

Manor Township Supervisors Meeting

Monday, September 7, 2021

7:00 p.m.

Chairman George Mann called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, September 7, 2021 at 7:00 p.m. Chairman Mann introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: George Mann, Brandon Clark, Allan Herr, Jay Breneman, John Wenzel
Staff Present: Ryan Strohecker, Adrienne Kautz, Mark Harris, Chief Todd Graeff
Visitors Present: See Attached Sign-In Sheet

Previous Month Minutes - Chairman Mann entertained a motion to approve the previous months minutes with corrections. Jay Breneman so motioned, John Wenzel seconded and the motion carried unanimously.

Financial Report and Accounts Payable - Chairman Mann entertained a motion to approve the financial reports and pay all invoices on the accounts payable report. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Public Comment - No public comment.

Old Business - No old business.

New Business

Briefing Item – Land Developmental Plan-Rohrer Homestead – Trey Shellenberger of Red Barn Consulting, Inc. representing Tyler Rohrer and the Rohrer Homestead Dairy project gave an overview of the project. The Rohrer Homestead is proposing a new driveway leading into three new milking center facilities. Since the Rohrer's are a Commercial Dairy Farm finding labor has become big problem. The Rohrer's would like to build a new milking center since their current center is almost 30 years old. They are are looking to build new facilities with the potential for milking more cows. The Rohrer's are also building a new retention basin to accommodate all the new facilities.

Mr. Strohecker commented that it effectively is three new facilities and a driveway that exits onto Prospect Road. Mr. Wenzel inquired if one of the buildings is designed for milking. Mr. Rohrer commented that one of the milking centers has the potential for milking 3,000 cows. The potential is the same amount of people but twice the number of cows. The most efficient way on big dairies is a carousel or rotary parlor. The cows go on the circle at one point, and then it goes around and never stops but the cow gets off the circle about 8-10 minutes later. The Rohrer Family is looking forward to this project, as it's been a five- or six-year project in the making.

Mr. Strohecker stated that several years ago the Land Development Plan for the Rohrer Homestead had gone through Zoning Hearing Board and now the Land Development plan is before the Township Supervisors. This plan has also gone through Planning Commission with no issues. This evening if the Township Supervisors would like to take action on it, it would go from a Briefing Item to an Action Item and then take Action on the plan.

Brandon Clark made motion to move it from a Briefing to Action Item. Jay Breneman seconded and the motion carried unanimously.

Chairman Mann entertained motion to conditionally approve the final Land Development Plan for Rohrer Homestead based on the August 31, 2021 Rettew letter. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Financial Security Elimination – Carol Drive

Mr. Strohecker commented that with the Carol Drive Subdivision project, a Financial Security was provided before the project started. At last months meeting the Township Supervisors accepted road dedication and accepted the new financial security for the roads only. At the end of the project the developer can request the release of the full financial security. The developer has done that and now our engineers have reviewed and see know reason to continue to hold that money. The only concern that the Township has with it is that the roads won't fail for the next 18 months.

Chairman Mann entertained a motion to conditionally fully release the Carol Drive based on the Rettew letter dated August 31, 2021. Brandon Clark so motioned, Jay Breneman seconded and the motion carried unanimously.

2022 Blue Rock Fire District Budget

Mr. Wenzel inquired about an item on the Blue Rock Fire budget. On the budget worksheet under operating expenses there is \$90,000.00, listed under rescue. Then under Capital Expenders you have \$1.2 million, why is there two different ones under rescue? Mr. Breneman stated that the \$90,000.00 is for the equipment that needs to be purchased. The actual cost of the new rescue is \$900,000.00 that is what we signed a contract for. The equipment could be up to \$200,000.00 that needs to be purchased to put on the rescue. The equipment that needs to go on the rescue is jaws of life, hydraulic units, lights etc,. These items aren't on the vehicle when it is purchased, it is all the extra expenses that occur. We are just wanting to purchase the vehicle and the equipment will be later purchased.

Mr. Breneman commented that he believes that the \$90,000.00 is designated for another purchase. The rescue vehicle is a separate line item on the budget.

Mr. Strohecker commented that he believes that where the line items are is an increase in cost. Mr. Strohecker believes that the \$90,000.00 is designed to be used for equipment and having nothing to do with the new fire rescue but a different piece of equipment.

Chairman Mann entertained a motion to approve the 2022 Blue Rock Fire District Budget as presented. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

2022 MMO Calculation

Mr. Strohecker stated that we present the 2022 MMO Calculation before you every September meeting. The 2022 MMO Calculation is our first budget number calculating what we are going to owe, and that money will then be put into the pension plan.

Chairman Mann entertained a motion accept the 2022 MMO Calculation as presented. Jay Breneman so motioned, John Wenzel seconded and the motion carried unanimously.

Act 14 Notification – Turkey Hill Dairies

Mr. Strohecker stated that the Act 14 Notification is a document issued from the State notifying the Township of the work they are doing.

Traffic Commission; Police Report; Public Works Director Report; Township Manager’s Report; Blue Rock Fire Rescue Report; and Building Permit Report – Mr. Breneman commented that there was a lightning hit at the Highville station and this put a hole in the roof. The station is hoping that it will be covered by insurance. They also found a colony of bats in the roof (the bats are endangered). The insurance company will be sealing up the roof and making sure the bats leave the property.

Chairman Mann entertained a motion to approve all reports and recommendations as submitted. John Wenzel so motioned, Allan Herr seconded and the motion carried unanimously.

With no further business to discuss, Chairman Mann entertained a motion to adjourn the meeting. Brandon Clark so motioned, John Wenzel seconded and the motion carried unanimously. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz