

EAST MANCHESTER TOWNSHIP
Board of Supervisors
July 11, 2023

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Darryl L. Albright; Attorney Dean Reynosa; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Gary Mayfield; Recording Secretary, and eight 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 June 13, 2023, the Board neither met nor conducted any business.

Motion by Supervisor Albright, second by Chairman Gross, to approve the minutes of the meeting of June 13, 2023. All members voted aye; motion carried.

Public Comments

Nothing at this time.

Emergency Services Report

Fire Chief's Report – no discussion or questions.

York County Regional Police Report – next meeting on Thursday at 6 p.m., at the Northeastern precinct on Board Road.

Emergency Services donations -- nothing discussed.

NEAEMS to return donation – no one was present from the ambulance club. Mailers have been distributed.

Special Request

Nothing at this time.

Correspondence

SPCA 2024 contract rate letter -- \$5,936.00 is the cost for 2024's contract. The rate is based on the census information. This is a non-profit essentially assessing a tax on the residents of the Township.

PennDOT I-83 Exit 26 on-ramp widening project -- southbound ramp on Church Road will be widened with a dedicated right turn lane.

YCPC letter of regional significance – Orchard Business Park Phase II, Lot 2, Canal Road Extended and Bear Road -- proposed 300 or more parking spaces, 100+ truck trips per day. This plan will be presented at the EMT Planning Commission meeting this month.

Solicitor's report – Attorney Dean Reynosa

- Comcast – From the audience, Steven Pfeiffer, Sherman Oaks, asked if the price will be set with this Agreement. No, it just gives Comcast permission to use the lines in the Township. He also discussed the GloFiber option. Would the Board consider using this option? Possibly. **Motion**

by Chairman Gross, second by Supervisor Albright, to adopt Ordinance #2023-1, Comcast Ordinance and Cable Franchise Agreement. All members voted aye; motion carried.

- Rolling Meadows at Rentzel Heights street adoption – Not all items on the punch list have been addressed, per Mr. Trout. *The inlets still need to be cleaned out.* **Motion by Vice Chairman Naylor, second by Chairman Gross, to approve Resolution #2023-8, Blaine Drive, Village Road, and Hollyhock Drive, subject to the satisfactory cleaning of the inlets per the engineer’s recommendation and subsequent satisfactory inspection by the engineer and public works director. All members voted aye; motion carried.**
- Discussion was held on the formation of the coordinated emergency management agency. The proposed name isn’t satisfactory to the Board members. “Central Northeastern Emergency Management” – *strike ‘Central’ from the name. Also, add that the Township Manager and two Supervisors will be the member and alternates respectively. Further, add an exit clause, with one year’s notice (applies to any/all parties).* Attorney Reynosa will present these proposals to the other parties. Michael Robert Fischer has expressed interest in serving as the Township’s EMA coordinator. **Motion by Vice Chairman Naylor, second by Chairman Gross, to appoint Michael Robert Fisher to serve as the interim EMA coordinator for EMT for now. All members voted aye; motion carried.**
- Update on the ordinance to vacate Shady Lane – still waiting for sketch plans to keep this item moving. **Motion by Supervisor Albright, second by Vice Chairman Naylor, to authorize the Solicitor’s office to proceed with advertising this ordinance as soon as it’s completed so that it’s ready for adoption at the Board’s August meeting. All members voted aye; motion carried.**
- Draft Intergovernmental Cooperation for the Joint Maintenance and Repair Services for Traffic Signal and Street Lighting -- Mr. Haugh is in favor of this joint venture.
- Requested Executive Session following tonight’s meeting to discuss litigation and the stormwater agreement for the Ollies/Dolan property area.

Engineer’s report – Byron Trout

Motion by Vice Chairman Naylor, second by Supervisor Albright, to approve/amend the surety reduction request authorized last month for Rolling Meadows/Rentzel Farm in the amount of \$548,447.00, with a remaining balance of \$76,085.63, as recommended by the Township Engineer. All members voted aye; motion carried.

Dolan stormwater improvements have been completed!!

Sherman Street drainage improvements – Mr. Trout submitted a form for PennDOT to decide if a meeting with the Township is warranted.

Secretary/Treasurer/Manager’s report – Kristie Masemer

Sewer Authority – minutes are available.

Zoning Officer – **Motion by Chairman Gross, second by Supervisor Albright, to appoint Gary Mayfield as Township Zoning Officer. All members voted aye; motion carried.**

Zoning Hearing Board will meet on July 27; application for detached accessory structure to be placed in the front yard of a property.

Planning Commission will meet on July 25 – Sheetz LDP on North George Street; and Orchard Business Park, Phase II, lot 2, preliminary plan for subdivision and land development.

Recreation Board – still need another member to serve on the Recreation Board to establish a quorum.

Public Works Report – Shane Haugh

Still having trouble with the backhoe. On a positive note, there are only two more items that could be replaced ☺.

Blossom Drive turned out very well.

Kinsley correspondence regarding 40 Zions View Road; additional work needed.

EMT Phase I building update – building is on schedule! Roof was installed in a day. No change orders for this meeting. Mr. Haugh is happy with the work so far.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Chairman Steven H. Gross, Jr. – in the last month two large warehouses sold and the Township received funds from those transactions. He suggests using some of those funds for finishing Bartlett and also working on keeping trucks out of the Borough. Sounds good; let's do it. Also, welcome to Gary Mayfield!

Vice Chairman David L. Naylor – He agrees with Chairman Gross on the Bartlett issue. Suggested that the Board look hard at the process of granting waivers on slopes for industrial applications. Also, some grass is getting tall on the strips between curbs and sidewalks near the new Zions View/Locust Point intersection. That's the residents' responsibility, but mowing was forbidden until just recently because of E&S regulations to assure good establishment of the grass.

Supervisor Darryl Albright – 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 to an Executive Session at 7:52 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary