

EAST MANCHESTER TOWNSHIP
Board of Supervisors
September 9, 2014

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 ten 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 the Board has not met nor conducted any business since the meeting on August 12, 2014.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the minutes of the meeting of August 12, 2014. All members voted aye; motion carried.

Public Comments

Mr. Trout reported that he spoke to the Park Street homeowner about the ongoing drainage issue. Mr. Alwine (neighbor) was present at tonight's meeting. Mr. Trout asked that Mr. Miller wait another two weeks to allow for progress on the situation. Supervisor Rudisill differs; **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to move forward with the enforcement of the complaint. All members voted aye; motion carried. Mr. Miller will proceed accordingly.**

Emergency Services Report

Fire Chief's Report – on file for review

Eagle Fire Company Report -- Supervisor Rudisill had a question for Unit 22's budget for 2015. The question was answered by Joshua Parrish from the audience.

Special Request

Allison Hanna was present from First Capital Engineering to offer free presentations to municipalities regarding landscaping improvements, rain gardens, invasive plants/plant pests, floodplain concerns, boundary surveys, etc. She left information and her business cards.

Correspondence

Nothing at this time.

Solicitor's report – Attorney Andrew Miller

- Code updates – **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Gentzler to sign the contract with General Code to complete the code update at a cost NTE \$5,624.00 (three years). All members voted aye; motion carried.**
- Chesapeake Bay Agreement – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2014-4, adopting the intermunicipal agreement for the Chesapeake Bay project. All members voted aye; motion carried.**
- Hearing for JJ Four Zoning request to be held in the near future.
- Updates on pending plans on Mr. Miller's report – nothing major to report.
- Subdivision and Land Development Ordinance Amendments – last month information was given

on regulating pipelines. Also unresolved last month was information on fences. The concern last month had to do with ornamental fences; information has been added to that effect. Mr. Gentzler noted that there has been much discussion on the ordinance information, but there was some confusion about the cumulative language on the fence coverage section. Discussion was held on the interpretation: add width and depth of the front yard together and then cover up to 50 percent of that area. Add: can't enclose more than 25% of the fence. How about removing the word "cumulative" from the sentence? Mrs. Ensminger noted that her current fence doesn't cover 50% of the front yard. There should be no problem with what she has.

How about the pipeline regulation information that Mr. Miller provided last month? Do something now or wait until later? Any inclusion will need to be presented to the Planning Commission and the YCPC for review. Perhaps the Board members can look at the samples for review/discussion in October, get Mr. Trout's input, and then advertise for adoption in November.

Mr. Miller requested a short Executive Session following this meeting.

Engineer's report – Byron Trout

Inspections – Surety Reduction requests:

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the surety reduction requests as requested Kinsley Subdivision Lot 1, reduction of \$289,184.83, leaving a balance of \$0; and Kinsley Land Development Plan, reduction of \$1,200,155.44, leaving a balance of \$0. All members voted aye; motion carried.

Motion by Chairman Gross, second by Vice Chairman Naylor, to authorize Mr. Trout to hold an advertised public meeting at 6:30 p.m. prior to the December Board meeting to give MS4 to the information public and get input and feedback. All members voted aye; motion carried.

Plan reviews – Chairman Gross recused himself from the following discussion. Mr. Trout reported that the Hillwood plans are being reviewed – additional stormwater management facilities per DEP's requests -- previous plan, Township had granted a partial waiver of a stormwater facility being within the setback. Now there are additional facilities within that setback. Need a new waiver? If DEP is requiring this additional work, the applicant would qualify for the waiver. Mr. Trout's concern is that the grading of one of the ponds is right up to the roadway. He feels that they could pull it back a bit, but that would require re-submitting the plan to DEP. Why is Mr. Trout concerned? Possible danger to passing motorists, as there's no curbing in that area. Also, what happens when Zions View Road is widened? Could be a problem. How about granting the waiver now and then asking the applicant to modify the situation after the fact? That would keep this slow-moving ball rolling without waiting for resubmission to DEP. Ask the applicant to modify the facility at the pre-construction meeting; Mr. Trout feels that the applicant will be amenable to this suggestion.

Correspondence

MS4 and Chesapeake Bay Plans

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – nothing mentioned.

Recreation Board – PPL has new ownership; Mr. Gentzler was uncertain of the details. Perhaps the Recreation Board knows more about this situation. Apparently, a letter was drafted to go to the Board of Supervisors but the minutes said it was to go to PPL. A bit of confusion surrounded this letter and its recipient.

Public Works Director – no written report. Mr. Gentzler reported that the highway department removed the damaged playground equipment; new equipment to arrive soon. Today, the crew was looking at next year's work, including Espresso and Bartlett. Mowing should be finished for the season. Leaf collection is approaching and will be advertised for the first of November.

Zoning Officer – report on file. An eyesore property was discussed, with Ms. Taylor reporting that progress is being made.

PMRS MMO – provided for the Board's review.

Park Street repair – no response yet from the Borough. The resident did not agree to pay for such an extensive investigative repair. Mr. Gentzler noted that there were no charges for Township labor or equipment.

Fire Company Workers Compensation – a formula for 2015 must be determined.

From the audience, Bob Nace asked if invoices have been received from the other two municipalities. Yes – Manchester \$17,435 for the first six months; Mt. Wolf, \$16,796 for one year (6/13-6/14). Since March, verbal estimates were in the \$24,000 range. The October budget meeting will be busy. This item was *tabled* for the time being.

Exoneration Requests – **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the exoneration requests as presented. All members voted aye; motion carried.**

York County Convention – information available; Board members know what to do.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to sell the 1989 Louisville dump truck via Municibid for at least \$6,000. All members voted aye; motion carried.

To discuss in Executive Session: implementation of a 401K plan for the employees, through Nationwide Retirement Solutions; employee contributions only; Township responsibility is bookkeeping only. This would be in addition to the pension.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – no comments

Supervisor Barry E. Rudisill – from last month, was the gray water problem addressed? Ms. Taylor noted that the Sewer Authority found that it's not gray water and the situation is fine.

JJ Four, LP, plan surety to be posted for monumentation? Still awaiting the letter of credit from applicant. Time frame will be given.

Chairman Steven H. Gross, Jr. – GIA is appealing its assessment; is LERTA affected? Mr. Miller will look into it. Mr. Miller and Gentzler should send a letter to GIA alerting them of the new ordinance that the Township adopted about a year ago.

Also, many positive comments on the road work.

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

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