

EAST MANCHESTER TOWNSHIP
Board of Supervisors
June 8, 2021

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill; Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Brittany Kohler; 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 since the meeting of May 11, 2021, the Board neither met nor conducted any business.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of May 11, 2021. All members voted aye; motion carried.

Public Comments

Mike Grotehouse asked if the entire hill behind his house will be re-seeded. Per Mrs. Kohler, yes. It's a work in progress. Mr. Trout is meeting with representatives from the conservation district at DHL tomorrow at 10 a.m. Might Mrs. Kohler accompany? Sure. They will be discussing the lighting issue as well.

Emergency Services Report

Fire Chief's Report -- nothing to add.

Chairman Gross asked about an entry in the report about an adjustment to the box alarms. Chief Stevens explained that the adjustment was to help with the response times.

Jake Bush confirmed that a new building for Mt. Wolf's fire department is only in the discussion phase. Governor Wolf contacted the Mt. Wolf fire department to see if there was any need, and the response was "a new building." The funds would be received from grants and fundraising. Mr. Bush noted that the current building is far from energy-efficient, and a different building would likely help their utility bills. They are merely in the first stage of investigation on this idea, but it doesn't look like they can build anything new. The focus may well be re-doing the current facility. Chairman Gross isn't comfortable with a new building in Mt. Wolf when the two departments are so close in distance. He is also concerned with the amount of time the Mt. Wolf company spends out of the township. Good luck with the building, though. What is Mt. Wolf's fire department's fundraising loss for the pandemic? Mr. Bush said about \$90K. Chief Stevens stated the Union Fire Company lost between \$60K and \$70k. Supervisor Rudisill cautioned the department when dealing with the governor, noting his reputation for being "long on promise; short on delivery." Vice-Chairman Naylor echoed Chairman Gross' concern with the proximity of the companies as well as the good wishes for the project.

Re: the ambulance report? Why was there a \$1,700 worker's compensation expense, if this is a volunteer organization? Vice Chairman Naylor will check.

Northeastern Regional Police -- nothing discussed.

Special Request

None at this time.

Correspondence

No response to the Township's letter to Mr. Gillespie.

York County Commissioners – next generation 911 -- Chief Stevens elaborated that this new system is reported to be more efficient, more advanced, and all around bigger and better. He noted that York County 911 Center is understaffed by 40 percent. This past busy weekend, there were only two dispatchers on duty, down from the normal number of 17. Not good. Discussion was held on the positions that are open, the salary for and classification of a dispatcher. Troubling situation, to be sure.

Solicitor's report – Attorney Andrew Miller

- Burn Ordinance amendment -- **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the advertisement of the amendments to the Burn Ordinance. All members voted aye; motion carried.**
- NEYCSA Intermunicipal Agreements -- No discussion.
- Canal Road Betterment Project – A revised draft sent out; no responses from any developers yet. Attorney Miller asked for any comments from the Board. Chairman Gross asked if the Board still has the discretion to require improvements to the intersection of Locust Point and Zions View Roads prior to issuance of a building or occupancy permit? Yes, although it depends partly on the Township's Agreements with the developers. Attorney Miller reiterated that this will be a complicated project with traffic concerns for sure. Just a warning... Supervisor Rudisill gave an update on the status of the Locust Point Road HOP improvements. PaDEP disagreed with the amount of wetlands due to a previous wetland study for that area which showed more wetlands. Chairman Gross is quite concerned that the project will be built...AND that the roads will not be improved satisfactorily. He was adamant -- that situation simply will not be tolerated. Attorney Miller certainly doesn't advise issuing any fit-out permits before HOP permits are issued or occupancy permits before the roads are improved. Supervisor Rudisill feels that, if the Township is not willing to grant building permits prior to the roadwork being done, the project will drag on for years. Attorney Miller also pointed out that the Zions View Road property was sold by Hyperion, Inc. and so DHL has proposed Excel, Inc., as a party to this Agreement. Excel, Inc. is the DHL subsidiary that manages all of DHL's North American logistics operations. That change is reflected in this updated Agreement. Chairman Gross questioned language on Page 12 requiring Townships to approve permits: can *add* language to state that as long as the applicants are not in default under the terms of the Betterment Agreement or Developer's Agreement and have met all requirements of the ordinance...then the Township will issue the requested permits. Attorney Miller will make that change.
- CAP/COM procedures -- originally, these proposals were intended to make lot line changes without a subdivision plan and the procedures presented before the Board tonight are really intended for streamlining the process and reduce costs for applicants. Attorney Miller doesn't necessarily recommend adopting these proposals because the Township's process is not broken and is working well. Mrs. Masemer agrees with Attorney Miller.
- Brunner Island soccer fields -- changes to the lease were received. It was noted that this is essentially only a 90-day lease because of the termination wording Talen Energy added. Talen Energy also changed the agreement from a 60-month lease to a 36-month lease. Attorney Miller suggested one change: *add* a threshold of \$50K on a lien waiver from any contractors who work on the site. Agreed. Attorney Miller will make the changes and see if it can be ready for signing by the Board in July.
- York Regional Police Charter Agreement -- draft of the Agreement distributed prior to this

meeting. No additional comments from Supervisors. Atty Miller will notify the committee that Board is ready to go forward with charter.

- Mrs. Masemer reported that the Township received an informational item from the Sewer Authority regarding Area 2 Sewer Project. Make sure to add that concerned residents must direct any inquiries or comments/concerns to the Sewer Authority, *not* to the Township office and to add Attorney Miller's comment per his email sent to the Authority on June 3, 2021.

Engineer's report – Byron Trout

Nothing to add to his report. Working on obtaining easements from Ollies for the Dolan stormwater issue. Chairman Naylor noted that we need to have this resolved and done before the end of summer.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – Minutes are available. Nothing added or discussed.

Zoning Officer – nothing to add. Chairman Gross referred to the lot across from Sunset Drive that hasn't been mowed; apparently, it's now been mowed and raked, so that's good. Lots of yard sale and soliciting permits being issued.

Recreation Board – currently no Board serving

American Relief Plan Act -- Covid-19 funds -- For what may the Township spend Covid-19 funds? “No one knows” per Attorney Miller. There are general guidelines only at this point; the comment period for those guidelines ends in July and a final rule will be issued sometime afterward. Can spend on Covid risk premium; restoration of staff lost during pandemic; assistance to businesses that suffered during the pandemic. Non-profits such as fire departments eligible. Supervisor Naylor asked about churches. Yes, churches are eligible as well. Should have a grant application and criteria for distribution to these organizations to make sure the covid impact is well-documented. Road work, broadband, stormwater, water, sewer and some other projects. Documentation will be the key, though. Keep in mind, also, that most municipalities did not lose revenue as a result of the pandemic. Likely lost liquid fuels funds won't count. Will check. Deadline to apply is this month, so time is of the essence. Any contribution by the Township to community organizations would need an application process. Mrs. Masemer is in the process of opening a special checking account to handle any Covid funds received. It was noted that any funds that are not used in compliance with the regulations must be returned. **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the Manager to move forward with the process to apply for the Covid-19 funds. All members voted aye; motion carried.**

Public Works Report – Shane Haugh

Still looking for some public works staff.

Speed signal quote -- this speed sign could be moved around to help combat speeding on any given road. The quote is for \$2,653, through the Co-Stars program. Spare batteries are available locally.

Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the purchase of the speed signal sign from Kustom Signals, Inc., at a cost of \$2,653, using budget line 430.700.

Discussion: this should be a police enforcement issue, not a Township responsibility. Mrs. Masemer noted that this item could be used in Township traffic studies. **Two members voted aye; Rudisill opposed. Motion carried.**

Township Building addition -- Mr. Haugh presented a list of steps to get the ball rolling. Direct any comments to Mr. Haugh.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – federal government is talking about changing zoning laws for municipalities. Please, Mrs. Masemer, keep aware of any changes. Also, ditto for Attorney Miller. Also, in areas that have buildings in contiguous municipalities – make sure that EMT is consulted and satisfied with anything that goes on relative to sight distance, sight lines, light glare, etc. Make sure the Manager is aware of what’s going on and keep the residents informed. Check Manchester’s setback from residential zones/use. Is there a plan to contact Mr. Gillespie? If Chairman Gross happens to cross paths with him. Re: 3620 North George Street – last meeting, someone referred to the trees being cleaned up, has that been done? Yes. Too many tractor trailers from Manchester Street over to Locust Point. Anything to be done? Post “No trucks” signs? See what Manchester Borough does because of a new ordinance they may be approving. From the audience, Mike Grotehouse has noticed trucks bypassing the required/requested route. In the Intermunicipal Agreement with the Sewer Authority -- two of three municipalities must vote to dissolve/liquidate; will that affect East Manchester? Likely. Also, Vice Chairman Naylor is adamant about not raising of the tap fees. In Mt. Wolf’s minutes, it said that the Township’s leaf collection/street sweeping fees went up. Yes, that’s correct.

Supervisor Barry E. Rudisill – nothing at this time.

Chairman Steven H. Gross, Jr. – heard complaints that the Constable was not present at the polling place. It’s not actually a requirement. Vice Chairman Naylor explained what happened – a scheduling mix-up, for which the Constable apologized.

Motion by Supervisor Rudisill, second by Chairman Gross, to appoint Chris Irwin as alternate to the Zoning Hearing Board. All members voted aye; motion carried.

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

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary