

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

September 11, 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, September 11, 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, YAUFRR Fire Chief

## 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 the August 14, 2018 meeting as submitted.

Motion carried. Ayes-5 Nays-0.

## 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. Mr. James reported that due to recent rain events, staff had undergone relief pumping activities in the Skyview Drive/N. George Street area from September 9, 2018 (6:30 p.m.) to September 10, 2018 (10:30 p.m.).

**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.

**2019-2023 Trash/Recycling Contract**

As summarized in item #4 of the manager's report and as a follow-up to the May 8, 2018 board action to authorize the Solicitor and staff to prepare trash/recycling bid specifications for the 2019-2023 contract, Mr. James reported that the trash/recycling bid specifications were advertised and opened on September 4, 2018. Mr. James distributed the bid submissions for board review. After a lengthy discussion, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize award for trash/recycling to Penn Waste for a five (5) year contract term.

Motion carried. Ayes-5 Nays-0.

**Alarm Ordinance Update**

As summarized in item #5 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the Solicitor to advertise an updated alarm ordinance for future adoption consideration.

Motion carried. Ayes-5 Nays-0.

**County of York District Court – Sub-Lease Agreement**

As summarized in item #6 of the manager's report, after a lengthy discussion, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the Chairperson or Vice-Chairperson to enter into two five (5) year extensions \$4,350 a month for the first five (5) year extension and \$4,500 a month for the second five (5) year extension in association with the current sub-lease agreement with York County in relation to the District Court space at the municipal complex.

Motion carried. Ayes-5 Nays-0.

**NEW BUSINESS****York Hospitality LLC – Final Minor 2 Lot Subdivision (#2018-09)**

Adam Anderson of Site Design Concepts, Inc. was present to present the York Hospitality LLC – Final Minor 2 Lot Subdivision Plan of 7.414 acres into 2 lots located at 334 Arsenal Road in a Commercial (C) zoning district. Mr. Anderson reported that the lot with the current Days Inn on it is 5.064 acres and the new lot will be 2.358 acres.

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

- W1) From Chapter 22 of the Manchester Township Code of Ordinances Section 22-405 to NOT submit a preliminary plan prior to consideration of a final plan when public improvements are being proposed.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the final minor 2 lot subdivision, York Hospitality LLC, Review #2018-09 subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

**York Hospitality LLC – Revised Final Land Development Plan (#2018-07)**

Adam Anderson of Site Design Concepts, Inc. was present to present the York Hospitality LLC – Revised Final Land Development Plan to add a second hotel of 11,671 square feet to a property located at 334 Arsenal Road in a Commercial (C) zoning district. Mr. Anderson reported the plan proposes a new 84 unit motel on the lot created by the subdivision. Mr. Anderson reported a legal agreement would be created for parking easement and access between the two (2) parcels, so that vehicles can utilize access drive per plan.

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

- W1) A waiver from Section 22-405 of the SALDO requiring submission of a preliminary land development plan prior to consideration of a final land development plan. (CSD-27)
- W2) A waiver from Section 22-705.E.(4).(b) of the SALDO requiring clear sight triangles with 100' dimension along the centerline of an access drive. The proposed dimensions are 57' along the centerline of the existing northern access drive; 49' along the centerline of the proposed Access Drive 'A'; and 75' along the centerline of proposed Access Drive 'B'. (CSD-28)
- W3) A waiver from Section 26-131.K of the SWM Ordinance requiring stormwater management structures to be located outside of the building setbacks. A bio-retention basin is proposed to be located within the rear building setback of Lot 2. (CSD-29)

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the revised final land development plan, York Hospitality LLC, Review #2018-07 subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

**2019 Budget**

As reported in item #8 of the manager's report, Mr. James reported that he had begun work on the 2019 budgets. Mr. James advised that he expected to have a draft budget

prepared 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.

After a lengthy discussion on the proposed 3.4% budget increase for cost of police services from Northern York County Regional Police Department (NYCRPD), Mr. Brandstedter made a motion, seconded by Ms. Brennan, to direct the township police representative to vote against the approval of the 2019 NYCRPD budget.

Motion carried. Ayes-4 Nays-1 (Brosend satisfied with proposed increase).

#### **House Bill 2564 – Small Wireless Facilities**

As summarized in item #9 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt a resolution opposing the current House Bill 2564 (Small Wireless Deployment Bill) for distribution to state lawmakers.

Motion carried. Ayes-5 Nays-0.

#### **York County 2<sup>nd</sup> Class Township Convention Authorization**

As summarized in item #10 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the following attendance at the November 15, 2018 York County 2<sup>nd</sup> Class Township Convention at Heritage Hills:

- a) Five (5) supervisors; three (3) elected auditors; tax collector; manager/secretary and assistant secretary.
- b) \$50 per day according to Act 106 of 2006 for each delegate except for those who are board of supervisors or municipal employees.
- c) Mileage to and from the convention. Prepaid registration fee by Manchester Township.

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 #7 – Upon review of the township planning commission recommendation, the board set a public meeting for November 14, 2018 to hear a zoning ordinance map amendment request of 50.54 acres along the west side of the 700 block of Farmbrook Lane from the current Residential Low Density Open Space (RL) to Industrial (I).

Item #19 - Mr. James distributed copies of the 2017 financial statements completed by Kochenour, Earnest, Smyser & Burg, CPA.

**EXECUTIVE SESSION – COUNTY OF YORK CLERK OF COURTS FINE DISBURSEMENT NEGOTIATIONS; YORK CITY SEWER DEBT ALLOCATION NEGOTIATIONS; PERSONNEL (8:40-9:12 P.M.)**

Chairperson Wingert called an executive session to discuss legal matters related to the County of York Clerk of Courts misallocation of fine money; York City’s misallocation of debt allocation payments and personnel matters.

**OTHER BUSINESS/REPORTS**

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

**APPROVAL OF VOUCHERS**

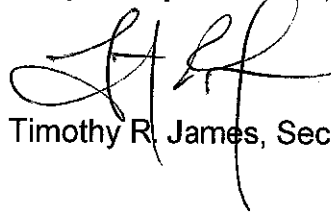
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer’s Checks Vouchers Lists: August 15 - 28; August 29 - September 11, 2018.

Motion carried. Ayes-5 Nays-0.

**ADJOURNMENT**

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 9:13 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas

