

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

March 9, 2021

## **MEETING**

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, March 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 K. 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

## **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. Brennan, to approve the meeting minutes of the February 9, 2021 with the amendment of "Concord Public Financing – Refinance" topic by removing the second sentence regarding a "motion by Mr. Brandstedter, second by Ms. Brennan authorizing Concord to develop a Request for Proposal...". The action was not part of the February 9, 2021 meeting.

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 Board authorized letters to be sent to residents and business owners on the City's intention to sell the sewer system. Mr. James also reported that on March 2, 2021 City Council voted to approve the Asset Purchase Agreement for the sale of the treatment plant and collection system. Mr. James reported that York City Sewer Authority will consider the same Asset Purchase Agreement on March 24, 2021.

#### **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 an October 7, 2020 updated draft developer's agreement but are awaiting comments from East Manchester and Conewago Townships.

#### **Ordinance #2021-02 - Concord Public Finance – Refinance**

As summarized in item #5 of the manager's report, Chris Gibbons of Concord Public Finance, presented the proposals received from the authorized request for proposal process regarding the consideration of refinancing current general obligation debt and adding new debt for a variety of capital projects. Mr. Gibbons reported that the proposal received from Webster Bank provided a present value savings of \$38,870.26, which was higher than the \$20,000 savings threshold requested from the Board of Supervisors on February 9, 2021. Mr. James reported that the proposed ordinance was advertised on March 5, 2021. Mr. Brandstedter made a motion, seconded by Mr. Inch, to adopt Ordinance #2021-02 authorizing the issuance of general obligation debt totaling \$5,804,300 (inclusive of refinancing Series 2015 General Obligation Bond).

Motion carried. Ayes-5 Nays-0.

#### **Crone Road – Dedication/Abandonment**

As summarized in item #6 of the manager's report, Solicitor Young reported receiving updated road relocation agreement too late for Board review. Solicitor Young stated that an ordinance would need to be considered for the dedication/abandonment of the section of Crone Road. Ms. McCune made a motion, seconded by Mr. Brandstedter, to authorize the Solicitor to advertise a proposed ordinance for dedication/abandonment of a portion of Crone Road for future consideration.

Motion carried. Ayes-5 Nays-0.

#### **Public Water Easement Request**

As summarized in item #7 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, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Solicitor to develop an easement agreement between the Brandywine Jehovah Witness and the township for public water access to Parkwood and Hummel Drive area through Cousler Park.

Motion carried. Ayes-5 Nays-0.



**NEW BUSINESS****1513 & 1517 N. George Street – Final Land Development Plan – Review #2021-02**

Christian Jacobson of The Pettit Group, LLC, participated to present the final land development plan for a 2,732 square foot restaurant with dual-lane drive thru and a 2,922 square foot retail building on a 1.198-acre parcel along the east side of the 1500 block of North George Street in a Commercial (C) zoning district. Mr. Jacobson reported the Highway Occupancy Permit requirements for the North George Street right of way, as well as ongoing traffic matters with PennDOT.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the final land development plan for 1513 & 1517 North George Street (Review #2021-02) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

**Resolution #2021-11 – DCNR Grant Submission**

As summarized in #9 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Brandstedter, to adopt Resolution #2021-11 that authorizes the submission of the Community Conservation Partnerships Program grant application to DCNR for the Eagles View Park improvements.

Motion carried. Ayes-5 Nays-0.

**2021/2022 Line Painting**

As summarized in item #10 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to award the 2021-2022 line painting/pavement markings contract to D.E. Gemmill, Red Lion, PA.

Motion carried. Ayes-5 Nays-0.

**RECOGNITION OF PUBLIC PRESENT**

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

**EXECUTIVE SESSION (7:59-8:09 p.m.)**

Solicitor Young requested an executive session to discuss legal matters associated with the potential sale of the York City Sewer System.

**MANAGER'S REPORT**

Item #11 - Fire 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 #12 - After a brief discussion, the Board of Supervisors authorized the Solicitor or staff to attempt to call delinquent property owners who have not

satisfied the stormwater maintenance facility fee of \$25 for 2020 and if no response is received proceed with the lien process.

Item #19 - Mr. James reported the 2020 ethic forms have been distributed for board and staff completion by May 1<sup>st</sup>.

Item #29 - Mr. James reported that the Pennsylvania State Association of Township Supervisors 2021 Annual Education Conference has been cancelled due to the current COVID-19 environment.

Item #33 - Mr. Brandstedter made a motion, seconded by Mr. Inch, to retroactively authorize the manager to enter a three (3) year agreement with UGI Energy Services for gas supply at a fixed rate of .4099 THM.

Motion carried. Ayes-5 Nays-0.

Item #34 - Ms. McCune made a motion, seconded by Ms. Brennan, to authorize the Chairperson or Vice-Chairperson to execute the agreement between Manchester Township and the County of York for the Community Development Block Grant for \$100,000 for improvements to sidewalk curbs/ramps in Emigsville.

Motion carried. Ayes-5 Nays-0.

Item #35 - Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the staff to notify PennDOT to include Eastland Avenue to the Highway Aid funding project list for 2021.

Motion carried. Ayes-5 Nays-0.

Item #36 - Fire Chief Hoff reported on the request to update the Emergency Operations Plan. Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2021-12 that updates the Emergency Operations Plan as a municipal participant with the York Area Regional Emergency Management Commission.

Motion carried. Ayes-5 Nays-0.

#### **OTHER BUSINESS/REPORTS**

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

The Board of Supervisors took action to set a public hearing for May 11, 2021 at 6:30 p.m. for the rezoning petition request relative to the west side of the 2200 block of Susquehanna Trail.

**APPROVAL OF VOUCHERS**

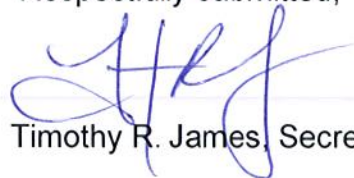
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: February 10-23; February 24-March 9, 2021.

Motion carried. Ayes-5 Nays-0.

**ADJOURNMENT**

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:16 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. James', is written over a horizontal line.

Timothy R. James, Secretary

TRJ/jas