

Manor Township Supervisors Meeting

Monday, May 2, 2022

7:00 p.m.

Chairman Brandon Clark called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, May 2, 2022 at 7:00 p.m.

Chairman Clark introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: Brandon Clark, Allan Herr, John Wenzel, Missy Phelan, George Mann

Staff Present: Ryan Strohecker, Adrienne Kautz, Nate Taggart, Mark Harris, Chief Todd Graeff

Visitors Present: See Attached Sign-In Sheet

Public Comment

Patricia Beaumont, 145 Carol Drive, wanted to thank Supervisor Wenzel and Supervisor Mann for coming out to her property to look at the issues she has been experiencing.

Consent Agenda

Previous Month Minutes, Financial Report and Accounts Payable, Traffic Commission; Police Report; Public Works Director Report; Township Manager's Report; Blue Rock Fire Rescue Report; and Building Permit Report – Chairman Clark entertained a motion to approve the previous month minutes, financial reports and pay all invoices on the accounts payable report and all reports presented. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Old Business

Sale of Sewer System – Asset Purchase Agreement

Chairman Clark entertained a motion to approve and sign the Asset Purchase Agreement as presented. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

New Business

Shentel Presentation

Curt Kosko, representative for Shentel Communications, shared that the company has been around for about 120 years. It started in Virginia as the Shenandoah Telephone and has expanded. Shentel is a relatively small company with only 816 employees. Shentel has three items that they like to focus on as it relates to Broadband: One, is to build advance networks. Second, they have excellent customer service. And third, they like to be part of a local community. Shentel also likes to consider partnerships with local communities. Mr. Kosko is

part of the franchise agreement process, but he continues to stay in touch with the community.

The product that Shentel Communications offers is called Glo Fiber. This is fiber to home. They currently serve about 75,000 homes. Shentel currently has six franchise agreements in place in Lancaster County and two more that are in the works with communities. The franchise agreements that are in place are: Lancaster Township, Manheim Township, East Lampeter, West Lampeter, Mountville Borough, and East Hempfield. Shentel is also building a footprint in York County as well.

Shentel offers a triple play service: internet, video, and phone. They also have ultra high-speed band width. This service is more reliable than cable or DSL. A benefit to their company is Shentel does not ask for funding from the Township. Shentel is completely funded on their own. If the Township chooses to move forward with the franchise agreement, Shentel will bring a competitive offering for internet, television and phone.

The timeline for this process after the franchise agreement is signed could take anywhere from 60-90 days until the permits are received. Once permitting is reviewed from both the Township Engineers and Shentel Engineers, it would take about 12-18 months to start the actual construction.

Mr. Wenzel asked what the timeline is for getting people connected to the network. Mr. Kosko commented that it will be about 12-18 months, from the time the franchise agreement is signed until the network is connected to communities.

Chairman Clark stated that if the franchise agreement is signed this evening, it will start the clock for the 12-18 months. Chairman Clark inquired about where Comcast lines are in the Township. Will Shentel's footprint extend beyond that to go into more of the rural areas of the Township? Mr. Kosko commented Shentel does not know exactly where Comcast lines are. They would come in and design a network based on where they can provide service.

Chairman Clark inquired about running individual lines to every neighborhood that would be servicing individual houses or are there lines that Shentel would "lease/rent"? Mr. Kosko commented that they would build their own network into each neighborhood, this would be the distribution system and then for every customer that signs up a fiber drop would be built.

Mr. Herr commented that it would be great to have the lines extended out into the rural areas to reach those residents that don't have access to internet. Mr. Herr inquired about the discounting structure. Does Shentel offer any discounts to Non-Profit companies (churches, fire companies, etc.). Mr. Kosko commented that the franchise agreement would look similar to whatever discount Comcast is currently doing.

Mr. Wenzel asked Mr. Kosko what Shentel's philosophy is on extending broadband into rural areas. Mr. Kosko commented that it's expensive and is very difficult to do. Mr. Wenzel asked if

American Rescue Plan money would be helpful in expanding the broadband. Mr. Kosko commented that they have hired an Executive Director for Rural Broadband. Shentel would map out a County or Township. These would be considered unserved broadbands. After the locations have been identified, they would and ask companies to come in and bid on what it would cost to build them.

Mr. Strohecker commented to Mr. Wenzel that the County is looking at a variety of ways to use their \$109 million dollar in American Rescue Plan. Mr. Strohecker also commented that Mr. Kosko talked about covering our legal fees for the Township. The Township will effectively incur no cost to negotiate the franchise agreement.

Ms. Phelan asked if Shentel has come into an area where Comcast is already present and succeeded in pulling from their customer base and how has that worked with broadband? Mr. Kosko stated that Shentel would come in and compete with an existing provider. It's really up to the customer if they want to switch or stay with Comcast. The market becomes competitive, and the consumer will benefit from it.

Chairman Clark entertained a motion to approve the engagement letter with Cohen Law Group. George Mann so motioned, Allan Herr seconded and the motion carried unanimously.

Funk Extension Request

Chairman Clark commented that this is a plan that was previously submitted. They are requesting an extension as there are some items that Rettew would like them to review. Chairman Clark entertained a motion to approve the extension as requested. Allan Herr so motioned, George Mann seconded and the motion carried unanimously.

Musselman Extension Request

Chairman Clark entertained a motion to approve the extension as requested. George Mann so motioned, John Wenzel seconded and the motion carried unanimously.

Bridge Attorney Appointment

Chairman Clark entertained a motion to appoint Stevens & Lee, Veronica Morrison, as the Township's attorney for bridge related matters. John Wenzel so motioned, George Mann seconded and the motion carried unanimously.

MS4 Presentation – Mark Harris

Mr. Harris updated the Board of Supervisors and Community on the progress that Manor Township has made in regard to the Pollutant Reduction Plan. In 2018, the Public Works Department was provided with requirements by DPA who then passed it onto DEP. Township must work to improve water quality to the impaired streams that are located within our municipality. Among these streams are the Little Conestoga Creek, the West Branch of the Little Conestoga Creek, Conestoga River, Stehman's Run, and Susquehanna River. During this time the Public Works Department implemented a number of strategies to improve and meet the thresholds of the plan that was submitted and approved by DEP.

A requirement is to reduce sediment by 80,000 pounds per year of, phosphorus by 50 pounds per year and 1,331 pounds nitrogen by each year. Public Works identified properties that the Township owned and looked at those first to see which would give better results. Public Works was able to work on Township owned land and we could do all the work in house. The Public Works has made progress. At this point we annually reduce 46, 000 pounds of sediment, 47 pounds of significant phosphorus, and 1, 600 pounds of nitrogen. The detention basin on Williamsburg Road was completely overgrown. Letters to the residents asking them to clean up the basin. With no results, the Township purchased the property and had it completely redone to make it a better detention basin.

Mr. Strohecker commented that the Public Works department did the work themselves to help make the Williamsburg Road retention basin work properly. Mr. Harris had spoken to Rettew about the cost to repair the basin. Since the Public Works Department handled the work themselves the Township saved roughly \$70,000-\$100,000. Mr. Harris commented that a neat thing is when the Public Works Department tackles these kinds of projects we are able to keep out of the prevailing wage range. By the Public Works during the work internally they are not only saving money by putting the product back into it, but the Township is saving on labor and the cost for the wages. The Township is one of the only Municipalities in the area that does this kind of work themselves to save significant funds. Other municipalities are looking to enforce a Stormwater Tax on their communities. Manor Township is able to do the work internally. The biggest cost to do these projects is the design engineering.

In 2021, Public Works tackled two projects at Greider Park to create a vegetive swale. There is a tremendous basin of water that comes from Redwood Drive and network area in Manor Ridge that goes to the swale, which then travels to the detention basin that was completed in October. In 2022, there are two projects that Public Works wants to start on. One of the projects is located at Springdale Farms. There is a basin that needs to be repaired . The last project is over at Parkfield. There is a large basin, the Public Works is working on a design. One of the other items that is part of the Townships our Stormwater Plan, is stormwater inlets. We are required to inspect every inlet in the Township. The Public Works is looking for the amount of sediment in the basin and checking if inlet is compromised if the inlet needs to be repaired. They will go in and repour to make sure the inlet is working properly.

Mr. Herr commented that part of the American Rescue Plan funds being used to purchase an excavator that will be used for this program. Mr. Herr also commented that a week ago he went to a Pennsylvania State Association of Township Supervisors and one of the seminars he attended was a MS4 Stormwater Presentation. There was Township manager up front with three engineers. They explained things and the cost compared to what Manor Township is doing in house is significantly higher. Mr. Herr really wants to congratulate Mr. Harris. When a question came from the audience, and Mr. Harris gave an example of what Manor Township is doing, and people from all over the State took notice to the work that our Public Works Department has completed.

Act 14 Notification-The Village at Funk's Farm

Chairman Clark noted that these are Act 14 Notification and no action is required.

Act 14 Notification-Millersville Borough

Chairman Clark noted that these are Act 14 Notification and no action is required.

With no further business to discuss, Chairman Clark entertained a motion to adjourn the meeting. Allan Herr so motioned, George Mann seconded and the motion carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz