

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

November 12, 2019

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 12, 2019, which was called to order at 7:00 p.m. by Chairperson Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson
Rodney Brandstedter, Vice-Chair
Beth Brennan, Supervisor
John Inch, Jr. Supervisor

Timothy R. James, Manager/Secretary
Danelle L. Goodwin, Asst. Secretary
Stewart S. Olewiler, III, Zoning/Planning
Lawrence V. Young, Solicitor
B.J. Treglia, P.E., C.S. Davidson, Inc.
Daniel Hoff, YAUFRR Fire Chief
Mark Henise, P.E., ELA Group

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

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the meeting minutes of October 8, 2019 as submitted.

Motion carried. Ayes-4 Nays-0.

UNFINISHED BUSINESS

York City Sewer – Intermunicipal Agreement

As summarized in item #2 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.

Assistance Animals

As summarized in item #3 of the manager's report, as a follow-up to the August 13, 2019 board meeting relative to concerns brought forth by Jessica Maul, 586 Norman Road, regarding the existing zoning ordinances (27-105; 27-1117.3; 27-1118.4) that prohibit the keeping of potbellied pigs in Residential Medium (RM) Density zones in Manchester Township. Ms. Maul had previously requested the supervisors consider an update to the current zoning ordinance to consider allowing potbellied pigs in residential

areas. Solicitor Young per previous board guidance presented a draft ordinance for assistance animals based on federal standards. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Solicitor to advertise a proposed ordinance that would permit the establishment of the process for the registration of assistance animals by resolution.

Motion carried. Ayes-4 Nays-0.

2020 Budget

As reported in item #4 of the manager's report, Mr. James advised that the 2020 draft budget shows a total budget of \$15,752,230 or an increase of \$521,400 from 2019. Mr. James reported that general fund budget total is \$12,197,340 or 3.63% increase from 2019. Mr. James also reported among the items that would have an impact on the 2020 General Fund budget are: a) increase in fire budget due to lack of revenues versus 2019; b) capital expenditures for municipal complex safety and flooring upgrades; and c) increase sewer costs. Mr. James reported that the draft budget shows revenue increases in mercantile tax fees. Mr. James reported the draft budget maintains 2019 tax levels. Mr. James reminded the board that per Second Class Township Code, a 2020 budget adoption must occur by December 31, 2019 (final meeting December 10, 2019).

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize that the proposed 2020 budgets be advertised for adoption at the December 10, 2019 meeting.

Motion carried. Ayes-4 Nays-0.

NEW BUSINESS

Core 5 Industrial Partners, LLC – Codorus Stone – Preliminary Land Development Plan (Review #2019-04)

Josh Hoffman of Snyder, Secary & Associates; Attorney Charles Courtney of McNees Wallace; Craig Mellott of Traffic Planning Design; and Brian Reisinger of Core 5 Industrial Partners were present to present the preliminary land development plan and preliminary subdivision plan to construct warehouses on 110 acres in Manchester Township located on the north side of Mundis Race Road in both an Industrial (I) and Heavy Industrial (HI) zoning districts. After a lengthy discussion, the board expressed concern with the project, specifically with the traffic movements associated with the proposed land development. The board did not take action on the preliminary land development or preliminary subdivision plans, but requested additional information regarding traffic impact and improvements.

Resolution #2019-19 – PennDOT Green Light-Go Grant Execution Authorization

As summarized in item #6 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2019-19, designating township secretary to execute the grant/reimbursement agreement and other grant related documents associated with the PennDOT Green Light-Go program grant.

Motion carried. Ayes-4 Nays-0.

Resolution #2019-20 – Right to Know Officer Designation

As summarized in item #7 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt Resolution #2019-20, designating Danelle Goodwin to serve as Manchester Township's Right to Know Officer effectively immediately.

Motion carried. Ayes-4 Nays-0.

Resolution #2019-21 – York City Sewer Authority Bond Issuance

As summarized in item #8 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt Resolution #2019-21, stipulating Manchester Township as a connected municipality to the York City Wastewater Treatment Plant, consent with the York City Sewer Authority's desire to incur additional indebtedness in an amount not to exceed ten million dollars (\$10,000,000) for capital improvements to the wastewater treatment plant.

Motion carried. Ayes-4 Nays-0.

PMRS Pension Plan Language Clarification

As summarized in item #9 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to authorize the solicitor or staff to advertise an ordinance to modify ambiguous language in Section 2.1 definition of compensation, not to include any lump sum payouts in the final year calculation of Pennsylvania Municipal Retirement System (PMRS) municipal pension plans.

Motion carried. Ayes-4 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.

Rebecca Everard, 605 Harvest Drive, was in attendance to express concerns with speeding in the Brandywine Crossings Development. After a lengthy discussion, the board directed staff and traffic engineer to continue to review possible traffic options in the area.

MANAGER'S REPORT

Item #10 – Mr. Brandstedter made a motion, seconded by Ms. Brennan, to appoint Danelle Goodwin to serve as assistant township secretary and assistant township treasurer for the remainder of 2019.

Motion carried. Ayes-4 Nays-0.

Item #25 - Mr. James reviewed recent township employee hires.

EXECUTIVE SESSION – Manchester Township Firefighters Collective Bargaining Negotiations (8:50 p.m. – 9:03 p.m.)

Ms. Wingert called an executive session to discuss the Manchester Township Fire Fighters collective bargaining negotiations.

OTHER BUSINESS/REPORTS

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

Traffic Engineer Henise discussed a conceptual plan for intersection improvements at Greenbriar and Church Roads.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to direct the Solicitor to take necessary legal action for any residential property owners who have not paid trash bills for a period of five years or more.

Motion carried. Ayes-4 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the Chairperson or Vice-Chairperson to execute the proposed 2020-2024 Collective Bargaining Agreement with the Manchester Township Career Firefighters Association as presented.

Motion carried. Ayes-4 Nays-0.

APPROVAL OF VOUCHERS

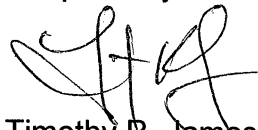
Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: October 9 – 16; October 17 – 22; October 23-25; October 26 – November 12, 2019.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 9:04 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas