

EAST MANCHESTER TOWNSHIP
Board of Supervisors
July 12, 2022

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Darryl L. Albright; Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kelly Helsel; Recording Secretary, and 10 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.

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the Agenda as presented. All members voted aye; motion carried. It was noted that Attorney Miller requested an Executive Session following this meeting.

Chairman Gross disclosed that since the meeting of June 14, 2022, the Board neither met nor conducted any business.

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the minutes of the meeting of June 14, 2022. All members voted aye; motion carried.

Public Comments

Mike Grothouse said that the noise from the DHL site is still pretty evident. The light issue was addressed, which is great! Mrs. Masemer showed a proposal for some buffering around each a/c unit to help with the noise issue. It was noted that DHL still has not paid its portion of the Canal Road Betterment project.

Emergency Services Report

Fire Chief's Report – Vice Chairman Naylor asked about an item in the report's numbers. Chief Stevens explained. The chief also noted that Mt. Wolf was having some issues getting manpower in the daytime, so Manchester has been absorbing some calls. Got it.

York County Regional Police Report – Vice Chairman Naylor reported that the police department is soliciting funds for a mounted police unit (horse and trailer). Meeting this Thursday at York Township building, 6 p.m. August's meeting will be held at Northeastern.

Emergency Services donations -- nothing discussed.

Special Request

Nothing at this time.

Correspondence

YCPC Regional Significance – 570 Locust Point Road, warehouses within Conewago Township

Solicitor's report – Attorney Andrew Miller

- Canal Road Betterment Project – Attorney Miller reported that some changes have been made, addressing the final open item (stormwater). Stay tuned; another meeting this Friday. DHL has accepted a proposal for rooftop sound mitigation; this is to be one subject covered in the Executive Session following tonight's meeting.

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- Locust Point Road payment application -- no Board action required. The road improvements will be delayed because Met-Ed is slow to move the electrical poles.
- Electric Vehicle charging stations -- Attorney Miller previously provided examples of ordinances to govern these stations. Mrs. Masemer proposed holding a work session to discuss this ordinance, inviting Chief Stevens to join the discussion. The ordinance would then be presented to the Board of Supervisors.
- Fireworks Ordinance amendments -- Attorney Miller provided a memo from the state pertaining to this issue. Does it make sense to draft something more restrictive than the state's ordinance? Mrs. Masemer reported that she received about four complaints about fireworks at the Fourth of July. Evidently the police investigated the incident. Joyce Daniels from the audience said that they didn't bother calling, as there were fireworks all around their property. She feels that more people are dissatisfied than actually make the calls and some sort of better enforcement is needed. Attorney Miller suggested checking with the police department to see if they have any suggestions on points to include in an ordinance. Good idea. Vice Chairman Naylor so noted this for Police Board.
- Stormwater Ordinance -- DEP is requiring updates to the Township's stormwater ordinance, so this is a work in progress right now.
- Stackhouse property (775 Willow Springs Lane) -- Attorney Miller requests discussion in tonight's Executive Session.
- Plaza Drive -- Per last month's discussion of whether Plaza Drive is included in the list of Township roads with a posted speed limit, is there any action to be taken? Attorney Miller suggested leaving things alone unless an issue comes up. Supervisor Albright reported that he researched the minutes from a few years ago and found no reference to formally adopting this road. Mrs. Masemer said that it was first added to the traffic ordinance in March of 2020 as a one way road, and recently added to the stop sign list and no truck route list. It was removed as a one way in the recent ordinance as well.
- Anything to add about the cable service hearing? No. This is to be handled under the Manager's Report. Vice Chairman Naylor suggested approaching the small cell wireless ordinance the same as the Comcast ordinance.

Engineer's report – Byron Trout

HOA for Northern Heights wants the fence around their stormwater basin. Therefore, the Township is holding \$18,150.00 so the HOA's contractor can put the fence up.

Rolling Meadows update – Mr. Trout reported that Rentzel has made a request for a surety reduction. Mr. Trout recommends the second estimate. **Motion by Chairman Gross, second by Supervisor Albright, to approve the surety reduction in the amount of \$60,232.18, leaving a balance \$564,300.44.** After discussion, it was agreed that the work isn't satisfactory, so why approve any surety reduction? **Motion withdrawn because this item is not on the agenda.**

Update on Rentzel area stormwater issue: no permits will be required for anyone who wants to make repairs to the area. All swales to be re-done. Rain garden was never properly finished as a rain garden and that must be corrected before this will be certified as completed. Attorney Miller will discuss this in the Executive Session.

Brunner Island Gas Co-Firing Project Surety Release Request – The roads on the Brunner project are in decent shape, and Mr. Trout and Mr. Haugh agree that the funds can be released. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the final surety payment for Brunner Island, gas co-firing project, in the amount of \$269,200.19, leaving a balance of \$0 as recommended by the Township Engineer. All members voted aye; motion carried.**

Work should be starting soon on the Dolan property repair.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – Minutes are available; Chairman Gross read that the Sinking Springs farm is going to be sold. Both Mr. Nace and Mr. Kramlick were asked to be at tonight's meeting, and neither was here. Dean Kohr said that the sewer authority's timeline is still the same. He gave an update on the progress or at least the plans to run the sewer lines. Vice Chairman Naylor requested an update on Area 2 sewer in the form of a meeting between the Sewer Authority and the Township Board of Supervisors. Good idea. Also, the independent audit of the Sewer Authority is available for review.

Zoning Officer – no PC or ZHB meeting in July. Mrs. Helsel gave an update on June's ZHB meeting cases.

Recreation Board – any update on the frisbee golf project? It's getting underway.

East Manchester Township 2021 Financial Audit – results are available for the public to view if desired.

No problems were found; the audit went well. **Motion by Vice Chairman Naylor, second by Chairman Gross, to accept the findings of the 2021 audit. All members voted aye; motion carried.**

Comcast Franchise Hearing – Chairman Gross *opened the hearing* at 7:58 p.m. Any complaints?

Concerns? Mrs. Masemer noted that the Township cannot fix any of the problems; they can only tell the Comcast company of the concerns. Overall, things are mostly good, even though this is the only choice most people have in this Township. *Hearing closed* at 8:01 p.m.

Mount Wolf Borough – Fire Company Workman's Compensation Insurance for 2022-2023; EMT's portion is \$16,513.62. Same percentage as in the past. **Motion by Supervisor Albright, second by Vice Chairman Naylor, to pay EMT's portion of the Mt. Wolf Borough's W/C insurance in the amount of \$16,513.62. All members voted aye; motion carried.**

ARPA Funds – the Township received a letter reporting that the Township might be receiving its second part of the ARPA funds in smaller portions. Currently, Mrs. Masemer is having trouble proving that East Manchester Township is an actual entity... so, per Chairman Gross, perhaps the Township (if it 'doesn't exist') doesn't need to jump through all the stormwater hoops!

New part-time hire – Per the recommendation of Mrs. Masemer, **Motion by Vice Chairman Naylor, second by Supervisor Albright, to offer to Alicia Heindel part-time employment as assistant zoning and codes enforcement officer at \$20/hour/part-time/no benefits. All members voted aye; motion carried.**

Public Works Report – Shane Haugh

Yes, he will inspect Canal Road after the big construction project is completed.

Dylan Martin will be hired as a full-time road crew member.

Is Kinsley going to continue working on the road improvements even though the Met-Ed project is delayed? Yes, per Mr. Haugh. Should the school district and the surrounding townships be informed? Might be a good idea.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – for Mr. Trout, DEP requirements may well require a full-time person to just deal with that. Also, there's a rumor that Bear Road will be closed in the future. Hope it won't be closed prior to the other road being completed. That part of Bear Road is in Manchester Township, so there might not be anything that East Manchester can do. Bring this up in a staff meeting to stay on top of it and to be informed.

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Supervisor Darryl Albright – any issues with Republic services as trash collector? Nothing from the audience.

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 *recess* to Executive Session. All members voted aye; motion carried. The meeting *recessed* at 8:24 p.m.

Motion by Supervisor Albright, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary