

EAST MANCHESTER TOWNSHIP
Board of Supervisors
May 10, 2022

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Darryl Albright; Attorney Doug Myers; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kelly Helsel; Recording Secretary, and 13 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.

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the Agenda as presented. All members voted aye; motion carried.

Chairman Gross disclosed that since the meeting of April 12, 2022, the Board met on April 29, 2022, for a special meeting about the Township building. The Board also met tonight at 6 p.m. to discuss wages, personnel, and attorney's information. Also, the Board met in Executive Session at the end of the April 12 meeting. Discussed: agreements and pending litigation. No action was taken after that Executive Session. **Motion by Supervisor Albright, second by Vice Chairman Naylor, to approve the minutes of the meeting of April 12, 2022. All members voted aye; motion carried. Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the minutes of the Special Meeting of April 29, 2022. All members voted aye; motion carried.**

Public Comments

Troy Rentzel asked about fence setbacks in his neighborhood. He's had a bit of trouble with neighbors about fences put on the property lines, etc. If people are going to put fences up, they shouldn't be permitted to put them on the property lines.

Mike Grothouse, Canal Road Extended, noted that the lights and noise are still a problem with the DHL property. The hill was reseeded, but a 20' section was missed. Grass on north side needs to be cut again. Meeting with them on Thursday, per Mrs. Masemer.

Neil Gingerich received a letter from the Township about the flags on his property. Mrs. Masemer assured him that he isn't being singled out. Different properties are on the list, so he's not the only one. The staff is a bit overworked, and it's been tough to keep up with all the enforcement issues. The ordinance doesn't permit a ton of flags on a property. Mrs. Masemer gave some information to help alleviate the situation. He can have one particular flag and the Township will consider it a "sidewalk sign." There are different regulations governing that one flag, though. Also from Mr. Gingerich, he'd like an explanation about the fees, etc., associated with his developer's agreement. Further, he didn't like the tone of the email he received from Mrs. Masemer about the agreement and a deadline within which to act. Her point is that there's too much illegal/unapproved action going on within that property right now. She apologized for overreacting in the email, but she's sticking to her deadline. Attorney Myers explained why his office waited to present the completed documents. He feels that there was an error in communication. Chairman Gross expressed condolences on behalf of the Board to the Gingerich and Rentzel families for recent family losses.

Emergency Services Report

Fire Chief's Report -- Nothing to add to his report. No questions, either. Eagle Company's report was not submitted. It was noted that it's been tough to complete Eagle's report by the Township's deadline. If they had to choose one part to provide, which part would the Board of Supervisors choose? Probably the financials, but the call report is necessary, too. Hard to choose just one aspect. The Township can be a little flexible in receiving the fire company's report... Would it help if the reports were quarterly? That might not help the situation, but after discussion, it was decided that it wouldn't really help. How about reporting on March in May, April in June, for example, and so forth? Both Chief Stevens and Jake Bush agreed that would work better!

Emergency Services disbursement of funds -- Can this be set up as automatic payments? Decide at budget time when those disbursements would be made for the year? **Motion by Chairman Gross, second by Vice Chairman Naylor, to disburse \$90K of each budgeted line to Mt. Wolf and Manchester. All members voted aye; motion carried.**

York County Regional Police report -- Vice Chairman Naylor presented the report. The cornhole event was well attended. Next meeting is Thursday 6 p.m. at Northeastern precinct. The grant writer is preparing a grant for a carport installation, etc.

Special Request

Motion by Chairman Gross, second by Supervisor Albright, to approve the refund of Fire Hydrant Tax in the amount of \$66.25 for 120 Griffith Lane, per the recommendation of the Tax Collector. All members voted aye; motion carried.

Correspondence

YCPC – Development of Regional Significance—Springettsbury Township, Mount Zion Commons – development to include 150 apartment units, two restaurants, convenience store/gas station, retail business, and bank

Penn Waste delinquent account stats -- FYI

Electric car information -- Vice Chairman Naylor still feels that an ordinance is required for this issue. Of particular concern is the location of the breaker for the electric vehicle charging station.

Solicitor's report – Attorney Doug Myers

- Municipal Waste bid specs -- three responses: Republic, Penn Waste, and a non-response letter from Waste Management. Republic Services was the low bidder, per year, year 1, \$291/cust/yr, \$305.52 yr. 2, \$320.76 yr. 3, \$336.72 option yr. 1 (2025-2026), \$353.52 option yr. 2 (2026-2027); for the tag-a-bag option, customers purchase 18 tags per year at a cost of \$10/\$10.50/\$11/\$11.50/\$12; also separate third option was an average of all numbers. Penn Waste's bid was \$36-\$45/cust/yr more than what Republic Services bid. Andy Warntz, Manager of Republic Services sales was present to acknowledge that change makes people uncomfortable indeed. He thinks Republic put together a decent bid, and he recommends Option 1 in the bid package. Dean Kohr noted that there's a bit of an increase in the quarterly amount. Mr. Grothouse thinks that Option 1 will offer less of a shock in the price increase. Mr. Warntz noted that the company will give advance notice of any rate increases, etc. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to award the municipal waste contract to Republic Services (Resolution No. 2022-9), choosing Option 1. All members voted aye; motion carried.**
- **Motion by Chairman Gross, second by Supervisor Albright, to adopt Ordinance #2022-4,**

Plaza Drive changes. All members voted aye; motion carried.

- **Motion by Vice Chairman Naylor, second by Supervisor Albright, to adopt Ordinance #2022-5, repealing Chapter 29 of the Township Code relative to the Northeastern Regional Police Department. All members voted aye; motion carried.**
- Planning Commission alternates – **Motion by Chairman Gross, second by Vice Chairman Naylor, to adopt Resolution #2022-8, appointing up to three (3) alternate positions on the Planning Commission, each person serving 4 years. Included: Troy Rentzel and Herb Nix. All members voted aye; motion carried.**
- Canal Road Betterment Project -- still meeting via phone weekly to cover details. Slow but steady progress. Mr. Haugh reported that on May 16, road closures start for Locust Point Road.
- Gingerich/Beshore School Road Developer's and Stormwater Maintenance Agreements -- **Motion by Supervisor Albright, second by Chairman Gross, to approve and sign the two agreements. All members voted aye; motion carried.**
- Small cell wireless ordinance -- nothing to report. Vice Chairman Naylor volunteered to manage the details of this project so that the Township staff members don't have to.

Engineer's report – Byron Trout

Mr. Trout gave an update on the Rolling Meadows project -- Triple Crown has said they're not going to take any action. Mr. Trout asked another person/company to make the repairs. He's waiting for a response. Discussion was held on the issue of the "temporary construction swale" that is suddenly being filled in. Mr. Trout noted that he doesn't have a record of having inspected that area. Plus, it's not good to be putting water onto a neighboring property. Mr. Trout would like to do a dye test in the seepage pits in this area. Troy Rentzel noted that all these homes are being built on loose fill. Robert Nace commented about a neighboring seepage pit. He noted that the HOA stripped the entire bank; now what are they going to put on that bank? Grass, trees? Is there a maintenance easement from that area to the street? Yes. Mr. Nace recollected that in years gone by, the meadow would be flooded after a heavy storm, but it was dried up again within 2 days of the storm. Mr. Trout agrees. The developer asserts that this excess of water is a pre-existing condition. How about redirecting the roof drains toward the street where the storm drains can handle the water? Sounds plausible. Two issues: erosion issue toward the woods and then drying of the meadow. Please, Mr. Trout, stay on this one! Will do.

Stormwater Ordinance -- DEP issued a new model stormwater ordinance for adoption by September 30, 2022. Mr. Trout is reading it and comparing it to the existing ordinance. He will bring his findings to the Board in the June meeting.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – No comments on the minutes.

Zoning Officer – Special meeting of the Zoning Hearing Board to be held on May 12, 2022. The applicant refused to sign the time waiver, which has never happened before. Hence the need for the May 12 hearing. Unknown who will show up at the hearing.

Also, Americold was granted its request at the ZHB for parking on the adjacent lot. That case will come before the Planning Commission next, on May 24; no Zoning Hearing Board meeting to be held on May 26.

End of June, Ms. Helsel expects a plan for a project partially in EMT at Canal and Bear Road.

Recreation Board – The frisbee golf project is getting underway.

Fire Hydrant Tax Ordinance per the Tax Collector's recommendation -- The Board will review and address at a later meeting.

May 10, 2022

Page 3 of 4

Mrs. Masemer reported that the Township will receive the second half of its ARP/Covid funds in June. The Board/Township needs to discuss how to spend these funds within the time specified.

Neil Gingerich asked if the Township has ever considered opening a community center? Not really. Might be a good use of ARP funds.

Public Works Report – Shane Haugh

No questions on Mr. Haugh's report. It was noted that the Brunner Island shed that was removed was the Township's property. Mr. Haugh will investigate the situation.

Land Development/Subdivision –

None at this time.

Supervisor's comments

Vice Chairman David L. Naylor – thanks to Mr. Rentzel and Mr. Nix for agreeing to serve as alternates to the Planning Commission. Also, we now have three police officers on motorcycles.

Supervisor Darryl Albright – attended the PSATs conference. One class on recruiting and retaining volunteer fire fighters. Also attended the Rec Board meeting. Was impressed with the brainstorming of the members.

Chairman Steven H. Gross, Jr. – nothing at this time.

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

Motion by Chairman Gross, second by Vice Chairman Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:01 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary