

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

December 8, 2020

## **MEETING**

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, December 8, 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 associated with COVID-19 pandemic, the public meeting was held both in person and virtual.

## **PARTIES PRESENT**

Lisa D. Wingert, Chairperson	Timothy R. James, Manager/Secretary (virtual)
Rodney Brandstedter, Vice-Chair (virtual)	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Solicitor
John W. Inch, Jr., Supervisor (7:19 P.M.)	BJ Treglia, C.S. Davidson, Inc.
Debra K. McCune, Supervisor	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 requested to clarify in the November 10, 2020 minutes, to include under New Business item: Farmbrooke Meadows – Review #2020-08 – Preliminary Land Development Plan, “the commitment from the Farmbrooke Meadows Developer to connect a road between Farmbrooke Meadows and Addington Reserve, if cooperation from Addington Reserve can be established”. Ms. McCune made a motion, seconded by Ms. Brennan, to approve the meeting minutes of the November 10, 2020 meeting as corrected.

Motion carried. Ayes-4 Nays-0.

## **UNFINISHED BUSINESS**

### **Rezoning Petition – West Side 2700 Block of Susquehanna Trail – Inch Properties**

As summarized in item #2 of the manager's report, Ms. Wingert reported that a public hearing was held on December 7, 2020 to receive comments regarding the rezoning petition for the west side of the 2700 Block of Susquehanna Trail to request a zoning change from the current Residential Low (RL) to Residential Medium (RM). Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve an amendment to the zoning map to rezone six (6) parcels on the west side of the 2700 block of Susquehanna Trail from the current Residential Low (RL) to Residential Medium (RM) density.

Motion carried. Ayes-4 Nays-0.

Steve Graham, 2545 Tara Lane, expressed dismay with the decision to approve the rezoning petition.

David Strayer, 2925 Sloane Circle, expressed concern with traffic impact with the approved rezoning petition.

Brad Stonesifer, 2570 Tara Lane, reiterated the concerns brought forward by Mr. Graham.

### **York City Sewer – Intermunicipal Agreement**

Mr. Inch arrived at this point in the meeting. 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.

### **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 developers agreement, but are awaiting comments from East Manchester and Conewago Townships.

### **York City Sewer Treatment Plant**

As summarized in item #5 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. Mr. James also stated that the City of York will be opening bids on December 9, 2020 and negotiate with bidders through December 16, 2020.

### **2021 Budget**

As reported in item #6 of the manager's report, Mr. James advised per November 10, 2020 Board of Supervisor's action, the 2021 proposed budget summary was advertised in the November 13, 2020 legal classified section of the York Newspapers. Mr. James stated the total proposed 2021 budget is \$15,737,740.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt Resolution #2020-17 that adopts the 2021 budgets and establishes a 2021 general fund real estate tax rate of one mill (1.00) of taxable assessed value, and all other tax rates and service fees as were introduced at the November 10, 2020 meeting and advertised on November 13, 2020.

Motion carried. Ayes-5 Nays-0.

## **NEW BUSINESS**

### **Concord Public Finance – Refinance**

As summarized in item #7 of the manager's report, Chris Gibbons of Concord Public Finance, participated virtually with a presentation of information regarding the consideration of refinancing current general obligation debt and adding new debt for a variety of capital projects in the near future. Following a discussion, the board requested

additional project details and would consider the refinancing action at the January 4, 2021 meeting.

**CPA Appointment – 2020 Financial Statements**

As summarized in item #8 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to appoint Kochenour, Earnest, Smyser and Burg, CPA to complete the township audit/financial statements for 2020.

Motion carried. Ayes-5 Nays-0.

**Bid Authorization – 2021 Construction Materials/Equipment Rental**

As summarized in item #9 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the manager, engineer, and public works superintendent to prepare specifications using prevailing wage rates and advertise for bids for contracts for supplying construction materials and equipment rental for the period May 1, 2021 until April 30, 2022 with the bid opening by the staff to be scheduled prior to the regular April 13, 2021 board meeting.

Motion carried. Ayes-5 Nays-0.

**Bid Authorization – 2021 Budget Capital Projects**

As summarized in item #10 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to authorize the manager, public works superintendent, and engineer to prepare the design, specifications, bidding documents and advertisements for capital projects which were included in the 2021 budget combined sewer operating; capital reserve and unreserved funds.

Motion carried. Ayes-5 Nays-0.

**Resolution #2020-18 – 2021-2023 York County Community Development Block Grant**

As summarized in item #12 of the manager's report, Ms. McCune made a motion, seconded by Mr. Inch, to adopt Resolution #2020-18 to submit an application for the continuation of the Emigsville ADA sidewalk improvement project in association with the York County Community Block Grant 2021-2023 cycle.

Motion carried. Ayes-5 Nays-0.

**PMRS – Firefighter's Defined Benefit Pension Language Update**

As summarized in item #11 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to authorize the advertisement of an ordinance to amend the current Firefighter's Defined Benefit plan to include an up to 2% additional contribution from Firefighters to aid in years there is a Minimum Municipal Obligation shortfall.

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 - Engineer Treglia provided an update on the engineering and permitting of the Outdoor Country Club / Brittany Stormwater Project.
  
- Item #20 - Mr. James reminded the Board to consider completing the survey regarding the regional planning efforts with the proposed Interstate 83 Exit 26 initiatives.
  
- Item #26 - The board of supervisors expressed appreciation to Public Works Superintendent Ken Goodyear on his December 31, 2020 retirement after 38 years of service.

**OTHER BUSINESS/REPORTS**

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

**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: November 11 – 23; November 24 – December 8, 2020.

Motion carried. Ayes-5 Nays-0.

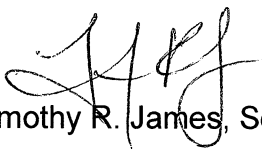
**ADJOURNMENT**

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:10 p.m.

**EXECUTIVE SESSION – Negotiations with Sale of York City Wastewater Treatment Plant (8:30 – 9:19 p.m.)**

Ms. Wingert called for an executive session to discuss negotiations with the City of York regarding the potential sale of the York City Wastewater Treatment Plant.

Respectfully submitted,

  
Timothy R. James, Secretary

TRJ/jas