

EAST MANCHESTER TOWNSHIP
Board of Supervisors
June 9, 2020

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Manager/Secretary/Treasurer Kristie Masemer, Engineer Byron Trout, Roadmaster Shane Haugh, Recording Secretary, and 12 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.

It was noted by the reporter that she will be recording the meeting. Chairman Gross was displeased with the reporter's coverage of the May Supervisors meeting.

Motion by Chairman Gross, second by Supervisor Rudisill, to accept the resignation of David Gentzler, effective June 1, 2020. All members voted aye; motion carried. It was noted that Mr. Gentzler returned all Township property that had been in his possession. The locks on the Township Building have been changed.

Chairman Gross disclosed that since the meeting of May 12, 2020, the Board met on May 28, 2 p.m. As a result of that meeting, **Motion by Chairman Gross, second by Supervisor Rudisill, to appoint Kristie Masemer as Township Manager/Secretary/Treasurer, at a salary of \$59,500; bonded for \$2M. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Vice Chairman Naylor, to appoint Shane Haugh as Road Master and Public Works Director at a salary of \$58,500; and to approve Vice Chairman Naylor as the assistant road master. All members voted aye; motion carried.

Still need an assistant treasurer and secretary.

Motion by Chairman Gross, second by Vice Chairman Naylor, to appoint Supervisor Rudisill as assistant treasurer and Vice Chairman Naylor as assistant secretary. All members voted aye; motion carried.

Chairman Gross noted that Vice Chairman Naylor and Supervisor Rudisill did a lot of uncompensated work in the past month. Well done and thank you.

Chairman Gross also noted that the position of Manager/Secretary/Treasurer is not the same as it was previously. Everything having to do with roads, etc., will be under Mr. Haugh's purview. The idea is to have redundancy at every position and not have one person doing so much. The Board members intend to be more involved. Salaries for Mrs. Masemer and Mr. Haugh are commensurate with duties. Will advertise for a new zoning officer. Interviewing now.

Other than the meetings of May 12 and May 28, 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 May 12, 2020. All members voted aye; motion carried.

Public Comments

Mike Grothouse – any progress on the lighting and other DHL issues? Mr. Trout reported that some of the stormwater ponds are being converted. The fore ponds will be checked to make sure they drain into the main stormwater ponds. Lights? Shields are under construction. Seeding on the bank?

Needs to be reseeded. Probably used annual seed; of course, it did not come up the second year. Insects? Mr. Trout saw no mosquitoes in the area; the proper person will check and treat if necessary. DHL representative to be in the area June 30. Yes, some trees need to be replaced. Everyone is aware. How about the study for the noise/vibration – Mr. Trout has a quote to do additional testing. For \$12,500, Terra Mechanics, Inc., would provide 8 meters (four inside, four out) for one week; then prepare a study on vibration and noise in relation to existing industry standards and site conditions. Would like to test during more standard conditions. Mr. Grothouse noted that the a/c season machines result in more noise; heating equipment makes more vibrations. Will DHL pay the bill? Unknown. If so, get something in writing that they are committing to pay. How about using the payments from the fines to pay this bill? See if DHL will pay, if not, yes, use the fine funds.

Motion by Chairman Gross, second by Vice Chairman Naylor, to sign the contract with Terra Mechanics tonight, send DHL the bill, and if they don't pay it, use the fine amounts to pay the bill. All members voted aye; motion carried.

Mr. Trout noted that he has been billing all his time and effort in investigating this matter to DHL's escrow account, as continuing inspections.

Also, Chairman Gross reported that as DHL's stormwater pond is being converted, they are using the driveway that's supposed to be abandoned. This must stop. Driveway was to be removed when the job trailer left. Also, there's still a large pile of tires on the property. Mrs. Masemer noted that she's withholding permits for this site right now because issues are unresolved.

Emergency Services Report

Fire Chief's Report – slowly moving back to normal activities. Still no regular fundraising or hall rentals. Thanks to the Board for releasing part of the donation early; that helps. Next chicken barbecue, June 20. Thanks to Chief Stevens and the fire company for permitting the police meetings to be held there.

Northeastern EMS – call volume picking up again. Using one truck right now. Everyone's healthy except one person who had a Covid-19 test yesterday.

Chairman Gross noted that the Board received no report from Eagle for the second month in a row. Mr. Cassel will check on that since he saw it and wondered where it is. Fire report – slowly returning to normal.

Northeastern Regional Police -- two meetings were held. What's with the staff study to show what each municipality would need to pay for minimum coverage? The study numbers repeatedly show that EMT overpays each month. Another meeting is set for June 15. Also, the police collective bargaining agreement is public knowledge and can be reviewed by any interested parties.

Special Request

Nothing this month.

Correspondence

PA Department of Health grant for "Walkworks" – nothing discussed.

Solicitor's report – Attorney Andrew Miller

- McNees, Wallace, & Nurick waiver – engagement of the firm "goes away" – the Township might have needed someone from the firm just in case. There was a request by McNees, Wallace, and Nurick to have the Board sign the letter indicating that Ann Zerbe was briefly consulted on the Gentzler matter. The Board members feel that because neither supervisor met with anyone, no letter is necessary. There was a potential conflict of interest because that firm represents Core 5. Attorney Miller asks that the Board sign it. It's not a letter to engage anyone else or for any more

time. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to sign the letter. Two members voted aye; Chairman Gross opposed. Motion carried.**

- Talen and John Forbes, lease for soccer field – no progress yet.
- Canal Road Betterment Project – conference call held for discussion of the sequencing of the HOP permits. PennDOT's comments are being incorporated. Drafts distributed.
- Core 5 information being reviewed and to be forwarded to the Township.

Chairman Gross reported that resident J. T. Bailey sent a letter wanting to know how young people can help the recreation situation in the Township. Chairman Gross asked if all the youth should send texts, emails, or letter to Talen Energy to let them know how important the soccer programs and other activities are to the youth of the township? Good idea. Attorney Miller will address.

Chairman Gross requested an executive session following this meeting for litigation discussion.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

EMT salt building

Dellinger Road; Mr. Trout's still working on getting easements, etc.

Dolan property report – not surface water causing the problems. Mr. Trout will follow up with Mr. Dolan. Representative wants to meet onsite with Mr. Trout.

5205 North George Street – drainage issue coming from Rentzel Heights – Triple Crown is willing to pay the owners who will then hire a contractor to correct the problem. The property owners sent quotes to Mr. Trout. He will meet with the property owners on the property.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – Joel Klinedinst noted that the office is fully staffed again following the quarantine period. Projects still ongoing. Vice Chairman Naylor asked about Manchester Street by the borough – it's getting underway again. And can the DHL line be repaired sooner rather than later so the road can be repaired? Mr. Klinedinst will check. Hillwood – 44 EDUs? The Board of Supervisors didn't negotiate that deal. Again, Mr. Klinedinst will check.

Zoning Officer – No Planning Commission meeting in June; maybe July. ZHB for 30 Loucks Street for change of use application will be heard at the June 25, 2020 meeting.

Core 5 granted the Township an extension of time until August 28, 2020. Also, an upcoming meeting will address traffic, guide rails, and road work, including a turning lane; signs, and stormwater.

Mr. Rentzel asked for an update on the addresses discussed at the Planning Commission meeting. All of the Core 5 subdivided lots will be Busser Road addresses.

Motion by Chairman Gross, second by Supervisor Rudisill, to accept the time extensions for Core 5 until August 28, 2020, for the subdivision plan and land development plan for phase 1 at Codorus Quarry site. Discussion: stormwater, slant curbs (for ease of mowing) on Dellinger Road.
Vote on the Motion: All members voted aye; motion carried.

Also, fill out MS-950 form for a change of secretary. Will do.

Recreation Board – no minutes; no Board currently. Also, Mr. Wilt on Manchester Borough informed the Township that there will be no playground program this year.

Public Works Director – Shane Haugh – two state roads closing this week, Zions' View Road maybe for a month; detour signs should be placed. The police and fire departments should be notified! Also, to be June 9, 2020

closed: Wago Road for another week and a half or so.

Suggestion from Supervisor Rudisill, the Supervisors should have a road inspection before the overlays are done. Can do. Yes, they're using the microsurfacing product. Mr. Trout noted that that surfacing is coming off or failing on several roads in the township. Mr. Trout recommended contacting another contractor next year. Noted. Also, the Massey tractor will ship on June 19; should be here early July.

There have been complaints about the 30 mph on Jerusalem School Road. Vice Chairman Naylor recommends doing another road study/survey to determine if the speed might be increased to 35 along a certain area. Yes, a new traffic study must be done for that area.

Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize microsurfacing for Saginaw, Shady Lane, Orchard View, contingent on the Board's review and inspection of these roads. All members voted aye; motion carried.

Fuel tank removal papers in the works. Waiting for a response from DEP.

Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize removing the existing underground tank at the Township Building at a cost of \$5,160 by B and F Petroleum Installations. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the purchase of a new leaf lid and tailgate for \$8800 by C.R. Spine Welding, LLC. All members voted aye; motion carried.

This summer, on the Wago Road bridge right before the soccer fields – work to be done, likely road closing.

Vice Chairman Naylor noted that he spoke with a representative of the auditor general's office about the 2019 audit for liquid fuels – all good!

Land Development/Subdivision –
Nothing at this time.

Road survey set for June 17, 8 a.m. Will be advertised.

Supervisor's comments

Vice Chairman David L. Naylor – nothing at this time. Staff is wonderful!

Supervisor Barry E. Rudisill – stormwater basin behind Giant in Manchester. People are fishing in there. That gate should be locked. Mr. Trout noted that his firm hasn't done the annual basin inspections yet this year. Can they only do the inspections on the problem areas? Makes sense. Send a letter to Giant's Property Management Company to give a warning. Did the Township reapply for grant for Saginaw project? Not yet. Mr. Trout's on it. How about the issue with Penn Waste and the large item pickups? Resolved. Also, two public works projects were done without his knowledge – suggested that the Board of Supervisors be made aware of them prior to completion. Will do.

Chairman Steven H. Gross, Jr. – Ollie's hasn't mowed some areas of their lot. Same with DHL. Anywhere else that needs to be mowed should be mowed by the Township and the liens sent to the property owners. Chestnut Valley residents were happy that the Township enforces snow removal. Welcome and congratulations to Kristie and Shane in their new positions! The Board has every confidence in their abilities.

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

The Board *recessed* to Executive Session at 8:37 p.m.

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

Respectfully submitted,

Kristie Masemer,
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary