

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

July 14, 2020

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, July 14, 2020, 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 W. Inch, Jr., Supervisor
Debra K. McCune, Supervisor

Timothy R. James, Manager/Secretary
Danelle L. Goodwin, Asst. Secretary
Lawrence V. Young, Solicitor
BJ Treglia, C.S. Davidson, Inc.
Daniel Hoff, YAUFRR Fire Chief

RECOGNITION OF RESPECT

Chairperson Wingert announced the unfortunate passing of former Manchester Township Elected Auditor Donald McGinnis on June 6, 2020. Ms. Wingert reported Mr. McGinnis served as an Elected Auditor from January 5, 2004 through January 6, 2014. Mr. Brandstedter made a motion, seconded by Ms. McCune, to adopt a resolution of respect for Donald McGinnis for dedicated service to Manchester Township as an Elected Auditor.

Motion carried. Ayes-5 Nays-0.

PUBLIC COMMENT

Chairperson Wingert 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 the agenda items for any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the meeting minutes of the June 9, 2020 meeting as submitted.

Motion carried. Ayes-5 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.

Crist Fields

As summarized in item #3 of the manager's report, Solicitor Young and Mr. James provided updates to Crist Fields as it related to potential property deed transfer. On

February 11, 2020 the board authorized the Solicitor to develop a draft agreement for future consideration of deed transfer to township. Solicitor Young distributed a proposed park usage agreement with Panthers Select Softball and deed transfer with Pleasureville Boys Club. Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve a park usage agreement with Panther Select Softball, Inc. for the acceptance of 23.08 acre parcel located on Emig Road, commonly known as Greg A. Crist Memorial Park.

Motion carried. Ayes-5 Nays-0.

York City Sewer – Debt Service Payment Reconciliation

As summarized in item #4 of the manager's report, Mr. James reported that on February 25, 2020 York City Sewer Authority user's group meeting discussions were held relative to the York City Sewer Authority debt reconciliation matter discovered in 2017. Mr. James reported that the overpaid municipalities are requesting a reconciliation plan for payback from the underpaid municipalities. Mr. James reported that no updated information is available at this time.

COVID-19 – Status Updates

Mr. James provided a brief report on the impact of COVID-19 on township programs, facilities and finances.

Canal Road Betterment Project Developers Agreement

As summarized in item #5 of the manager's report, Solicitor Young reported review of a "red-lined" Canal Road betterment project agreement, but he was not in receipt of a final copy for the board's consideration. The board took action on May 12, 2020 to table action until a future date. Mr. James reported no further information available at this time.

NEW BUSINESS

Core 5 Industrial Partners LLC – Codorus Stone – Review #2020-01 – Final Subdivision Plan

Josh Hoffman of Snyder, Secary & Associates, LLC and Attorney James Strong of McNees Wallace, were present to present a final three lot to eight lot subdivision plan to reconfigure lot lines of 333 acres (110 acres in Manchester Township) located on both sides of Mundis Race Road in both the Industrial (I) and Heavy Industrial (HI) zoning district.

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the final subdivision plan for Core 5 Industrial Partners LLC – Codorus Stone (Review #2020-01) condition to the completion of open items.

Motion carried. Ayes-4 Nays-1 (Brandstedter opposed).

Core 5 Industrial Partners LLC – Codorus Stone – Review #2020-02 – Final Land Development Plan

Josh Hoffman of Snyder, Secary & Associates, LLC and Attorney James Strong of McNees Wallace, were present to present final land development plan to construct a ½

warehouse on 19 acres in Manchester Township located on the north side of Mundis Race Road in both the Industrial (I) and Heavy Industrial (HI) zoning district. Mr. Hoffman reported the final land development plan is to construct ½ warehouse on 19 acres with the other ½ to be constructed in East Manchester Township with a single access from Busser Road and an emergency access on Mundis Race Road. Tom Baughman, owner of New Concepts, 320 Busser Road an adjoining property owner expressed concern with traffic from the site using Busser Road as opposed to Mundis Race Road. Mr. Baughman also expressed concern with the language in the traffic agreement that if an agreement for a tract of land needed for the traffic improvements at Busser and Emig Roads the township could take the land for said improvements. Mr. Baughman expressed concern with the potential truck route that would be established with the development of the final land development plan. After a lengthy discussion, Mr. Brandstedter made two separate motions to table the final land development plan until the township staff could negotiate with East Manchester Township on the impact of proposed project could have on Manchester Township. In either motion, no second was made. After additional conversation, the board directed the township manager contact East Manchester Township to discuss/negotiate reciprocity on a proposed project's impact on Manchester Township. Ms. Brennan made a motion, seconded by Ms. Wingert, to approve the final land development plan for Core 5 Industrial Partners LLC – Codorus Stone (Review #2020-02) condition to the completion of open items.

Motion carried. Ayes-4 Nays-1 (Brandstedter opposed).

1400 Church Road LLC – Review #2020-03 – Final Reverse Subdivision Plan

Scott DeBell of Site Designs Concepts, was present to present a final reverse subdivision plan to combine three existing lots into one lot of 7.742 net acres located on the south side of the 1400 block of Church Road in an Office (O) zoning district. Mr. DeBell stated the request to combine three existing lots into one for a future medical office building. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the final reverse subdivision plan for 1400 Church Road, LLC (Review #2020-03) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Addington Reserve Home Owners Association

Andrew Schneider, 3164 Biscayne Lane representing Addington Reserve Residents, was present to express concern with a potential plan that would open two streets in Addington Reserve, Biscayne Lane and Hampshire Drive, to a future contiguous housing development. Mr. Schneider expressed concerns with increased traffic, children safety and impact to existing stormwater facility. Ms. Wingert stated the board has not yet seen a proposed plan for a new development and encouraged the residents to check if or when, a proposed plan may be submitted to the Planning Commission. Mr. Schneider stated they appreciated the feedback, but wanted to express the residents concern well in advance of a plan submission. Ms. Wingert stated multiple forms of egress are an important planning tool in an emergency situation. Chief Hoff stated emergency services preference is at least two means of egress.

Resolution #2020-11 – Fulton Lease Agreement

Mr. Brandstedter made a motion, seconded by Mr. Inch, to adopt Resolution #2020-11 that authorizes the manager to accept the quotation for a five (5) year lease-purchase agreement for a 2021 Western Star Dump Truck with plow/spreader package through Fulton Leasing Company, in conjunction with the Pennsylvania COSTARS cooperative purchasing program.

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.

Cassandra Silimperi, 2190 Bentley Lane, expressed concern with the impact of additional traffic at the Church Road and Roosevelt Avenue (Bull Road) intersection with the proposed development of a medical office at 1400 Church Road. Ms. Wingert stated a traffic study was completed to PennDOT requirements that indicated no improvements would be required at the intersection relative to a proposed medical facility. Ms. Wingert stated the board and township staff would like to see improvements made to the intersection but if PennDOT doesn't require improvements the developer would not be required to make improvements. Ms. Wingert suggested residents contact PennDOT or state legislatures to express their concerns. Ms. Wingert stated municipal staff will contact PennDOT representatives to inquire on reconsidering the lack of improvements at the intersection.

Paul Bailie, 1115 Sarazen Way, was present to express concern about the increased traffic that a medical office would have on Church Road.

MANAGER'S REPORT

- Item #8 - Mr. James provided an update to recent discussions with the York City Sewer Authority Users Group relative to York City's intention to send request for proposals for the potential sell of the York City Sewer Treatment Plant and York City Sewer Collection system. Mr. James reported he believed more detailed information will be available at the August 11, 2020 board meeting for the review and discussion.
- Item #10 - Mr. James provided a brief update on the Summer Playground program that begun on July 6, 2020.
- Item #19 - Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Solicitor to advertise an ordinance to create a handicap parking space at 3238 Broad Street.

Motion carried. Ayes-5 Nays-0.

Mr. Inch left the meeting at this time.

OTHER BUSINESS/REPORTS

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

Mr. Brandstedter expressed appreciation to first responders during the current difficult environment. The board by consensus requested reaching out to local first responders to express appreciation.

EXECUTIVE SESSION

There was no executive session held at this time.

APPROVAL OF VOUCHERS

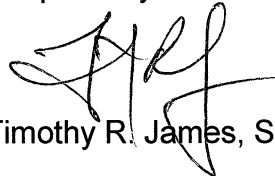
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: June 10 – 23; June 24 – July 14, 2020.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:53 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas

