

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**March 9, 2021**

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill; Attorney Doug Myers; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Brittany Kohler; Recording Secretary, and 17 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 February 9, 2021, the majority of the Board also went to an informative Sewer Authority meeting on 2/23/21 with staff members and the majority of sewer board; plus the Board members met on 2/26 to review sewer agreements to be discussed tonight.

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the regular meeting of February 9, 2021. All members voted aye; motion carried.**

**Public Comments**

Nothing at this time.

**Emergency Services Report**

Fire Chief's Report – nothing to add; ambulance club representative reported that the new ambulance was in use last weekend. Food drive donation collaboration with the other service departments was quite successful!

Northeastern Regional Police -- nothing at this time.

**Special Request**

Nothing at this time.

**Correspondence**

York County Rail Trail Letter; thank you for the contribution

York County Coalition for Clean Water newsletter – copy can be made available.

Alternative analysis for Manchester Township roads -- no feedback requested or required; FYI only for now.

York County alternative processes for subdivision -- Corrective Action Process – perhaps for lot line changes; Common Ownership Merger -- combining an unbuildable lot that is adjacent to the lot in question. Both are intended to reduce costs for people who are interested in subdividing. Is this an attempt by the YCPC to circumvent the individual municipality's authority and paper trails? Attorney Myers offered to give the Board's feedback to the YCPC, although it seems that the YCPC will be implementing these processes in the near future, with or without feedback from municipal representatives. Discussion was held; Mr. Trout isn't entirely sold on the idea, thinking that it will create more problems in the future. He's not in favor of the COM idea. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the Solicitor to draft the comment letter to the YCPC AND send it to the County Commissioners as well. All members voted aye; motion carried.**

**Solicitor's report** – Attorney Doug Myers

- Intermunicipal Agreement – Area 2 -- Vice Chairman Naylor feels that it seems that EMT is the only municipality that is “doing any work” on these Intermunicipal Agreements. The Area 2 Agreement is between the Authority and the Township. Tap-in fees and their calculations were discussed. It was noted that County Planning financial aid programs are available if needed. Add #10 wording to not include the proposed new area at this time, but that the project/area will be sized and included later. It’s good that the Agreement includes that questions should be directed to the Sewer Authority.
- Intermunicipal Agreement – Sewer Authority -- Discussion was held on the wording, etc. If rates are to remain the same, there would be no need for the paragraphs about surcharges, increases, etc. Got it; Attorney Myers will rework. Add that all questions should be directed to the Sewer Authority, as in the Area 2 Agreement above.
- Sewer Authority Ordinance -- \$10M bond for both Area 2 and additional improvements. David Twaddell, Ryan Mentzer, and Jamie Schlesinger were present on this issue. Chris Toms of C. S. Davidson said that Area 2 costs will be \$5M; the other projects will consume the remaining \$5M. Funds would be used within a three-year period, pending any permitting delays. Financing has a 15-year term. It’s concerning that this project was approved years ago but was never accomplished. What if that happens again? It was noted that now that the actual design is completed, more pump stations will be required. Plus, it’s possible that five years from now, more pump stations will need to be repaired/replaced. How about if DEP says the line should be extended while this work is being done? Is that possible? It’s possible that DEP will require some further testing, but it’s unknown if DEP would request that the service area be extended. Mr. Toms noted that that expansion would be Board-mandated, not necessarily DEP-mandated. Should Area 2 be expanded further? Should the Township wait to finance, and perhaps get a “bridge loan” at this time? Mr. Toms explained options. Attorney MacNeal reported that both Manchester and Mount Wolf Boroughs approved the proposal. The Sewer Authority has also approved this proposal. Attorney Twaddell noted that most of the proposed work has not been bid yet. The proposed interest rate is good only to the end of this month. Mr. Schlesinger corroborated the sense of urgency to lock in the lowest interest rate possible. In the analysis performed, were the Sewer Authority books/records examined? Yes. Will any of these funds be used to pay current debt? Not a cent. Is this a cart before the horse situation? Attorney Miller noted that, legally, it’s fine to proceed with the loan. Supervisor Rudisill is concerned about the residents from Park Street to George Street. He also wants to make sure residents are not financially burdened. Mr. Toms noted that it’s possible to remove that area from this project at this time and add that area later. That would make the process more streamlined, as a Planning Module would not be necessary at this time. That was actually what was initially proposed, and the Township staff asked that this area be included. Well and septic testing would need to be completed to see if any systems are failing in that area and if that area must be included. Mr. Schlesinger added that it would be better to approve a loan of \$10M or less. If all of the \$10M is used to define the area, then there wouldn’t be funds left for the other repairs or replacement. Joel Klinedinst suggested to keep the momentum moving without including the extra area and borrow the extra later. Tyler Kramlick noted that the financing proposal is sized to spend the money within the specified length of time required. **Motion by Vice Chairman Naylor, second by Chairman Gross, to adopt Ordinance 2021-2. All members voted aye; motion carried.**

- Solar Farm Ordinance -- Attorney Myers reported that several ordinances were provided. Read

and review and discuss. Vice Chairman Naylor feels that the Township must be pro-active rather than re-active on a solar ordinance proposal. Discussion was held on various points of a proposed ordinance. What zoning districts? A working meeting is definitely needed to hash out the details. Attorney Myers will look into setting up a meeting.

- Canal Road improvements -- agreements provided to review and comment. Discussion was held on several portions of the agreement. Vice Chairman Naylor feels that the Managers of the involved municipalities need to get together to talk about working together and how this new Exit 26 from Route 83 and other developments will affect all the municipalities. It was noted that this is York County Planning Commission's responsibility and we cannot make developer's do offsite improvements.
- Comcast Cable franchise agreement -- FYI at this point.

#### **Engineer's report – Byron Trout**

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the surety reduction in the amount of \$221,745.21, for Orchard Business Park Lots 6 and 9A, leaving a balance of \$0, per the Engineer's recommendation. All members voted aye; motion carried.**

Mr. Trout and Mr. Haugh met with Triple Crown about the development at the Rentzel Farm. There's still a ton of work to be done. Mr. Trout's recommendation is to stop the paving at Blaine Drive for right now. He and Mr. Haugh feel that the Township shouldn't take over the maintenance until the wearing course is applied.

Still no resolution for Mr. Dolan's situation. Mr. Trout is working with Ollie's to keep moving forward.

#### **Secretary/Treasurer/Manager's report – Kristie Masemer**

Sewer Authority – Minutes are available. Nothing to add; no questions.

Zoning Officer – Nothing to add; no questions. Zoning Hearing Board will meet this month; applicant would like to build a detached garage for a non-conforming lo.

Recreation Board – Still no Board serving

#### **Public Works Report – Shane Haugh**

Bid awards -- **Motion by Vice Chairman Naylor, second by Chairman Gross, to award the bid for equipment rentals EXCEPT the trackhoe and widener to Emory Peters for \$17,310.00. All members voted aye; motion carried.**

**Motion by Vice Chairman Naylor, second by Chairman Gross, to award the bid for the trackhoe, widener, and operator costs to Stewart and Tate for \$14,850.00. All members voted aye; motion carried.**

**Motion by Vice Chairman Naylor, second by Chairman Gross, to award the bid for roadwork to AMS for \$234,150.00. All members voted aye; motion carried.**

**Motion by Supervisor Rudisill, second by Chairman Gross, to award the bid for stone aggregate to York Building Products for \$187,512.50. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Vice Chairman Naylor, to award the bid for asphalt to York Materials Group for \$126,175.00. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to award the bid for line painting to Alpha Space Control for \$15,525.00. All members voted aye; motion carried.**

**Motion by Vice Chairman Naylor, second by Chairman Gross, to award the mowing contract to McCabe Lawn and Landscaping for \$15,000.00. All members voted aye; motion carried.**

Executive session requested by Mr. Haugh to discuss personnel.

**Land Development/Subdivision –**

Asbury Pine II sketch plan -- Randy Doudrick – five lot subdivision, Asbury Pines; waiver requested for lot width-to-depth ratio; partial waiver request for curbs/sidewalks/road widening. The standard six-month note should be added to the plan. Public water and sewer. This sketch plan was reviewed by the Planning Commission. There likely will be no regional drainage basin. Drainage was discussed. It was noted that the “flag lots” have the required road frontage. Does the Sewer Authority have to sign off on the fact that the sewage is going to the York Water system? Yes. Discussion was held on improving the intersection in the area. That would require some widening. **Motion by Supervisor Rudisill, second by Gross, to grant the waiver for the lot width-to-depth ratio for Lots 3 and 4, Section 208-43. All members voted aye; motion carried.**

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to deny the waiver for curbs and sidewalks on Codorus Furnace Road as presented. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to deny the waiver request for Section 208-46, road widening on Codorus Furnace Road. All members voted aye; motion carried.**

It would be fine if the applicant came back with the six-month note on the curbs and sidewalks.

**Supervisor's comments**

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

*Supervisor Barry E. Rudisill* – thanks for eliminating the staples in the packet materials!

*Chairman Steven H. Gross, Jr.* – Thanks to the sewer authority personnel for all their hard work.

At 9:58 p.m., the meeting *recessed* to Executive Session.

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

**Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 10:15p.m.

Respectfully submitted,

Kristie Masemer  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary