

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

November 13, 2018

## MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting in the public meeting room of the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Tuesday, November 13, 2018, which was called to order at 7:00 p.m. by Chairperson Wingert.

## PARTIES PRESENT

Lisa D. Wingert, Chairperson

Rodney K. Brandstedter, Vice-Chair

David Brosend, Supervisor

Beth Brennan, Supervisor

John W. Inch, Jr., Supervisor

Timothy R. James, Manager/Secretary

Debra K. McCune, Assistant Secretary

Lawrence V. Young, Solicitor

B.J. Treglia, P.E., C.S. Davidson, Inc.

Daniel Hoff, YAUFR Fire Chief

## FIRE CAPTAIN PROMOTION RECOGNITION – MATTHEW RUSS

Fire Chief Hoff presented Matthew Russ for promotion to Fire Captain. Chairperson Wingert executed the Loyalty Oath to Captain Russ.

## PUBLIC COMMENT

Chairperson Wingert called the regularly scheduled supervisors meeting to order and invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. She advised that the board would recognize the public at the conclusion of agenda items for any questions or concerns about non-agenda items.

## APPROVAL OF MINUTES

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the meeting minutes of the October 9, 2018 meeting as submitted.

Motion carried. Ayes-4 Nays-0 (Brandstedter abstained).

## UNFINISHED BUSINESS

### DEP Consent Order and Agreement/Interceptor Project

As summarized in item #2 of the manager's report, Mr. James reported that the executed Consent Order and Agreement, approved by the board on January 2, 2018, and \$1,000 fine relative to the April 2014 bypass pumping activities, was received by Pennsylvania Department of Environmental Protection (DEP) on January 22, 2018. Engineer Treglia reported that the municipal authority has authorized the project to be advertised for bid on March 10, 2018, with bid opening occurring on April 6, 2018. Mr. Treglia reported that an update to the Corrective Action Plan to include the contract schedule has been completed and approved by the board in March. The board provided guidance to the staff to continue to utilize existing sewer funds to pay the interceptor costs and provide financial updates to the board as the project continues. Mr. Treglia updated the board on the interceptor project.

**York City Sewer – Intermunicipal Agreement**

As summarized in item #3 of the manager's report, Solicitor Young and Mr. James reported that there has been no further action regarding the York City Sewer – Intermunicipal Agreement since the last board of supervisors meeting.

**2019 Budget**

As summarized in item #4 of the manager's report, Mr. James reported that he had distributed a draft 2019 budget for discussion at the October 9, 2018 meeting; a proposed budget to be introduced at the November 13, 2018 meeting; and, final adoption being scheduled for the December 11, 2018 meeting. He requested that the board members provide any 2019 budget parameters (e.g., levels of service; specific projects, etc.) that they may wish as soon as possible, as the date for the submission of departmental and affiliated agencies budget requests was September 14, 2018.

Mr. James advised that the 2019 draft budget shows a total budget of \$15,224,410 or an increase of 5.75% from 2018. Mr. James reported that general fund budget total is \$11,766,720 or 5.4% increase from 2018. Mr. James also reported among the items that would have an impact on the 2019 General Fund budget are: a) new 2019-2023 trash/recycling contract including a \$329,370 (47.5%) increase from 2018; b) public safety increases; and c) sewer fund cost obligations. Mr. James reported that the proposed budget shows revenue increases in mercantile tax and real estate transfer fees. Mr. James reported the proposed budget maintains 2018 tax levels.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize that the proposed 2019 budgets be advertised for adoption at the December 11, 2018 meeting.

Motion carried. Ayes-5 Nays-0.

**NEW BUSINESS****OSS West York Realty LLC – Final Land Development Plan (#2018-12)**

Tom Englerth of Site Design Concepts, Inc., was present to present the final land development plan for a 43,992 square foot (+/-), three (3) story medical office building located on 6.44 acres located along the east side of Roosevelt Avenue (BAM Lot 3 – 1665 Roosevelt Avenue) in an Office (O) zoning district. Mr. Englerth stated that this is Lot #3 of the proposed development at the Christian Life Church property.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the following waivers:

- W1) A waiver from Section 22-405, for the requirement of submission and approval of a Preliminary Plan prior to consideration of a Final Plan. Modification is requested to allow submission of a Final Plan only.
- W2) A waiver from Chapter 22, Section 705.2.E.4 to reduce the access drive leg of a clear sight triangle from the required 100' to 40'.

W3) A waiver from Chapter 26, Part 1, Section 26-131.K, of the Manchester Township Stormwater Management Ordinance, for the requirement of stormwater management facilities meeting building setback requirements.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the proposed final land development plan, OSS West York Realty LLC, Review #2018-12 subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

### **Rezoning Petition Request**

Mr. Inch recused himself and left the room during discussions.

As summarized in item #6 of the manager's report, Attorney Dave Jones of Stock and Leader and Jeff Inch, Developer with Inch Properties, Inc., were present to present a rezoning petition request for a change of zoning of 10.7 acres of land currently zoned Residential Low Density (RL) to Residential High Density (RH) along the north side of Locust Lane west of Susquehanna Trail. Attorney Jones stated the developer has a conceptual plan with a combination of townhouses and apartments. Mr. James reminded the board that rezoning cannot be tied to a particular proposed development plan. After a lengthy discussion, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to allow for the planning commissions to review the rezoning request and to schedule a future public hearing for rezoning consideration of parcels at 2800 Susquehanna Trail, 2720 Susquehanna Trail, 2700 Susquehanna Trail and 2705 Locust Lane from the current Residential Low Density (RL) to Residential High Density (RH).

Motion carried. Ayes-4 Nays-0.

### **Paradise Township Fine Reimbursement Agreement**

As summarized in item #7 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the execution of the DUI reimbursement agreement with Paradise Township for a twenty (20) year no-interest payback of a \$23,547.63 annual payment from Paradise Township to Manchester Township beginning in 2019 due to misallocation of DUI fine funds by the York County Clerk of Courts Office.

Motion carried. Ayes-5 Nays-0.

### **Resolution #2018-15 – Trash/Recycling Rates**

As summarized in item #8 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2018-15 establishing a refuse/recycling rate of \$50.00 a quarter per residential pick up point beginning the second quarter of 2019.

Motion carried. Ayes-5 Nays-0.

**York County Joint Fuel Purchasing**

As summarized in item #9 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize Manchester Township's participation in the intergovernmental joint bidding for bulk delivery with the County of York for the 2019/2020 contract year.

Motion carried. Ayes-5 Nays-0.

**Resolution #2018-16 – Penn DOT Traffic Signal Application (TE-160)**

As summarized in item #10 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to adopt Resolution #2018-16, to authorize the township staff to execute the Penn DOT TE-160 forms relative to the traffic signal timing and installation projects on the Church Road corridor and Emig Road.

Motion carried. Ayes-5 Nays-0.

In addition, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize approval to utilize Susquehanna Trail north of Church Road, for a detour route during the weekend construction relative to the I-83 Exit 24 northbound ramp improvements.

Motion carried. Ayes-5 Nays-0.

**Sewer Capacity Transfer**

As summarized in item #11 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the board chairperson or vice-chairperson to execute the following transfers of reserved sewer capacity:

- a) IPT Heritage Logistics Center LLC, transfer of 13.64 EDU's (York City) of capacity from Heritage Business Park, LP property at 115 Shady Lane.
- b) IPT Heritage Logistics Center LLC, transfer of 7.95 EDU's (York City) of capacity from Heritage Business Park, LP property at 200 Shady Lane.

Motion carried. Ayes-5 Nays-0.

**RECOGNITION OF PUBLIC PRESENT**

In accordance with Act 93 of 1998 (Sunshine Law), Ms. Wingert recognized any members of the audience who wished to address the board.

Mark and Janielle Warner, 2145 Jesse Lane, were present to express concern and receive updates with the stormwater facility (MacGregor Downs) behind their home.

**MANAGER'S REPORT**

Item #14 – After a discussion, the board requested additional information from township staff for future consideration with moving the left turn stop bar on Lightner Road to aid in the radius truck turning from Susquehanna Trail onto Lightner Road.

- Item #24 - Mr. James reviewed the recent FCC action regarding small cell installation per the PSATS bulletin.
- Item #27 - By consensus the board authorized the advertisement of board of supervisors meetings in 2019 for the second Tuesday of each month at 7 p.m., with the exception of the required January 7, 2019 organizational meeting acting as a regular meeting for January.
- Item #28 - Mr. James made the board aware of a recent development of the opening of a Sober House at 45 Burning Tree Court. Solicitor Young provided background on the current zoning relative to this type of use.
- Item #29 - Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the installation of three (3) fire hydrants in the area of the Heritage Business Park, Board Road and Shady Lane.

Motion carried. Ayes-5 Nays-0.

**EXECUTIVE SESSION**

No executive session was held.

**OTHER BUSINESS/REPORTS**

Mr. James reported the receipt and distribution of fire, police and engineer's monthly reports.

**APPROVAL OF VOUCHERS**

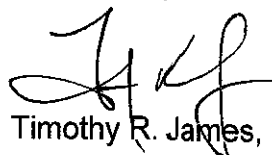
Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: October 10-23; October 24-November 6; November 7-13, 2018.

Motion carried. Ayes-5 Nays-0.

**ADJOURNMENT**

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:50 p.m.

Respectfully submitted,



Timothy R. James, Secretary

