

EAST MANCHESTER TOWNSHIP
Board of Supervisors
April 11, 2023

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 16 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.

Chairman Gross disclosed that since the meeting of March 14, 2023, the Board neither met nor conducted any business.

Correction to the minutes of the meeting on March 14, 2023: should be Petromat, not Petramat.

Motion by Supervisor Albright, second by Vice Chairman Naylor, to approve the minutes of the meeting of March 14, 2023, as amended above. Two members voted aye; Gross abstained. Motion carried.

Public Comments

Lynn Snyder, 35 Loucks Street, asked if it's legal for someone to stand near the side of the road target shooting with a compound bow (Rosedale and Loucks). Her neighbor does this, shooting into his backyard as he's standing along Rosedale Street. The police and the game commission both said that it's a Township issue. She received information from the Township office but that doesn't clarify anything. Mrs. Masemer said that the Township doesn't have an ordinance governing this action. Vice Chairman Naylor will review the matter with the police department and will try to have them do something.

Emergency Services Report

Fire Chief's Report – nothing to add. How was the training day? Pretty good, considering that there was a narrow time frame within which to act. Chief Stevens reported that the property adjacent to the station's property came up for sale (it's been vacant for several years). The fire company successfully bid on the property with the goal to expand the current building, so that's exciting. They will use the building for training (no change to outward appearance) for a period of time, then demolish it to expand the current fire station. The other two properties might be leveled also to make room for the expansion, but there's plenty of time to decide on what actually happens and with what (hopefully) grant money. Rumor control: no, the company isn't purchasing the old Quigley property, and no, they did not purchase a new fire truck. Any funds that the Township might offer would be graciously accepted. \$185K is a nice figure.

Bob Kramer reported that effective May 1, the ambulance company will be taken over by Wellspan. He will no longer be in a position of management. Will Wellspan attend the EMT meetings? Unknown. They will be mailing their own membership information and will continue to run the EMS station as a 401.c.3 non-profit corporation. The push is still to increase the salaries for the EMTs to attract new employees. Will the Township still have to carry the insurance on the ambulance service? Per Attorney Miller, Wellspan should cover the insurance. It was noted that the ambulance company's worker's compensation insurance expires on May 1, 2023. Several other local companies have gone under the Wellspan umbrella recently.

York County Regional Police Report -- Vice Chairman Naylor reported that a 95K grant was received for regional policing. Next meeting is Thursday, April 13, at the Northeastern precinct, 6 p.m.

Special Request

Columbia County Farm Bureau Board of Supervisors request support from Pennsylvania Township

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Supervisor Boards for reducing and managing stormwater runoff. Mr. Trout will take a look at the request.

Correspondence

Nothing to report.

Solicitor's report – Attorney Andrew Miller

- PennDOT Reimbursement Agreement: There were a few minor revisions to the previous Resolution, which Attorney Miller made. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to re-adopt Resolution #2023-5. All members voted aye; motion carried.**
- Pension Plan Administrator: Chairman Gross stated that Vice Chairman Dave Naylor is currently the pension administrator and previously was Barry Rudisill. Vice Chairman Naylor stated that he is glad to turn this over to the Manager. **Motion by Vice Chairman Naylor, second by Supervisor Albright, to adopt Resolution #2023-6, appointing the Township Manager as the Pension Plan Administrator. All members voted aye; motion carried.**
- NorthPoint Agreements (plan on tonight's agenda)
- Discussion was held on the EMA coordinator position. Might be a good idea to have a joint meeting to get details ironed out and to figure out what each municipality wants.
- Supervisor Albright requested that the Solicitor prepare the paperwork required to abandon Shady Lane, to have it ready when the time comes. **Motion by Supervisor Albright, second by Chairman Gross, to authorize the Solicitor prepare the appropriate paperwork to abandon Shady Lane, when it happens in the future. All members voted aye; motion carried.**
- Please, please, please keep moving on the Dolan/Ollie's agreement for the stormwater correction issue!! Attorney Miller will set a deadline for them. Mr. Trout reported that Ollie's sent him a request to update his drawing. He's not sure what they want after already previously submitting per their request, but he'll submit something tomorrow morning.

Engineer's report – Byron Trout

Mr. Trout already gave the Dolan update in the Solicitor's report above.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – minutes are available. Chris Toms was present to give an update on the Area 2 project. All permits have been received except the road permit. Lots of progress, nearly ready for bid, but they are waiting to hear about the grant award. Grant results not before July this year, but likely will be later than that. On Griffith Lane, they were trying to obtain an easement, but that area was converted to grinder pumps to save money. Dean Kohr asked if the grinder pump area is on Canal Road. Not really except a few below the grade of the road. Mr. Toms hopes to attend another Township Supervisor meeting in three months or so for another update.

Zoning Officer – there was no March meeting; no ZHB meeting for April; no Planning Commission meeting in April either.

Assistant Zoning and Codes Officer -- Mt. Hebron Church Road – nothing discussed.

Recreation Board – minutes are available.

East Manchester Township 2022 final audit -- posted on the website. It was a clean audit. Kudos to the staff, particularly Jenn, for all the information she submits for the audit.

Public Works Report – Shane Haugh

Mr. Haugh reported that street sweeping is in progress. Please move your cars. No spring road inspection/trip necessary.

EMT Phase I building update -- timetable provided. First or second week in May to begin.

Shady Lane update – still waiting to hear back from the other municipality.

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Locust Point Road improvement project update -- Locust Point is open again! Traffic light's new – don't forget! Great that these improvements are completed. And kudos to Hillwood for honoring their agreement to not put anything in the house.

Columbia Gas to upgrade lines from Liverpool Turnpike to Sherman Street on Starview Road. FYI.

From Chairman Gross, years ago, the Township contributed some money for a shed for the radio-controlled plane people. The organization has moved from the Township and will be returning the shed.

Land Development/Subdivision –

Northpoint Final Subdivision and Land Development Plan, Manchester Commerce Center

Attorney Stacy MacNeal and Josh George were present on this plan. The Planning Commission recommended approval pending the satisfactory resolution of the open items.

From the Planning Commission Action Report -- *subdivision* open items: 1, owner's signature (§208-34.B.17); 2, erosion and sedimentation control plan approval (§208-34.C.9); 3, and executed Tri-Party Agreement, Canal Road Betterment Project Amended Agreement, and Stormwater Facilities Maintenance Agreement (§208-34.C.13).

Waivers requested on *Final Subdivision Plan*:

§208-31.A.1.a, plan size

§208-47, curbs and sidewalks on Canal Road (6-month note IS on the plan)

§208-31.A.3.a.3, profile drawings

§208-31.A.2.a.6, contour intervals

It was noted that there's ample space reserved for the future Exit 26 interchange, if need be, and it was reported that Manchester Township did approve this plan. Discussion was held on which municipality will be holding the escrow money for the traffic signal. Too much is unknown about the possible future Exit 26 interchange.

Attorney Miller noted that the Agreements are mostly completed. One outstanding issue on the Tri-Party Agreement is the escrow money for the traffic signal, referred to above. It was noted that there is agreement and cooperation with PennDOT for this project.

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the waivers for NorthPoint Final Subdivision Plan as requested above. All members voted aye; motion carried.

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the NorthPoint Final Subdivision Plan, subject to the satisfactory execution of the following: the Tri-Party Agreement; Amendment to Canal Road Betterment Project Agreement; Stormwater Agreement; AND the addition of the owner's signature and the Erosion and Sedimentation Control Plan. All members voted aye; motion carried.

From the Planning Commission Action Report – *land development* open items: 1, owner's signature (§208-34.B.17); and 2, erosion and sedimentation control plan approval (§208-34.C.9).

Waivers requested on *Final Land Development Plan*:

§208-31.A.1.a, plan size

§208-47, curbs and sidewalks on Canal Road (6-month note IS on the plan)

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve the waivers for NorthPoint Final Land Development Plan as requested above. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the Final Land Development Plan for NorthPoint, subject to the satisfactory resolution of the open items referred to above. All members voted aye; motion carried.

Supervisor's comments

Vice Chairman David L. Naylor – nothing tonight.

Supervisor Darryl Albright – thanked prior Supervisor Barry Rudisill for his past involvement in the Canal Road project. How about the small-cell wireless project? Per Mrs. Masemer, it's a work in progress. Supervisor Albright had a couple of points that he asked to be addressed. From Chairman Gross, address the *removal of poles* when they're no longer being used (also should apply to all utilities).

Chairman Steven H. Gross, Jr. – he attended a recent staff meeting and had this question: should a Supervisor regularly attend a staff meeting or not? Might be a good idea. Chairman Gross suggested that the supervisors alternate attending the staff meetings to benefit both the staff and others attending. Should we make that a policy? Think about it. Also, Chairman Gross is glad that the first phase of Canal Road/Locust Point is completed. Also, he's concerned about the amount of trash blowing about in the Township. Staff says it's under control; he believes them. From the audience, Blaine Rentzel noted that the Lions Club used to pick up trash twice per year. Also from Mr. Rentzel, the area between CVS and the Record Club is awful with trash. From Chairman Gross, Gingerich property is all good? Yes, per Mrs. Masemer, although the applicant has made some proposed changes and might need to go through the Land Development process again. Staff and engineers are reviewing the new request.

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

Motion by Supervisor Albright, second by Vice Chairman Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary