asked what if the majority of the residents are interested in contracting with the SPCA? Supervisor Rudisill feels that if a majority (roughly more than 3500 residents) were interested, the Board will certainly need to consider this. It was noted that there has been no correspondence between the Township and the SPCA since about two months ago. It was unknown whether the SPCA Board addressed this issue at its last meeting.

James Reandeau asked Mr. Trout about specific sections of the Northern Heights development. The residents would like the contractor to completely finish one section of the development; this is an NPDES permit issue over which the Township has no control. Mr. Trout could provide a consistency letter if that would help, but the inspector is Rob Fetter, York County Soil Conservation.

Emergency Services Report

The Ambulance report is available for review.

Joe Stevens gave the Fire Department report for May 2013. There were two recent fundraisers – one for a private, local family and for Moore, Oklahoma, with good results. Updated training is going well. Chairman Gross noted that the Township received a letter from the Strinestown fire company about needing a coordinator and a venue for the fireworks for 2014. Chairman Gross noted that it is a shared community event, hopes for someone to keep it going and he would be glad to speak with anyone interested.

Special Request

Louis Castriota Re-zoning request – Mr. Castriota was present from Leg-Up Farms for a re-zoning request on Sherman Street. They would like to expand their services and to support

adults, not just youth up to age 21. To be added: a farmer's market; housing options; adult therapeutic riding program with a wounded warrior aspect. The market's appearance would blend in with the surrounding area. They would like to grow some food onsite and also use local suppliers for other food items. Last month, the Supervisors felt that the proposed size of the re-zoned area was too big and tabled this request; the applicants would reduce it to 14 acres. They would still purchase all of the land but would request re-zoning of only 14 acres. An amended plan will be submitted to the Township.

Motion by Supervisor Rudisill, second by Supervisor Naylor, to approve the request to send the application of Leg-Up Farms to York County Planning Commission and to the East Manchester Township Planning Commission for the re-zoning request for 14 acres. All members voted aye; motion carried.

Mr. Castriota explained that the Leg-Up Farm enterprise is adding some components to their services, including classrooms, massage therapy, water therapy, and family support. An open house is considered for the fall.

Stacy MacNeal, representing the Sewer Authority, gave an update on the Sewer Authority's acquisition of a farm for its use to dispose of bio-solids. The Authority feels that this is a cost-effective solution to the problem of disposal. The Authority is asking the member municipalities to indicate their support of this financial venture. Manchester Borough met last night and is in support of the project. Mt. Wolf Borough is meeting tonight. The final finance figure would be \$3.1 million at a 2.82% rate over 20 years, for a \$200,000 per year payment. The 2009 issue would be refinanced at the same time. A rate increase for this project is not anticipated, but that certainly doesn't rule out a rate increase for other reasons. Supervisor Naylor was initially against the proposal but sees no other way around it now. He would support this endeavor. Chairman Gross is not comfortable with the fact that the final figures are not available at this time and that the Sewer Authority will be incurring still more debt.

From the audience, Jim Coble reminded the Board that a number of years ago the Board approved a figure of \$20 million, which is much greater than the current figure of \$3.1 million.

Joel Klinedinst noted that he wants to keep the lines of communication open between the Sewer Authority and the various municipalities. He noted that his Board is certainly not interested in spending any more money than the figure of \$3.1 million. Tom Beakler noted that the Sewer Authority has made the price clear to the seller of the farm from the outset.

Marshall McAdams asked if the Board could agree to support the project at a cost not to exceed \$3.1 million. **Motion by Supervisor Naylor, second by Supervisor Rudisill, to authorize the Sewer Authority to proceed with the purchase of the farm property at a cost not to exceed \$3.1 million. All members voted aye; motion carried.**

Correspondence

Northeastern Community Fireworks – addressed above.

Solicitor's report – Attorney Andrew Miller

- Comcast Cable Agreements – now in final form. Mr. Miller reported that there's a \$9,642 one-time grant to the Township from Comcast to offset the cost of renegotiation. There will be an annual payment of \$4,750. The internet access to the public buildings was discussed. Comcast will provide that service to one building. The Township would like to upgrade its internet access to business class. A public hearing must be convened as part of the adoption process. **Motion by Supervisor Naylor, second by Chairman Gross, to authorize Mr. Miller to proceed with the advertisement of the ordinance for adoption at the July meeting. All members voted aye; motion carried.**

- SALDO Amendments – revisions presented to include the sign discussion/issues addressed last month. The meeting previously scheduled for June 26 is now rescheduled for July 24; the amendments will be discussed at that meeting. (No meeting on June 26.)
- LERTA resolution – incorporating language about assessment appeals. Mr. Miller provided the actual wording. The resolution reauthorizes the LERTA program through October 31, 2014. **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt Resolution 2013-5, the LERTA program. All members voted aye; motion carried.**
- Mr. Miller reported that the Loytch homeowners have provided an easement for Locust Street, including pedestrian access for the church. This easement agreement will be signed and recorded as required.
- An Executive Session is requested to discuss real estate matters.

Engineer's report – Byron Trout

On May 16, Mr. Trout met with YCPC about development and implementation of a Chesapeake Bay plan. West Manchester Township would like to take the lead in developing this county-wide plan. Mr. Trout gave some details of this project, but full information is not yet available. A letter is to be coming from West Manchester Township regarding this mandate.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – minutes on file.

Recreation Board – no minutes available.

Public Works Director – no questions or comments. Mr. Gentzler reported that the old truck was taken to Lancaster; it will be placed on an online forum for sale.

The road survey was tentatively set for September 18, 2013, 1 p.m.

There are funds available for part-time office help for reorganizing the file room, following the remodeling. The staff would like to change the plan filing system to file by parcel identification number. **Motion by Supervisor Naylor, second by Supervisor Rudisill, to authorize Mr. Gentzler to hire a temporary part-time person at a cost NTE the budgeted amount of \$7,500. All members voted aye; motion carried.**

PSATS Adopted Resolutions/Request – **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt the resolution regarding the prevailing wage issue. All members voted aye; motion carried.**

Zoning Officer – Mr. Beck reported that there's request for 59.78 acres to be included in the Ag Security program. Property owner? Location?? Is there urgency on the part of the homeowner? The Board will take no action and let the 180 day process take place and automatically deem the property included. Mr. Beck noted that the return address of the request was merely Morrow, 810 Collier Street, Colorado. Mr. Beck will contact the requester and will explain the process.

Land Development/Subdivision –
Nothing at this time.

Supervisor's comments

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

Supervisor Barry E. Rudisill – Green Ridge development? Mr. Trout met with the contractors today; work should be started within the next three weeks. Saginaw Park? Will discuss in Executive Session.

Chairman Steven H. Gross, Jr. – nothing at this time.

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 8:40 p.m.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:10p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary