

EAST MANCHESTER TOWNSHIP
Board of Supervisors
September 13, 2022

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Darryl Albright; Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kelly Helsel; Recording Secretary, and 14 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 Chairman Gross, second by Vice Chairman Naylor, to approve the Agenda as presented. All members voted aye; motion carried.

Chairman Gross disclosed that since the meeting of August 9, 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 August 9, 2022. All members voted aye; motion carried.

Public Comments

Troy Rentzel spoke about the continuing water problems on the Rentzel farm. He obtained a quote to fix the swale. He presented the option to Keystone, who offered \$2K and said that the Township offered \$2K; not true. Will the proposed rain garden spill out onto his property? Is he required to accept that water if it does? If that happens, the owner of the rain garden is supposed to get permission from the accepting homeowner. Also, FYI, the silt fences aren't removed after final removal. They just bury it.

Bob Nace asked how the water can be diverted to the street? Via the spouting, then no infiltration pits are required. Three of them are directed to the back; Mr. Trout will check.

Dean Kohr asked if anyone from EMT will attend the Manchester Township meeting to hear about the Manchester Commerce Center plan. NorthPoint is here tonight so maybe questions will be answered.

Mike Grothouse reported that DHL is still producing noise; plus the grass that was seeded in the spring failed. Mrs. Masemer knows that the company has its permits for the sound barriers.

Tracey Osenbach asked about Section 238-4 of the ordinance. He asked why Hillwood's sewage piping is closer than the minimum 50' from his well. He's a tad mistaken; the piping is contained, it's not a disposal system, so that's a bit different. Discussion was held; Mr. Osenbach understood.

Chairman Gross reported that the part-time zoning officer most certainly does NOT have full-time benefits! Whoever is spreading that rumor can please stop.

Emergency Services Report

Fire Chief's Report -- no additions to the submitted report. No questions for the chief. Turnout gear numbers -- about 20 sets for \$100K.

York County Regional Police Report -- having trouble getting police cars. Budget might go up nearly 3%.
Emergency services donations -- nothing discussed.

Special Requests

Lions Club Welcome Sign request -- Perhaps a 'sign type' could be added to the ordinance's sign chart. The proposed sign is about 80SF. The applicant would love to avoid having to go to the ZHB for permission for this sign. Vice Chairman Naylor thinks it's a good idea to amend the sign ordinance to accommodate a "community sign" of this type. Per Attorney Miller, the language could include the option for the Board to use

September 13, 2022

Page 1 of 4

discretion in any application, but that could open too many cans of worms, depending on the situation. Would the Board consider the Lions Club sign as a donation to the Township? If that were to happen, then no amendment would be needed because it will be a Township owned sign. How about if the Township owns the sign but the Lion's Club maintains it? Mrs. Masemer will present that idea to the Lions Club. The landowner would still need to grant permission for the placement of the sign and the Lions Club will still need to obtain other municipalities approval to be on the sign.

Easterseals event – 2022 York Wonderball donation -- nothing discussed other than the fact that this is a first.

America 250PA Celebration donation for 2026 – we'll think about it.

Correspondence

YCPC notice of development of regional significance – Hoffman Townhomes, 109 single-family dwellings; northeast corner Old York Road and Beinhower Road, Newberry and Fairview Townships

Solicitor's report – Attorney Andrew Miller

- Stormwater ordinance -- Discussion was held on this ordinance, which has been properly advertised for adoption tonight. Chairman Gross urged proper enforcement of this ordinance. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to adopt Ordinance 2022-6, amending the stormwater ordinance. All members voted aye; motion carried.**
- Canal Road Betterment Project; **Motion by Vice Chairman Naylor, second by Supervisor Albright, to adopt Resolution 2022-16, Drainage and Slope Easements from Gears Zion Road Propco, LLC. All members voted aye; motion carried.**
- Stackhouse property at 775 Willow Springs Lane); **Motion by Vice Chairman Naylor, second by Supervisor Albright, to adopt Resolution 2022-17, Approve Purchase of Real Property for \$80K. All members voted aye; motion carried.**
- Canal Road Betterment Agreement – there was a call on Friday to go through all points of the documents. Just a few clean-up issues that were addressed. Stay tuned. Maybe for the October meeting...
- DHL Releases -- as of last Friday, these were finalized. The Board already has copies of these releases.

Engineer's report – Byron Trout

Rolling Meadows update -- Already discussed

Stormwater update behind Zions View Road -- The Dolan project had a slight setback but should be back on track asap.

Core5 at Codorus Creek – Maintenance and Repair Bond for Mundis Race Road; **Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the release of the maintenance bond for \$150K for the work on Mundis Race Road, per the Engineer's recommendation. All members voted aye; motion carried.**

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – Minutes.

Zoning Officer – A lot of permits processed this month. There was no meeting of the ZHB in August. Planning Commission met on August 23.

Assistant Zoning and Codes Officer report – Alicia has been busy with a lot on her report.

Recreation Board – Committee meeting will be held on September 14. Frisbee golf project is closer to installation.

2023 Minimum Municipal Obligation (MMO) – pension. **Motion by Supervisor Albright, second by Vice Chairman Naylor, to accept the MMO of \$45,202. All members voted aye; motion carried.** Always seem to get enough money from the state to cover this entire amount and sometimes more.

Fire Hydrant tax -- Discussion was held. Bob Nace commented on this tax. The Township does receive a York Water bill monthly and is paid from the fire hydrant tax fees. It is unclear if the bill is for service/maintenance or for usage. Staff will investigate it.

Hamilton and Musser Auditors' letter of opinion, 2021. Good audit and clean auditor's opinion.

Budget meeting date: October 18. Regular meeting still October 11.

Reschedule November's regular meeting to November 15. [The regular meeting date is election day and there are some conflicts.]

ARPA Funds -- The Township received the final portion of the funds.

Update on grant process: two grants were submitted. When should we hear something? Probably prior to holiday scheduling at the end of this year.

FYI: the tag-a-bag quarterly payment with Republic is in force.

Public Works Report – Shane Haugh

Locust Point Road improvements update -- This intersection is moving slowly, much to Mr. Haugh's dismay. The utilities are the problem right now.

New dump truck purchase pushed back to 2024.

Is there tractor trailer traffic on Mundis Race Road? Not that Mr. Haugh sees, but Vice Chairman Naylor hears reports of truck traffic there. Discussion of at least two tractor trailer incidents on Shady Lane. These types of incidents occur frequently on Shady Lane.

Park Street bridge bids to be opened at the end of this month.

Maybe mid-October or November, let's take a road inspection trip.

Land Development/Subdivision –

Manchester Commerce Center – North Point Development

Shannon Buster, North Point Development, was present on this application. The Planning Commission members had some questions for this applicant at the Planning Commission meeting in August. This plan involves 2.6 million SF of buildings. Two entrances, Susquehanna Trail and Canal Road. A stormwater facility is located in East Manchester Township, and the applicant will maintain it. Manchester Township will maintain the new road, Regional Way, which makes sense since it is mostly in that township. Ms. Buster noted that their traffic study does not warrant a traffic signal on Canal Road, even though the applicant would love to have a signal there. She also noted that this project will not interfere with the Canal Road Betterment Project. Manchester Township wants Bear Road to be vacated asap. Local concern emerged, and the applicant proposed a way to keep Bear Road open through all phases of the project until the Canal Road Betterment project is complete and Regional Way is connected to Canal Road. The applicant has planned ahead for the proposed new Exit 26 on Route 83. A new Northern Regional police building will be part of this project. Mrs. Masemer spoke with Manchester Township's manager, who corroborated all of this information. All of Mr. Mortorff's comments were addressed since NorthPoint will install left turn lanes and is willing to give any easement needed for future improvements. The applicant hopes to present to the Planning Commission at the end of this month. If the PC recommends approval, could the applicant come to the Board of Supervisors in October? Sure, with only a couple of open items, and they are not kidding about that.

Regarding the tri-party agreement, Attorney Miller wanted to verify the Board's consensus on the Bear Road issue, AND that the Township will permit Manchester Township to maintain the part of the road (Regional Way) that lies within EMT. In general, yes, but please keep the Board informed along the way so that details can be looked at closely. Discussion was held on the stormwater pond that is located in EMT but is proposed to be maintained by Manchester Township. Is EMT ultimately responsible for this facility because it's located in this Township, no matter who maintains it from DEP's perspective? And EMT, not Manchester, should maintain the

September 13, 2022

Page 3 of 4

traffic light should it be installed. Mr. Haugh agrees. Attorney Miller will get to work on the agreements.

From the audience, Blaine Rentzel suggested that EMT dedicate the 1.5 acres to Manchester Township and get out of the middle of all of this!

Timeline for completion of Regional Way? Bear Road? New bridge? Unanswered. Attorney Miller suggested approaching this like the Hillwood project, with absolute dates for completion of certain aspects of the project and escrow funds in case of a default.

Supervisor's comments

Supervisor Darryl Albright – he's been in on the phone calls for the betterment project. He also attended some more training.

Vice Chairman David L. Naylor – DHL conveyor permit – still holding because of sound issues. Also, wants to move along the donations for the year. Senior Center, fire department, ambulance club. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to donate \$85K to each fire department [Union and Eagle]; and \$10K to the Mt. Wolf senior center, all budgeted items. All members voted aye; motion carried.** The ambulance club is now a for-profit organization, so that's why Vice Chairman didn't include a donation. Chairman Gross noted that one fire company is more solvent than the other.

Chairman Steven H. Gross, Jr. – brief executive session requested for personnel matters

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

At 9:49 p.m., the meeting *recessed* to Executive Session.

Motion by Supervisor Albright, second by Vice-Chairman Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:33 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary