

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

February 9, 2021

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, February 9, 2021, which was called to order at 7:00 p.m. by Chairperson Wingert. Due to Governor Wolf's July 16, 2020 action to limited gatherings and distancing requirements associated with COVID-19 pandemic, the public meeting was held virtually.

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
David Unger, Zoning/Planning Officer
BJ Treglia, C.S. Davidson, Inc.
Daniel Hoff, YAUFR Fire Chief

RESOLUTION OF RESPECT

Ms. Wingert reported on the untimely passing of Former Township Supervisor Tim L. Horner on November 14, 2020. Ms. Wingert reported Mr. Horner served as a Township Supervisor for Manchester Township from January 2, 1973 through January 31, 1994. Mr. Brandstedter made a motion, seconded by Ms. McCune, to adopt a resolution of respect for Former Township Supervisor Tim L. Horner, as a tribute to his public service to Manchester Township.

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

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the meeting minutes of both the organizational and regular January 4, 2021 meetings 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.

York City Sewer Treatment Plant

As summarized in item #3 of the manager's report, Mr. James provided a status report on the development of the City of York's process on considering the sale of the York City Sewer Treatment Plant and the City collection system. Mr. James stated the working group continues to prepare for a meeting with York City Council and Mayor regarding the sale of the treatment plant. Mr. James also stated that the City of York received a high bid of \$235 million for the sale of the City Sewer System. Mr. James reported the York Area Regional Sewer Authority continues to attempt to work with the City of York as an alternate option to a PUC regulated entity. Ms. Brennan made a motion, seconded by Mr. Brandstedter, to authorize the township manager to execute an agreement with Attorney Thomas Wyatt of Obermayer Rebmann Maxwell & Hippel LLP, as part of the York Area Regional Sewer group's effort to safeguard the impact of the sale on rate payers, with a requested law staff rate schedule to be provided.

Motion carried. Ayes-5 Nays-0.

Canal Road Betterment Project Developers Agreement

As summarized in item #4 of the manager's report, Mr. James and Solicitor Young reported the receipt of a January 15, 2021 updated draft developers agreement, but are awaiting comments from East Manchester and Conewago Townships.

Concord Public Finance – Refinance

As summarized in item #5 of the manager's report, Chris Gibbons of Concord Public Finance, participated with information regarding the consideration of refinancing current general obligation debt and adding new debt for a variety of capital projects in the near future. After a discussion, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize Concord Public Financing to develop a Request for Proposal to refinance the current general obligation bond and add an additional \$3.2 million in financing with a payment structure that will continue current bond payment obligations through 2024 and finance the new money with a payment schedule for as long as possible. Mr. Brandstedter made a motion, seconded by Mr. Inch, to direct Concord Public Finance to prepare Request for Proposals for four (4) previously submitting banking institutions for financing/refinancing rates for Board consideration on March 9, 2021.

Motion carried. Ayes-5 Nays-0.

Crone Road – Dedication/Abandonment

As summarized in item #6 of the manager's report, Solicitor Young reported receiving an updated road relocation agreement too late for Board review. The Board by consensus will table action until after review of recent documents.

NEW BUSINESS**Eastern Lift Truck Co. – Reverse Subdivision – Review #2020-09**

Josh George of Snyder, Secary & Associates, LLC, participated to present reverse subdivision plan to consolidate parcels of 1.93 and 1.49 acres to create a 3.42 acre parcel. Mr. George stated that property is located at 10 Grumbacher Road in a zoned

Industrial (I) district. Mr. George reported the applicant intends to add on to the current business and construct a new 31,337 square foot building.

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

- W1) To not require the submission of a Preliminary Land Development Plan prior to the final plan – Subdivision and Land Development Ord. Section 22-405.
- W2) To not require construction of concrete sidewalks along Grumbacher Road – Subdivision and Land Development Ord. Section 22-709.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the reverse subdivision lot consolidation plan for Eastern Lift Truck Company (Review #2020-09) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Eastern Lift Truck Co. – Final Land Development Plan – Review #2020-10

Josh George of Snyder, Secary & Associates, LLC, participated to present the final land development plan for a 3.42 acre parcel located at 10 Grumbacher Road in a zoned Industrial (I) district. Mr. George reported the applicant is proposing to construct a new 31,337 square foot building. Mr. George expressed concern for the length of time it had taken to receive a response from the township traffic engineer.

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

- W1) To not require the submission of a Preliminary Land Development Plan prior to the final plan – Subdivision and Land Development Ord. Section 22-405.
- W2) To not require construction of concrete sidewalks along Grumbacher Road – Subdivision and Land Development Ord. Section 22-709.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the final land development plan for Eastern Lift Truck Company (Review #2020-10) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

20 Marianne Drive – Final Land Development Plan – Review #2021-01

Scott DeBell of Site Designs Concepts, participated to present the final land development plan for a proposed 30,000 square foot facility to be constructed at 20 Marianne Drive on a 3.2 acre parcel in an Industrial (I) zoned district.

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

- W1) To not require the submission of a Preliminary Land Development Plan prior to the final plan – Subdivision and Land Development Ord. Section 22-405.
- W2) To permit the stormwater management structures to encroach into the building setback, Stormwater Management Ord. Section 26-131.K.

Motion carried. Ayes-5 Nays-0.

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the final land development plan for 20 Marianne Drive (Review #2021-01) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

2021 Street Construction Schedule

As summarized in item #8 of the manager's report, Mr. James reviewed the proposed 2021 street construction and resurfacing projects.

Mr. James explained the number of actual projects which will be completed during the construction season will be affected by: a) prevailing wage rate applicability; b) any price increases in bituminous materials and stone which may occur at the annual contract bid opening; c) delays in resolving right-of-way or utility pole relocation issues; d) the amount spent for winter maintenance materials and equipment rental; and, e) the amount of Highway Aid funds which are actually received from PennDOT.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the following list of streets identified in item #8 of the manager's report as the 2021 Highway Aid construction projects, and to authorize the staff to notify PennDOT about which projects will be funded by the 2021 Highway Aid (Liquid Fuels) Fund:

a)	Crossbrook Drive	Chesterbrook Dr. – Friesian Rd.	Construction	\$ 22,800
b)	Dominion Drive	Brandywine Ln. – Kayla Blvd.	Construction	\$ 45,000
c)	Friesian Road	Norman Rd. – Woodland View Dr.	Construction	\$ 94,500
d)	Gora Road	Dominion Dr. – Dominion Dr.	Construction	\$112,875
e)	Northland Avenue	Woodland View Dr. – Eastland Ave.	Construction	\$ 47,925
f)	Sandhurst Drive	1530' north – cul-de-sac	Construction	\$ 94,500
g)	Susquehanna Trail	Church Rd. – 165' north	Construction	\$ 14,678

Motion carried. Ayes-5 Nays-0.

Resolution #2021-09 – Public Works Department Equipment Rental Rates

As summarized in item #9 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to adopt Resolution #2021-09 that establishes the 2021

equipment rental and labor rates for use of township-owned equipment or personnel by other municipalities or parties with the rates and descriptions being consistent with the current Federal Emergency Management Agency (FEMA) approved hourly rates for public works equipment.

Motion carried. Ayes-5 Nays-0.

Resolution #2021-10 – Tax Collector Rates 2022-2025

As summarized in item #10 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt Resolution #2021-10 to establish rates of compensation for the tax collector elected position for the 2022-2025 term of office.

Motion carried. Ayes-5 Nays-0.

In addition, Ms. Wingert made a motion, seconded by Mr. Brandstedter, to increase the monthly rental rate for the tax collector suite from \$190 to \$200 a month, due to increase building and utility costs.

Motion carried. Ayes-5 Nays-0.

Sanitary Sewer Transfer Request

As summarized in item #11 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, for the sanitary sewer capacity transfer of six (6) EDU's of Dover Wastewater Treatment Plant from Kinsley Equities II Limited Partnership to Jeffrey L. Henry, Inc. for properties at 2715, 2719, 2723, 2735, 2788 and 2798 Farnham Lane.

Motion carried. Ayes-5 Nays-0.

Ordinance #2021-01 – Rezoning Map Amendment – 2700 Susquehanna Trail

As summarized in item #12 of the manager's report, to formalize previous December 8, 2020 Board of Supervisors action, Ms. McCune made a motion, seconded by Mr. Brandstedter, to adopt Ordinance #2021-01 amending the zoning map for six (6) parcels on the west side of the 2700 block of Susquehanna Trail from Residential Low (RL) to Residential Medium (RM) density.

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

Rezoning Petition – 2200 Susquehanna Trail

As summarized in item #13 of the manager's report, Kathy Conley of RGS Associates, was a participant to present a rezoning petition for the west side of the 2200 block of Susquehanna Trail for consideration to eliminate the Office (O) zone to make the entire parcel Residential High (RH) zone. After a brief discussion, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to send the rezoning petition onto the York County and Manchester Township Planning Commissions for review.

Motion carried. Ayes-5 Nays-0.

MS4 Coordinator Appointment

As summarized in item #14, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to appoint Public Works Crew Person Jared Hartman as MS4 Coordinator for Manchester Township.

Motion carried. Ayes-5 Nays-0.

Road Closure Authorization

As summarized in item #15 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to authorize the closure of Brandywine Lane/Kayla Boulevard from Stillmeadow Lane to Greenbriar Road on Saturday, October 16, 2021 from 8:45 a.m. to 10:30 a.m. for a 5K-road race sponsored by Joyful Noise Preschool/Zion Lutheran Church.

Motion carried. Ayes-5 Nays-0.

Public Water Easement Request

As summarized in item #16 of the manager's report, Engineer Treglia and Solicitor Young provided background on an easement request from Jehovah Witness, 932 Church Road, to access public water to Parkwood and Hummel Drive area through Cousler Park, due to current testing indicating bacteria in well. After a discussion, the Board asked staff and Solicitor to research neighboring residences for any additional bacteria problems or interest in tapping into the proposed water line.

Emergency Declaration

As summarized in item #17 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Brandstedter, to retroactively authorize an emergency declaration of snow emergency event January 31 – February 2, 2021.

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.

MANAGER'S REPORT

- Item #19 - Chief Hoff requested the consideration of language ordinance change for the Firefighter's Defined Benefit be tabled until a future meeting as additional legal guidance is being gathered.
- Item #22 - Engineer Treglia reported that Pump Station #6 replacement bid opening occurred on February 8, 2021 with the low bid coming in below estimates.

- Item #27 - Mr. James reported the 2020 ethic forms have been distributed for board and staff completion by May 1st.
- Item #28 - Mr. James reported on the ongoing efforts for the regional planning initiative relative to the proposed Interstate 83 Exit 26 future exchange.
- Item #31 - Mr. James reported on the recent promotions within the Public Works Department with Jeff Beshore as Public Works Superintendent and James Christy as Public Works Foreman.
- Item #39 - Ms. Brennan made a motion, seconded by Ms. McCune, to set the township supervisor compensation for term seat 2022-2027 at \$5,000.

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

OTHER BUSINESS/REPORTS

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

Solicitor Young reported that Attorney Christine Nentwig on behalf of Manchester Township has responded to discrimination complaint from PA Human Relations Commission relative to Manchester Township sewer service fees being passed on from North York Borough Council onto a North York Borough resident.

APPROVAL OF VOUCHERS

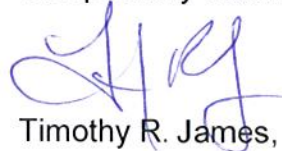
Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: January 5-19; and January 20-February 9, 2021.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:54 p.m.

Respectfully submitted,



Timothy R. James, Secretary

