

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

November 10, 2020

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, November 10, 2020, 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 due to COVID-19, the public meeting was held both in person and virtual.

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
David Unger, Zoning/Planning Officer

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 October 13, 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.

Canal Road Betterment Project Developers Agreement

As summarized in item #3 of the manager's report, Mr. James and Solicitor Young reported the receipt of an October 7, 2020 updated draft developers agreement, but are awaiting comments from East Manchester and Conewago Townships.

York City Sewer Treatment Plant

As summarized in item #4 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, as well as the establishment of the York Area Regional Sewer Authority.

2021 Budget

As reported in item #5 of the manager's report, Mr. James advised that the 2021 proposed budget shows a total budget of \$15,737,740 or a decrease of 0.1% from 2020. Mr. James reported that general fund budget total is \$12,217,530 or 1.9% increase from 2020. Mr. James also reported among the items that would have an impact on the 2021 General Fund budget are: a) increase in fire budget; b) capital expenditures for municipal complex safety and flooring upgrades; and c) inclusion of potential debt obligation if board takes action to seek money for various capital projects. Mr. James reported that the draft budget shows revenue decreases in mercantile tax and business privilege taxes due to the impact of COVID19. Mr. James reported the draft budget maintains 2020 tax levels. Mr. James reminded the board that per Second Class Township Code, a 2021 budget adoption must occur by December 31, 2020 (final meeting December 8, 2020).

Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize that the proposed 2021 budgets be advertised for adoption at the December 8, 2020 meeting.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**Farmbrooke Meadows – Review #2020-08 - Preliminary Land Development Plan**

John Runge, Gordon L. Brown & Associates and Jody Liedy, Stock & Leader Law, were present to present the preliminary 69 lot land development plan for Farmbrooke Meadows residential subdivision along the west side of the 700 block of Farmbrook Lane in Residential Low Density Open Space (RL). Mr. Runge and Attorney Liedy stated the efforts taken to have the contiguous residential subdivision, Addington Reserve, agree to additional temporary construction easements to construct to eventually open an existing cul-de-sac to allow connection between the two subdivisions, but cooperation has not been granted. Engineer Treglia provided additional information on the road connection complications.

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

- W1) From Chapter 26, Section 26-131.11, the Manchester Township Stormwater Management Ordinance, for the requirement of stormwater management facilities meeting building setback requirements.
- W2) From Chapter 22, Section 22-707.2.C the Manchester Township Subdivision Ordinance for tow cul-de-sacs to exceed 500' in length.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the preliminary land development plan for Farmbrooke Meadows (Review #2020-08) condition to the completion of open items and prefer a road connection between Addington Reserve and Farmbrooke Meadows if reasonable cooperation with developers can be had.

Motion carried. Ayes-5 Nays-0.

SPCA 2021 Animal Care and Housing Agreement

As summarized in item #7 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Chairperson or Vice-Chairperson to execute the 2021 SPCA Animal Care and Housing Agreement with the York County SPCA for 2021 for the annual fee of \$9,353.43.

Motion carried. Ayes-5 Nays-0.

Electrical Supply Agreement

As summarized in item #8 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to authorize the manager to retro-actively enter into a three (3) year (2021-2023) agreement with UGI Energy Services at a fixed rate of .05089 KWH for electrical supply.

Motion carried. Ayes-5 Nays-0.

2021-2023 Contracted Mowing

As summarized in item #9 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to award the bid for the 2021-2023 contracted mowing services to McCabe's Land and Lawn, York for \$24,300 per year.

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.

George Becker, 804 Church Road, was present to request relief from the requirement to obtain an occupancy permit associated with his commercial property at 1595 North Queen Street. Mr. Becker stated he did not understand how and why certain fees were charged and also expressed dismay with municipal staff in the permitting process. Zoning/Planning Officer Unger explained the occupancy permit process is in part a state requirement relative to the Uniformed Building Code.

MANAGER'S REPORT

Item #16 - Mr. James reported that the York County Planning Commission will be hosting a second virtual public meeting on November 18, 2020 relative to regional comprehensive plan for proposed Interstate 83 Exit 26 interchange.

Item #25 - Upon a recommendation from Solicitor Young to previous board action, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2020-15 adopting the below-listed street as Manchester Township street right-of-ways and to authorize the Solicitor to file a petition for adoption of the streets with the York County Clerk of Courts.

EAGLES VIEW DEVELOPMENT

- 1) Rishel Drive – 856.25 feet (.162 mile) from end of Phase 1 to short of cul-de-sac.

Motion carried. Ayes-5 Nays-0.

Upon a recommendation from Solicitor Young to previous board action, Mr. Brandstedter made a motion, seconded by Ms. McCune, to adopt Resolution #2020-16 adopting the below-listed streets as Manchester Township street right-of-ways and to authorize the Solicitor to file a petition for adoption of the streets with the York County Clerk of Courts.

ADDINGTON RESERVE DEVELOPMENT

- 1) East Sorrel Street – 971 feet (.183 mile) from Biscayne Lane to Hampshire Drive.
- 2) Hampshire Drive – 597 feet (.113 mile) from cul-de-sac to property line.
- 3) Biscayne Lane – 150 feet (50 feet wide) right-of-way on northeast side of East Sorrel Street.

Motion carried. Ayes-5 Nays-0.

OTHER BUSINESS/REPORTS

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

The board requested potential financing options be placed on the December 8, 2020 meeting agenda.

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: October 14 – 27; October 28 – November 10, 2020.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:31 p.m.

Respectfully submitted,



Timothy R. James, Secretary