

EAST MANCHESTER TOWNSHIP
Board of Supervisors
September 8, 2015

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Taylor, Recording Secretary, and nine citizens. Absent: Vice-Chairman David L. Naylor.

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 August 11, 2015, the Board neither met nor conducted any business.

There were two minor corrections to the August 11, 2015, minutes, furthering shattering the Recording Secretary's near-perfect record: under Supervisors' comments – the patch was put in front of *Advance Auto*, not the *hardware store*, and the last paragraph, third sentence should read, "he would like **to** lower the trench" (add the word "to").

Motion by Rudisill, second by Gross, to approve the minutes of the meeting of August 11, 2015, as amended above. All members voted aye; motion carried.

Public Comments

Joel Klinedinst asked what can be done with the ambulance service in the Township. He feels it's lacking and expensive. Mr. Klinedinst and his wife are members; she was transported three times within a month. Any excess not covered by insurance should be exempted from payment if the patient is a member of the ambulance company. The Klinedinsts have received "due from patient" invoices because the ambulance company has not provided the insurance company with an updated member list. He also noted that there is never any representation at a Township meeting. Mr. and Mrs. Klinedinst have filed a complaint in this matter, and they have not been given any satisfaction in dealing with this company.

From the audience, Josh Parrish (on the ambulance Board) noted that he has not been apprised of any complaint but he will follow up on the issue. He also noted that the ambulance company is currently awaiting receipt of the membership list from a third-party company, so that's why the delay in that respect.

Joe Stevens, also from the audience, reported that he, last week, fielded a call from an ambulance customer. He will give Mr. Klinedinst a phone number to call. He agreed that it's a "huge problem." He urged the Township to be more stringent in their requirements for ambulance service reporting.

Membership of the Board: Kelly Altland, Chris Lash, Laura Lash, and Joshua Parrish. Mr. Stevens said that three of the five are contract service persons, but Mr. Parrish disagreed with that statement. Mr. Stevens noted that the Township is free to request bids on ambulance services. Mr. Parrish will take these concerns and comments back to the ambulance board meeting.

Emergency Services Report

Fire Chief's Report – Chief Stevens asked about the fire box updates. He's not willing to add Eagle to the boxes without the Township's approval or direction. Also, he requested donations from the Township to the fire departments. Any recommendation? His opinion is that Manchester should receive greater than a 50-50 split. Any numbers available on how many calls were mutual aid requests and how many were not actual requests? Mr. Parrish provided some general numbers. Mr. Stevens will provide for Manchester's department. Mr. Parrish noted that Eagle responds to many or most of the same calls as October 8, 2015

Manchester. Mr. Stevens noted that very often Manchester provides other services that Eagle does not.
Compliance Audit – Firemen’s Relief Association of Manchester -- no discussion.

Special Request

Beshore School Road – Speed Limit Reduction – no one was present on this item. No discussion or action taken.

Chestnut Valley Community Block Party – Justine Hallgren was present to request permission for a community block party. There is an HOA involved in this development. Could a roadblock be set up, to the back of the community, Lynn Drive, between Austin and Payne? They’re thinking a Sunday afternoon in October, perhaps 2 to 5 p.m. What do they need to do to accomplish this? Permission has been granted for this type of activity in the past. Make sure the police chief and the County 911 system are made aware of this proposal. **Motion by Supervisor Rudisill, second by Chairman Gross, to permit the road closing of Lynn Drive between Austin and Payne, in the Chestnut Valley Community development, subject to the approval of the police chief and County 911 Services; Sunday afternoon 2 to 5 p.m., in October , 2015; Township Staff to be notified as well. All members voted aye; motion carried.**

Fire Hydrant Approval – add the one at Sherman and Codorus Furnace? – it was thought to add this one and see what happens.

Dollar General Proposed Retail Store – Mike Swank and James Craft were present on this proposal. Traffic improvements and public water service were the two main items discussed at a previous meeting. Traffic improvements are in the works. Mr. Trout noted that Layman Mortorff of Gordon L. Brown’s office is handling the traffic study process. Mr. Gentzler added that the traffic study doesn’t recommend a traffic light. Tonight, Mr. Swank requested the extension of the public water service to the site. YWC is extending the line south to Poplar Estates. Cost \$114K, which is cost-prohibitive to the developer or applicant. Mr. Swank noted that the store doesn’t require fire protection. He requested that the store be permitted to use an on-lot well until such time as the water line is actually extended. It was noted that the residents in that area are already having trouble with their wells, so a business having a well might not be a popular option. The applicant would like to get this project underway. Information received from the fire chief and the solicitor indicates that there must be proof that the well would support fire protection. The fire hydrant approval was discussed, as was turning right onto Route 24 South, which is a problem now. It was noted that it’s a PennDOT road, so the Township’s hands are tied. It is hoped that the extension of the public water line will entice further commercial development. The applicant feels that it would be good to see the Dollar General there as an enticement to other businesses.

Mr. Craft spoke, noting that the York Water Company has changed its original plan for extension in that area. He feels that it would be more important to the residents of Starview than the Dollar General store to have a fire hydrant in the area.

Mr. Gentzler reported that his conversation with the representative of York Water Company was not positive, and that the Township has no leverage over the company to require them to extend that line, no matter how much the Township wishes they would.

From the audience, Blaine Rentzel noted that the YWC was quoted as saying that it provides water for residents, not fighting fires.

Joel Klinedinst had a question about specifications that were changed to accommodate the YWC; and now the YWC is changing its mind.

Mr. Gentzler checked his emails without verification about what the YWC representative said.

Mr. Craft said that the applicant would have no problem posting a bond or whatever is required to assure everyone that the Dollar General will hook up to the public water system when it’s available.

Should Mr. Gentzler try to convince the YWC representative to run the line as far as the Township

and this applicant would like? Sure, go for it.

Joe Stevens noted that Dollar General contributes nothing to the area fire companies, yet they readily ask for support and consideration. Fair enough; Mr. Swank will take that comment back to the company.

Correspondence

Water Service to Poplar Estates – Construction Initiation letter – FYI only

Tax Assessment Appeal Decision Notification -- Mr. Gross noted that the “old” Giant got its assessments lowered by about \$300K.

Solicitor’s report – Attorney Andrew Miller

- Forge Hill Road Private Drive – property owners (all but one) signed an agreement regarding the location of the driveway. Applications and building permits will be issued as appropriate.
- Floodplain Management Ordinance Amendments – new map, etc., will be effective 12/16/15. The Township is required to update its Floodplain Management Ordinance by that time to be in compliance. General consensus: authorize Mr. Miller to prepare a comparison of the current ordinance and the proposed amendments into the ordinance for the October Board of Supervisors meeting.
- Approval of General Terms and Conditions for Township HOP Permits – **Motion by Supervisor Rudisill, second by Chairman Gross, to approve the General Terms and Conditions for Township HOP permits as presented. All members voted aye; motion carried.**

Engineer’s report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plans

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the surety reduction request by Hillwood Properties in the amount of \$2,642,729.65, leaving a remainder of \$1,218,837.09. All members voted aye; motion carried. Mr. Trout noted that there are a number of stormwater drainage issues with this property. Action’s being taken to rectify.

Secretary/Treasurer/Manager’s report – Dave Gentzler

Sewer Authority – Joel Klinedinst noted that 63 water shut-offs are planned. Payments are anticipated. Several properties are indeed vacant. Chairman Gross asked about the land swap between the Sewer Authority and Leg Up Farm.

Recreation Board – no minutes available

Zoning Officer – Ms. Taylor received approval for the proposed letter to Beshore and Koller and James Weire.

Public Works Director – leaf collection will start soon; information was posted on the Township website. Line painting to be done as well.

Mr. Gentzler presented the MMO for EMT’s pension plan in the amount of \$26,473.00. Information only.

Motion by Chairman Gross, second by Supervisor Rudisill, to authorize the Supervisors, Manager, and Tax Collector, to attend the County Convention on Thursday, November 12. All members voted aye; motion carried.

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Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Supervisor Barry E. Rudisill – MarBend bonding? Mr. Trout is still working on it. Also, Leg Up Farm seems to have a problem with weeds. That's actually a Penn State approved/developed garden, which was supposedly on the land development plan. Ms. Taylor will follow up with Penn State to check.

Chairman Steven H. Gross, Jr. – no comments 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 Supervisor Rudisill, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary