

EAST MANCHESTER TOWNSHIP
Board of Supervisors
January 3, 2023

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 9 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 last meeting (the mandated reorganization meeting at 6 p.m. tonight), the Board met on December 20, 2022, to pass resolutions appreciating Blaine Rentzel and Bob Nace's years of service on the Planning Commission.

Approve of Amend Agenda

Supervisor Albright requests to amend the agenda to include under special requests, 6.3, considering the abandonment of Shady Lane by Steve Kohr. Vice Chairman Naylor requested to add Manchester Borough's payment for the Fireman Workers Compensation under Emergency Services, 5.4.

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

Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the minutes of the meeting of December 13, 2022. All members voted aye; motion carried.

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the minutes of the special meeting of December 20, 2022. All members voted aye; motion carried.

Public Comments

None.

Emergency Services Report

Fire Chief's Report

Chief Stevens reported a pipeline breaking in the new addition of the school.

York County Regional Police Report

Vice Chairman Naylor reported that the next Police Board meeting is Thursday, January 12, 2023.

Northeastern Area EMS Donation Request

Dennis Macdougall, Northeastern Area EMS Board President, was present. Vice Chairman Naylor asked what the plan for staff issues were? Mr. Macdougall stated that recently the board authorized a pay increase to attract employees and to keep existing employees. They also received donations from other municipalities, and they applied that directly to the employee's wages. Chairman Gross asked how much they received from other municipalities. -\$3,000 to \$3,500. Vice Chairman Naylor asked for him to keep the board posted and thank you for coming.

Manchester Borough Payment Request for EMT Portion of Workers Compensation Insurance for Union Fire Company

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve payment to Manchester Borough for East Manchester Township's share of 57% of the Workers Compensation Insurance Policy provided by SWIF for the Union Fire Company in the amount of \$9,030.51. All members voted aye; motion carried.

Special Request

York County Envirothon Donation Request

Vice Chairman Naylor stated that since the Envirothon has been instrumental in several local events he would recommend a donation.

Motion by Vice Chairman Naylor second by Supervisor Albright, to approve a donation in the amount of \$500.00 to the York County Envirothon. All members voted aye; motion carried.

PA State Veterans Commission for Real estate Tax Exemption – 205 Steffie Drive, Mt. Wolf, PA 17347

Motion by Chairman Gross, second by Supervisor Albright, to approve the Real Estate Tax Exemption for 205 Steffie Drive, spouse of a deceased veteran, under the PA State Veterans Commission. All members voted aye; motion carried.

Steve Kohr requesting the abandonment of Shady Lane

Mr. Kohr presented several pictures depicting tractor trailers destroying personal property, the Shady Lane bridge, and historic structures. Chairman Gross understands what Mr. Kohr means when the truckers tell him the GPS told them to take Shady Lane regardless of the significant amount of signage. Supervisor Albright is fearful of the large bill from the bridge deteriorating or falling.

Motion by Supervisor Albright, second by Vice Chairman Naylor, to authorize staff to proceed with vacating Shady Lane. *Discussion: Vice Chairman Naylor stated staff should speak with Manchester Township and recommend to EMT board the best route to proceed with vacating Shady Lane and potential solution. Will jersey barriers work? Mr. Haugh says that doesn't appear to be feasible. Resident Bob Nace says we have discussed this for years and hopes this can get resolved soon. Could we close Shady Lane instead. Mr. Haugh stated that Manchester Township would no longer receive liquid fuels money and there wouldn't be a turnaround so that is not a feasible option. Chairman Gross stated let's just have staff work on it. Mr. Trout, engineer, says he recommends that any money the municipalities would offer if any should go to the future road to Mia Brea. All members voted aye; motion carried.*

Correspondence

York County Planning Commission – Regional Significance Letter – Newberry Township – Fox Farm and Tynio Developments

Joyce Salazar, Grant Writer, and Mike Kistler, Lobar & Assoc. on the Proposed EMT Building Project

Ms. Salazar gave an update of the grants that were applied for by her company for East Manchester Township's future building remodel and addition. No grant money has been awarded yet. She is prepared to resubmit for the RACP grant and has the package ready for the FEMA grant to open this January. It could be months until we hear if the Township is awarded any money. Lastly, since her company was unable to secure the Township any grant awards in one year, there will be no more retainer payments and she will work for the Township until grants are rewarded. Vice Chairman Naylor feels that the board should wait for the news of grant money and begin meeting again for a down scaling of the project. Chairman Gross stated that he is not in favor of overspending borrowing money. He agrees with the garages in the back of the building needing done for Public Works. Supervisor Albright stated that the infrastructure, safety, wiring, leaks, and continued building issues are so plentiful that he would hate to see money put into that when the Township could be moving forward. Mr. Kistler stated that we could begin special meetings again to discuss options. Vice Chairman Naylor agrees that we should activate the special meetings. Mr. Haugh will come up with a date.

Solicitor's report – Attorney Andrew Miller

Resolution 2022-20A – PennDOT Reimbursement Agreement for the Canal Road Betterment Project

Motion by Supervisor Albright, second by Vice Chairman Naylor, to approve Resolution 2022-20A, PennDOT Reimbursement Agreement for the Canal Road Betterment Project. All members voted aye; motion carried.

Emergency Management Coordinator

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve a withdraw letter from the intermunicipal agreement and include the Township is withdrawing with the intent to join operations with both the Boroughs and ask the Boroughs to help in the search of the Emergency Management Coordinator. All members voted aye; motion carried.

Vice Chairman Naylor was appointed as the representative to East Manchester Township Emergency Services at the reorganization meeting and receives all correspondence related to Emergency Management.

Ambulance Service RFP

Motion by Chairman Gross, second by Vice Chairman Naylor, to authorize MPL Law Firm to prepare an RFP for ambulance services with the intention for the request to allow flexibility for the Board to be able to reject all offers. Discussion: Vice Chairman Naylor stated that this needs to be flexible because in the end the Board may stay with Northeastern Area EMS. This is due diligence to weigh options. Also, how does this impact the boroughs? Chief Stevens offered insight and explained that being with the boroughs would make costs go down. What level of care and coverage does the Township want to pay for? Resident Dean Kohr stated that it may be more cost effective to invest in the existing ambulance service than paying more with a new service. Chairman Gross asked if doing so would be putting money into a sinking ship? Supervisor Albright says merging is the answer and Chief Stevens agrees. **Two members voted aye; Supervisor Albright opposed. Motion carried.**

Engineer's report – Byron Trout

The agreements are floating between the attorneys regarding the water issue behind the Dolan property. Out of Mr. Trout's hands at this point.

Chairman Gross asked if someone could please look at Ollie's new lights to make sure they are not blinding nearby residents. -Sure.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – minutes are available for review.

Zoning Officer – No January Zoning Hearing Board, but possibly for February.

The Planning Commission may meet on January 24. This has not been confirmed yet.

Assistant Zoning & Codes Officer Report

Junkyard licenses for 2023 – Mrs. Helsel reported on the junkyard inspections. The Zoning Officer and Manager, after checking with all applicable authorities, recommend renewal of both applications. **Motion by Chairman Gross, second by Supervisor Albright, to approve the junkyard licenses for 509 Jerusalem School Road AND 1277 Conewago Creek Road for 2023, per the Township Staff's recommendation. All members voted aye; motion carried.**

Recreation Board – No minutes.

SPCA 2023 Contract

Manager Masemer reminded the board that the 2023 contract does not have a price increase.

Motion by Chairman Gross, second by Supervisor Albright, to approve the SPCA 2023 Contract in the amount of \$3,849.92. All members voted aye; motion carried.

PennDOT letter of Final Approval of Preliminary Point of Access Study submitted to FHWA, dated April 14, 2022, for Exit 26 – I- 83

Manager Masemer gave an overview. The Point of Access Study was held by York County Transportation since April 2022 and only just sent to the Township via a second request. The first request was in the summer of 2022 and the Township was told that they did not know anything about it. This vital piece of information should have been addressed when the County reviewed plans within this vicinity and was not. Vice Chairman Naylor had expressed his distaste within Supervisor comments at the Reorganization meeting.

Public Works Report – Shane Haugh
Public Works Report

Township Conditional HOP

Motion by Supervisor Albright, second by Vice Chairman Naylor, to approve the Public Works Director, Shane Haugh, signing and submitting the Conditional HOP permit for the Township Building Project. All members voted aye; motion carried.

Locust Point Road Improvement Project Update

Land Development/Subdivision –
December 20, 2022 Planning Commission Minutes

2900-3000 Espresso Way – Final Land Development Plan for Starbucks Coffee Company

Chris Hoover of Hoover Engineers was present on behalf of Starbucks to present this plan. The purpose of this plan is to obtain approval for the proposed building addition and associated stormwater, water, and sanitary sewer improvements to the existing manufacturing facility.

Open items from Gordon L. Brown & Associates letter dated December 2, 2022: Building area in the site data is the same on the previously approved Land Development Plan. Open items from MPL Law Firm letter dated November 30, 2022: Developer should prepare, for solicitor review and approval, a Stormwater Management Agreement, which will need to be executed and delivered prior to final plan approval; and Developer should prepare, for solicitor review and approval, a Development and Financial Security Agreement, which will need to be executed and delivered prior to final plan approval.

Waivers requested: §208-21 Preliminary Plan; §208-46.B, Right-of-Way; §208-46.F.5, Clear Sight Triangle; §208-47.A, Curbs; and §208-47.B, Sidewalks.

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the waivers as presented for the Final Land Development Plan for 3000 Espresso Way. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the Final Land Development Plan for 3000 Espresso Way, project number 221099, subject to the satisfactory resolution of the open items list above. All members voted aye; motion carried.

Supervisor's comments

Supervisor Darryl Albright – Had a meeting with Joe D’Orsie and got the sense that he is receptive especially because he lives nearby. He is in Keith Gillespie’s former office. Supervisor Albright then notified the board that he will be unavailable between January 14th and the 22nd.

Vice Chairman David L. Naylor – Suggested that a letter be written to the York County Commissioners for a lack of communication between York County Planning Commission and the Township. Why did we not receive the PennDOT conditional approval for 9 months??

Chairman Steven H. Gross, Jr. – No comments.

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

Motion by Chairman Gross, second by Supervisor Albright, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager