

EAST MANCHESTER TOWNSHIP
Board of Supervisors
March 8, 2022

Present: Chairman Steven H. Gross, Jr., and Supervisor Darryl Albright. Absent: Vice-Chairman David Naylor. Also present: Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kelly Helsel; Recording Secretary, and 11 citizens.

At a regular meeting held at the Township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:09 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

The Agenda was approved as presented.

Motion by Chairman Gross, second by Supervisor Albright, to approve the minutes of the meeting of February 8, 2022. All members voted aye; motion carried.

Chairman Gross disclosed that since the meeting of February 8, 2022, the Board met on February 18 to discuss the Township Building project AND in an Executive Session prior to the meeting tonight to discuss DHL with Attorney Miller. The majority of the Board members were also at a meeting with Met-Ed on February 17 about a possible downed power line at the Hillwood project.

Motion by Supervisor Albright, second by Chairman Gross, to approve the minutes from the February 18 meeting. All members voted aye; motion carried.

Also, on March 4, the majority of the Board met to discuss the Township building. Minutes from that meeting to come. A sketch plan is available to anyone who would like to see it.

Public Comments

Robert Nace, Rentzel Heights, Rolling Meadows – north end and east side, outside of Hollyhock; rough terrain; trash all over the area (all kinds of trash), blows into the woods and the fields and into the tree line. The contractor should clean this up. Mrs. Helsel will contact someone. Also from Mr. Nace, he'd like to see a drawing of the common space in this development. Will do. Further, on the east side of Hollyhock, it's very steep. He fears that the stormwater will come sheeting down that slope. The developer uses a lot of fill dirt for these houses. On one lot, the drainage pit is constructed out of fill ground, which might be a big problem if that pit fills up. Mr. Trout inspects every pit; he will see about it. Also from Mr. Nace, there's a construction swale onsite; during heavy rains, there's no water in the stormwater pond, but there's water outside the pond. The plan was checked. Mr. Trout will check the area, but per the plans that is a temporary situation and called out as a sediment trap. Also, the meadow is suffering from washouts from the development.

Troy Rentzel has 13 acres with many fences from neighboring properties. The fences are permitted to be placed on the property line, which means people have to come onto his property to either mow the grass, open the gates, etc. He requested that the ordinance be changed to discontinue the permitting of fence installation right on the property line.

Mike Grothouse, 1215 Canal Road Extended, noted that the hillside behind his house is still looking terrible. The noise is still present from the rooftop units at DHL, and several trucks idle at one time, creating more noise. Chairman Gross noted that DHL was discussed in the Executive Session, and the Board is looking at setting a deadline for resolution/compliance.

March 8, 2022

Page 1 of 5

Emergency Services Report

Fire Chief's Report -- nothing to add to his report. Thanks for the report; none from Mt. Wolf Fire Company.

Ambulance Club report – no questions.

Special Requests

Lancaster Conservancy – 1,066-acre parcel in both East Manchester (small portion) and Hellam Townships (most of the property); request for grant support to the DCNR Community Partnership Program. This parcel is intended to serve as a passive recreation site for the public.

York County Quick Response Team – request for contribution -- **Motion by Supervisor Albright, second by Chairman Gross, to donate \$500 to the Quick Response Team. All members voted aye; motion carried.**

York Roadrunners Winter Series, Northeastern 5K, March 5, 2022. Event was already held! No one was present on this to request forgiveness rather than permission.

Correspondence

YCPC – development of regional significance in Manchester Township; Welbourne Reverse Final Subdivision Plan, phase 2; 86 single-family detached dwelling units at Susquehanna Trail and Darrow Road

York County Department of Emergency Services – Master address database project -- updating the database. Township staff members are working with the requesting agency to make sure all addresses are included. If staff meets with that agency, please include Chief Stevens. Will do.

Northeastern Senior Center is back to its normal operations!

Solicitor's report – Attorney Andrew Miller

- **Motion by Supervisor Albright, second by Chairman Gross, to adopt Ordinance #2022-1 Mundis Race/Dellinger Road Truck Restrictions. All members voted aye; motion carried.**
- The adoption of Ordinance #2022-2, Act 97 of 2021 Amendments to the SALDO is set for the April meeting.
- Ordinance #2022-3, LERTA Resolution; some revisions were made per the Board's request. Attorney Miller reviewed those changes. He will advertise this for adoption at the April 12 meeting. **Motion by Chairman Gross, second by Supervisor Albright, to authorize the advertisement of Ordinance 2022-3, the LERTA Resolution, for adoption in April. All members voted aye; motion carried.**
- Comprehensive Plan Amendment: I-83 Exit 26 Land Use Plan, Resolution #2022-5. Mrs. Masemer explained that this is a land use amendment for the use of lands in the I-83 Exit 26 corridor. Most of the lands within that corridor in EMT is zoned Industrial; a small portion is in the Commercial District; this amendment will permit the Township to rezone the Commercial portion to Industrial to accommodate Exit 26 in the future. Chairman Gross noted that the stakeholders in this project were contacted. Only Pasch and the Rutters did not participate in the study. Chairman Gross also noted that the preferred proposed road improvements are listed within the Land Use Plan. A public hearing was opened at 7:50 p.m. regarding Resolution 2022-5. There were no comments or questions either in support of or in opposition to this amendment from the members of the public in the audience. At 7:51 p.m., the public hearing was closed. **Motion**

by Supervisor Albright, second by Chairman Gross, to adopt Resolution 2022-5, the Comprehensive Plan Amendment. All members voted aye; motion carried.

- Municipal Waste bid specs – first draft prepared; possible action at the April Board meeting.
- Canal Road Betterment Project – revised draft previously distributed. Attorney Miller gave some high points. Mr. Trout discussed the following: (1) Alternative traffic routes during construction were identified. PennDOT would like the Township’s approval in writing. Mrs. Masemer and Mr. Haugh will draft that approval; (2) PennDOT would like to have the Township’s approval on the driveway/access; Mr. Trout will respond to this request. From the audience, Mr. Grothouse asked what about truck traffic/turns, etc., when this road is closed (traffic from Manchester Street to a left onto Canal Road Extended). (3) signal permit (Locust Point and Zions View) has been issued. No action required by the Township.
- Comcast Cable Franchise Agreement -- Township’s cable franchise agreement expires at the end of this year; a consortium of municipalities is being formed for renegotiation. Attorney Miller strongly suggests that the Township join this consortium, as it did the last time. Make sure it includes the police department. **Motion by Chairman Gross, second by Supervisor Albright, to join the consortium for the cable contract negotiations. All members voted aye; motion carried.** Mrs. Masemer will sign and mail the Engagement Letter.
- Small Cell Wireless Ordinance – proposal to include the small cell wireless portion in the telecommunications ordinance. The Board will review the information and will discuss in April.

Engineer’s report – Byron Trout

Hillwood blasting compromised the towers; power was turned off; temporary towers were installed; towers to be relocated. Met-Ed is handling the issue. Attorney Miller so noted that the Township is not liable for the work the developer has been doing because they are operating under an NPDES permit, which is not through the Township, but DEP.

Contractor’s quote from Fitz & Smith Inc. for stormwater work behind the Dolan property on Zions View Road. Chairman Gross stated that after years of a water issue, this will finally be resolved. Byron noted that the work will not occur right away. The contractor will need to order materials first.

Motion by Chairman Gross, second by Supervisor Albright, to approve the expense of \$8,400 by Fitz and Smith to do the work on the Dolan property. All members voted aye; motion carried.

Environmental Protection Agency – MS4 letter -- no fines and no big issues. A few changes were requested and made; different forms to be used. Township is still in compliance. Well done, Mr. Trout and Mr. Haugh!

York County Conservation District is looking for partners for a master plan for the farmers’ conservation plans. Is the Township interested in working with the County? This master plan may help with the MS4 requirements. The Board members will think about it.

Chairman Gross referred to the road inspection that the Board performed... staff found documentation from 1993 that indicates that the Plaza Road at Loucks Street is indeed a Township road, so it’s probably time to fix those potholes! Mr. Haugh is on it. Well done, Township Staff! Mrs. Masemer suggested authorizing MPL to draft some usual paperwork to address this situation to treat this road as a Township road. Good idea. [but no action was taken in this regard.]

Secretary/Treasurer/Manager’s report – Kristie Masemer

Sewer Authority – no questions/comments.

Zoning Officer – there was no ZHB meeting in February; none for March either; Planning Commission

meets on March 22, two items on the agenda. Nothing to add; no questions.

Recreation Board – Motion by Supervisor Albright, second by Chairman Gross, to appoint Steve Trott and Tess Croy to the Recreation Board. All members voted aye; motion carried.

PSATS Conference -- \$175 per person if paid by March 31. Motion by Chairman Gross, second by Supervisor Albright, to approve the attendance of Supervisor Albright, Manager Masemer, and Zoning Officer Helsel to the PSATS Conference. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Albright, to adopt Resolution 2022-6, to permit EMT to provide supplemental appropriations for the 2022 budget in the amount of \$33,773.98 for Covid-related expenses. All members voted aye; motion carried.

Sewer Authority requesting the waiving of Township fees for their land development plan for Area 2's pump station. **Motion by Chairman Gross, second by Supervisor Albright, to AMEND THE AGENDA for March 8, 2022, to include discussion of waiving the fees for the Sewer Authority. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Supervisor Albright to waive all Township fees associated with the SA Area 2 project (SALDO Plans and Permits). All members voted aye; motion carried. It was noted that Vice Chairman Naylor already expressed his support of this idea.

Public Works Report – Shane Haugh

Motion by Chairman Gross, second by Supervisor Albright, to award the bids as follows as recommended by staff to the lowest bidder:

Mowing – McCabe's Lawn and Landscape; total \$16,500;

Line painting -- Alpha Space Control Co., Inc.; total \$21,865;

Equipment rental -- Emory J. Peters Excavating for paver; 10-ton tandem roller; foreman; laborer; 3-5-ton tandem roller; hi-lift 2.5 CY track loader (all for 30 hours)--total \$17,700; AND Stewart & Tate for 25K# trackhoe with operator (30 hours); road widener with operator (40 hours)--total \$15,850; AND Recon Construction Services for milling machine with operator(40 hours)--total \$26,800;

Micro-surface -- Stewart & Tate; total \$214,110;

Asphalt -- York Building Products; FOB total \$130,620 and DEL total \$145,530;

Stone -- York Building Products; total \$204,005;

Willow Springs Lane Paving Project – Kinsley Construction Inc.; total \$136,450

All members voted aye; motion carried.

Request for new Peterbilt truck from the 2023 budget -- **Motion by Supervisor Albright, second by Chairman Gross, to authorize the order/purchase of a new 2023 Peterbilt truck at a cost of \$188,748.00; the snowplow and spreader from old truck will be switched over to the new one; expense to be included in the 2023 Budget. All members voted aye; motion carried.**

Also, Mr. Haugh thinks the Township can purchase a new backhoe, since the cost of the new truck won't be used until 2023. With a \$42K trade in, \$93K purchase. To discuss at a later time.

Plaza Drive at Loucks Street – covered in Mr. Trout's report above.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Supervisor Darryl Albright – attended the last supervisor training. He's a work in progress!
Chairman Steven H. Gross, Jr. – none at this time.

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

From Blaine Rentzel in the audience, he hopes that the Township will opt NOT to build a new Township building, what with the difficulties in getting supplies, locking in prices, etc. Don't rush into a big project that might necessitate raising taxes.

Motion by Supervisor Albright, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary