

EAST MANCHESTER TOWNSHIP
Board of Supervisors
August 11, 2015

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 Taylor, 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 July 14, 2015, the Board neither met nor conducted any business.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the minutes of the meeting of July 14, 2015. All members voted aye; motion carried.

Public Comments

Bill Marks, 685 Apple Tree Lane, Sherman Oaks, thanked the Township for putting up the neighborhood watch signs to hopefully preempt some thefts and misconduct in that area. He has two volunteers already! Excellent! Mr. Gentzler noted that the police will be giving some training and guidelines for conducting a neighborhood watch so that the volunteers are well prepared.

Mike Starnier, Susquehanna Lions Club, requested the use of the roads and closing of George Street for the Halloween parade on October 18, 2015.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the closing of the street as requested for the Lions Club Halloween parade. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to donate the already budgeted amount of \$5,000 to the Halloween parade cause. All members voted aye; motion carried.

Emergency Services Report

Fire Chief's report – Nothing added to the report. Chairman Gross confirmed with Chief Stevens that no one from the Mt. Wolf company participated in the practice exercise at the house next door to the Township building.

Special Request

Bud Staub, Emergency Management Coordinator, presented information on the Previstar System related to the Emergency Operations Plan for the Township. Only individuals with proper access will be authorized to enter the system and view the various components.

Correspondence

York County Conservation District – Envirothon Fundraiser – no discussion

Solicitor's report – Attorney Andrew Miller

- FCI Groundwater Contamination, Ordinance 2015-4 – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2015-4, an Ordinance to Create and Establish the Mundis Race Road Water District within the Township of East Manchester,**

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County of York, Commonwealth of Pennsylvania. All members voted aye; motion carried.

- Regional Emergency Management Agency – regarding the possibility of including Conewago Township in the Regional EMA—Mr. Miller reported that, if the Board wants to include Conewago Township, this must be done by Ordinance. Do the Board members want Mr. Miller to prepare such an ordinance? Uncertain at this time, pending further discussion with all parties.
- NEYCSA 2015 Bond Refinancing – Attorney Stacy MacNeal, Gordon Walker, Dave Twadell, and Joel Klinedinst were present for this discussion. Ms. MacNeal noted that the other municipalities have either approved or are considering approval of this refinancing. She hit the high points of the agreement, noting that substantial savings are possible. Attorney Miller has reviewed the documents and found no problems with it. Mr. Twadell gave a thumbnail sketch of the numbers involved. Discussion was held on the project and the refinancing. **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt ordinance 2015-5. All members voted aye; motion carried.**
- Executive Session requested to discuss Shady Lane.
- Discussion was held on the Board's option and desire to approve (or not) the extension of time requested through 12/11/15 for Shady Lane to complete its land development plan. This will be included in the Executive Session discussion.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plans

Mr. Trout investigated the remaining bond for MarBen. He noted that the bonding and permit for Board Road have expired. It really doesn't seem that this developer intends to move ahead with this project. What if they gave cash so that the Township can do some of the improvements? Sure, as long as there's a proper Agreement on file. Mr. Gentzler noted that this developer has been a problem here and there, such as not mowing the sites, etc. Chairman Gross feels that if the developer has the cash, then they should just do the improvements, not give the Township the cash and have the Township do the work. It's feared that the developer will not actually make the improvements, which is why Mr. Gentzler felt it was a good idea to at least get the money and get things rolling. It was noted that the Township is in this situation due to the lack of a Developer's Agreement.

Mr. Gentzler suggested holding the developer responsible for doing the work, using their own money to clean up the area, making it clear that until that work is done, the developer will not receive any building permits for the rest of the site. Should the Township then release the bond that it has at that point? No, keep the bond in place. Mr. Trout and Mr. Gentzler will meet to discuss the funds and what should be done with those funds, after which time the developer will be informed of the Board's decision.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes on file. How are the two new employees working out? Insurance issue was ironed out, and all's going well so far.

Recreation Board – No minutes this month.

Public Works Director – Supervisor Rudisill asked about Rosedale Road – no lines painted yet. Mr. Gentzler will see that the lines are added, per Supervisor Rudisill's request.

Mr. Gentzler provided a list of items that could be sold at auction. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve Resolution 2015-12, authorizing Mr. Gentzler to take these items to the Old Time Days consignment auction on Canal Road. All members voted aye; motion carried.**

Greg Zirkle, Northeastern High School teacher, requested that the Township be included in the “Touch-A-Truck” event, held for children, to let the children see and touch their favorite big trucks and talk with the people who drive them. Mr. Gentzler suggested that the employees who participate be paid for the four hour commitment. **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize taking some heavy equipment to this event AND to pay the four employees to attend, in full Township uniforms, of course. All members voted aye; motion carried.**

Capital Purchases – Highway -- Mr. Gentzler reported that there’s \$50,000 left in Capital Purchases/Highway budget. Happily, that’s just enough to cover the cost of a new vehicle to replace a decrepit model. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize the purchase of a 2016 Ford F350, with snow plow and salt spreader for \$49,210.19. All members voted aye; motion carried.**

Mr. Gentzler reported that Conewago Township will donate its old boom mower to East Manchester Township to use for parts. Everybody wins. Certainly a thank-you letter is in order and will be sent.

Zoning Officer – Ms. Taylor requested that Beshore and Koller, at 4370 North George Street, Extended, and James Wire, 4335 North George Street, be notified and required to complete curbing and sidewalks within six months of the date of the notice to do so, in accordance with their signed land development plans. Chairman Gross suggested giving them a year to do so, since the time frame may not allow for construction during the winter months. Discussion was held on which properties to include in this requirement. Mr. Trout cautioned against having lots of different contractors doing the work; put the residents in contact with a reputable contractor who would give a group discount, so to speak. Should the Township Office or Engineer also offer to help the residents with the PennDOT permits? Probably not, that could run into a fair amount of expense. Mr. Gentzler suggested that the staff investigate this a bit further and report back next month.

Motion by Vice Chairman Naylor, second by Chairman Gross, to require Beshore and Koller, Ace Hardware, and the Shell station to put in curbs and sidewalks, within a year of the date of the notice to do so. All members voted aye; motion carried.

Land Development/Subdivision –

None at this time. PPL would like to submit their land development plan for the Planning Commission’s agenda in September.

Supervisor's comments

Vice Chairman David L. Naylor – Hillwood properties are looking weedy, and the dust at Kinsley is pretty bad. From the audience, Blaine Rentzel noted that the park in Manchester is pretty full of weeds. The Borough maintains that park, not the Township.

Supervisor Barry E. Rudisill – the York Water Company finally did an overlay of the patch in front of Advanced Auto. Thanks for changing the “no turn on red” sign. Mr. Trout did hear from the storm water drainage property, so he considers that a bit of progress.

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

Mr. Gentzler discussed the Poplar Lane project to install public water. The Township has the right to require an inspector. Mr. Gentzler would like to hire a part-time inspector at \$15 per hour to inspect the progress and assure proper restoration. He would also like to lower the trench restoration specification, in trade for the microsurfacing of the entire road. Also, on Codorus Furnace Road, there were only four residents interested in having public water, which is not enough to warrant running the line. JJFour is

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also still interested in a fire hydrant. The project calls for total stone backfill. Mr. Gentzler would like to use some reclaimed material from Kinsley. The consensus: Mr. Gentzler should work out a deal and do what needs to be done to accomplish this project satisfactorily.

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. Meeting recessed at 8:46 p.m.

The meeting reconvened at 9:10 pm.

Motion by Chairman Gross for Solicitor and Zoning Officer to write letter to Historic Shady Lane granting their four month Land Development Plan extension and write a letter to cease the operation of an event venue without proper permits. Second by Vice-Chairman Naylor. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Vice-Chairman Naylor to dump millings (spoils) from Jerusalem School Rd Project at the Gross Farm. Two ayes; Chairman Gross abstained; motion carried.

The meeting adjourned at 9:25p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary