

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

May 12, 2020

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised virtual meeting due to Governor Wolf's Emergency Declaration relative to the COVID-19 Pandemic, on Tuesday, May 12, 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
Daniel Hoff, YAUFRA Fire Chief
BJ Treglia, C.S. Davidson, Inc.

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 Ms. McCune, to approve the meeting minutes of the April 14, 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 stated that he is currently reviewing a deed conflict and will provide an update at a future meeting.

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 reminded the board that Manchester Township is one of the underpaid municipalities.

Church/Greenbriar Roads Intersection Feasibility Study

As summarized in item #5 of the manager's report, Mr. James updated the board on recent information relative to the feasibility review for potential improvements at the Greenbriar and Church Roads intersection, including informing them that engineering review activity has stopped in light of cost concerns associated with COVID-19 economic impact.

NEW BUSINESS

COVID-19 - Emergency Declarations

As summarized in item #6 of the manager's report, Mr. James stated that due to Governor Wolf's declaration of a statewide emergency relative to the COVID-19 outbreak, it has been encouraged by county officials to have municipalities take similar declarations. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize disaster emergency declarations for May 12, 2020 until further notice or until York County is declared in the "Green" phase of Governor Wolf's "Reopening Phased Plan" in response to the COVID-19 pandemic.

Motion carried. Ayes-5 Nays-0.

COVID-19 – Property Taxes – Resolution #2020-10

As summarized in item #7 of the manager's report, Mr. James reported that the York County Board of Commissioners had taken recent action to eliminate the penalty phase for real estate taxes through December 31, 2020 due to the impact of COVID-19. Ms. McCune made a motion, seconded by Mr. Inch, to pass Resolution #2020-10 to eliminate the penalty phase of real estate tax payments for 2020, if taxes are paid in full by December 31, 2020.

Motion carried. Ayes-5 Nays-0.

COVID-19 – Reopening – Resolution #2020-09

After a lengthy discussion, Mr. Brandstedter made a motion, seconded by Mr. Inch, directing Solicitor Young to draft Resolution #2020-09 that would support the education and reopening efforts relative to COVID-19.

Motion carried. Ayes-5 Nays-0.

Core5 Codorus Quarry – Off-Site Traffic Agreement

As summarized in item #8 of the manager's report, Mr. James and Solicitor Young reported that legal counsels, engineers and staff have reviewed and vetted the off-site traffic agreement proposal relative to the Core5 Codorus Quarry project. Tom Baughman, of New Concepts, expressed concern with the utilization of Busser Road as point of access to the Core5 Codorus Quarry development. Mr. Baughman requested access at Mundis Race Road, as opposed to Busser Road. Attorney James Strong, representing Core5 Industrial Partners, LLC, provided additional information regarding the process of developing the off-site agreement. After additional discussion, Ms.

Brennan made a motion, seconded by Ms. Wingert, to authorize the chairperson or vice-chairperson to execute the off-site agreement with Core5 Industrial Partners, LLC for road improvements relative to the proposed Core5 Codorus Quarry project.

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

RAK Church Road, LLC – Developers Agreement

As summarized in item #9 of the manager's report, Mr. James and Solicitor Young reported that legal counsels, engineers and staff have reviewed and vetted the developer's agreement proposal relative to the RAK Church Road, LLC project. Attorney Jeff Lobach, representing RAK Church Road, LLC, reported that his client is comfortable with the proposed developer's agreement. Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the chairperson or vice-chairperson to execute the off-site traffic agreement with RAK Church Road, LLC for road improvements relative to the RAK Church Road, LLC project at Church Road and Susquehanna Trail North.

Motion carried. Ayes-5 Nays-0.

Canal Road Betterment Project Developer's Agreement

As summarized in item #10 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. Mr. Brandstedter made a motion, seconded by Mr. Inch, to table action on the Canal Road betterment project agreement.

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 #14 - Engineer Treglia reported on the status of the Pump Station #6 replacement project and that updated cost estimates will increase the project costs by approximately \$25,000. Mr. James stated the 2020 sewer budget is prepared for the proposed increase costs.
- Item #17 - Mr. James reported that the York City Sewer Authority working group had a meeting and received notification that the City of York is planning to advertise during the fall of 2020 request for proposals for the sale of the York City Sewer Treatment Plant.
- Item #20 - Mr. Brandstedter made a motion, seconded by Mr. Inch, to reaffirm the board's February 11, 2020 approval of the final land development plan for RAK Church Road, LLC for an 89.687 square foot trucking terminal on a 40.23 acre parcel at 3305 Susquehanna Trail.

Motion carried. Ayes-5 Nays-0.

OTHER BUSINESS/REPORTS

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

Mr. James provided an update with the 2020 revenues and expenditures in light of the COVID-19 financial impact.

EXECUTIVE SESSION

There was no executive session held at this time.

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: April 15 – 28; April 29 – May 12, 2020.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:59 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas