

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

November 9, 2021

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, November 9, 2021, which was called to order at 7:00 p.m. by Chairperson Wingert.

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

BJ Treglia, C.S. Davidson, Inc.

Daniel Hoff, YAUFR Fire Chief

David Lash, NYCRPD Police 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

Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the meeting minutes of the October 12, 2021 regular meeting and November 1, 2021 rezoning petition public hearing.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

Rezoning Petition – Northpoint – Bear/Old Mill/Canal Roads Area

As summarized in item #2 of the manager's report, Ms. Wingert reported on the receipt of public and developer testimony with the required public hearing held on November 1, 2021 and requested any new information from any parties before action consideration. After a brief discussion, Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the rezoning petition previously submitted by Northpoint Developers, LLC, for amending the township zoning ordinance and map for the six (6) parcels of land in the collective area of Bear, Old Mill and Canal Roads from Agricultural (A) to Industrial (I) density zone.

Motion carried. Ayes-5 Nays-0.

Stormwater Matters

As summarized in item #3 of the manager's report, Solicitor Young, Engineer Treglia and Mr. James reported on discussions and plans associated with the stormwater in the Chesterbrook Development. Josh Brown, 740 Chesterbrook Drive, expressed concern

on the timing of a repair and the lack of interest of the residents within the Chesterbrook Development to create a homeowner's association for operation and maintenance costs associated with the stormwater facilities. Mr. Brown also requested a single point of contact with the township on this matter. Solicitor Young also discussed future consideration of stormwater districts that could impose a fee based on impervious coverage and allow for credits for homeowner associations who do manage their stormwater responsibilities. After further discussion, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Solicitor and Engineer to negotiate with Kinsley an agreement to repair and improve stormwater facilities in Chesterbrook Development and have Chairperson or Vice-Chairperson to execute the stormwater repair agreement when available.

Motion carried. Ayes-5 Nays-0.

York City Sewer – Intermunicipal Agreement

As summarized in item #4 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 #5 of the manager's report, Mr. James provided a status report on the development of the City of York's process on the sale of the York City Sewer Treatment Plant and the City collection system. Mr. James stated the working group continues to prepare for PUC hearings and future discussions with PA American Water. Mr. James also stated that the City of York received and accepted a high bid of \$235 million for the sale of the City Sewer System from PA American Water. Mr. James also reported that on April 6, 2021, City Council voted to finalize the Asset Purchase Agreement for the sale of the treatment plant and collection system.

Canal Road Betterment Project Developers Agreement

As summarized in item #6 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. Solicitor Young reported a stormwater maintenance issue has arisen between East Manchester Township and PennDOT that has delayed the agreement approval process.

Fireworks Act 43 of 2017

As summarized in item #7 of the manager's report, due to the increased concerns associated with the state fireworks legislation Act 43 of 2017 that allowed for bigger fireworks to be commercially sold in Pennsylvania as well as taking away local municipalities ability to control of fireworks discharge, the Board of Supervisors reviewed the sample ordinance developed by Solicitor Young. Guidance was given on increasing the distance to a structure from 150' to 300', additionally fees need established. Ms. Brennan made a motion, seconded by Mr. Brandstedter, to authorize the advertisement of a proposed ordinance regarding the sale, permitting and discharge of fireworks.

Motion carried. Ayes-5 Nays-0.

2022 Budget

As summarized in item #8 of the manager's report, Mr. James provided a synopsis of the 2022 budget process with a proposed budget on November 9th and a final budget on December 14th.

Mr. James advised that the 2022 draft budget shows a total budget of \$16,232,900 or an increase of 3.15% from 2021. Mr. James reported that general fund budget total is \$13,106,710 is an increase of 7.26% from 2021. Mr. James also reported among the items that would have an impact on the 2022 General Fund budget are: a) increase in police budget due to increased purchase of services (67 units from 63); b) increase in fire budget versus 2021; c) increase in projected inspection costs due to increased building trends; and d) increase in sewer costs. Mr. James reported the draft budget maintains 2021 tax levels. Springettsbury Township Supervisors Charles Wurster and George Dvorak were present to express concerns from the Springettsbury Township Board of Supervisors on the proposed staffing increases with the YAUFR budget request. Chief Hoff reported authorization for staffing increases would be considered in the future and are not approved by adopting the proposed YAUFR 2022 budget request.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize that the proposed 2022 budgets be advertised for adoption at the December 14, 2021 meeting, as well as said advertising action does not constitute approval of YAUFR additional hiring plan at this time.

Motion carried. Ayes-5 Nays-0.

Ordinance #2021-07 – Vacate Portion of Bentzel Mill and Mill Race Roads

As summarized in item #9 of the manager's report, Solicitor Young reported that the proposed vacation of portions of Bentzel Mill and Mill Race Roads ordinance was advertised on October 18, 2021. Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Ordinance #2021-07 vacating portions of Bentzel Mill and Mill Race Roads.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**Prospect Hill Cemetery (700 N. George St. Assoc.) – Final Subdivision Plan - Review #2021-13**

Josh George with Snyder, Secary & Associates, was present to present the final subdivision plan for property located at 700 North George Street. Mr. George stated the applicant is seeking to subdivide property into two (2) lots: Lot #1 – 105.13 acres and Lot #2 – 52.71 acres.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the following waivers associated with this plan:

- 1) A waiver from the Subdivision and Land Development Ordinance, Section 22-303, from requirement to submit a preliminary subdivision plan.
- 2) A waiver from the Stormwater Management Ordinance, Section 22-404.27, existing public utilities requirements.

- 3) A waiver from the Subdivision and Land Development Ordinance, Section 22-404.31, from clear site triangle requirements.

Motion carried. Ayes-4 Nays-0 (Inch abstained).

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve Prospect Hill Cemetery (700 N. George St. Associates) Final Subdivision Plan (Review #2021-13) subject to the completion of the open items.

Motion carried. Ayes-4 Nays-0 (Inch abstained).

700 North George Street Associates, LTD – Rezoning Petition

As summarized in item #11 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to schedule a public hearing for December 14, 2021 at 6:30 p.m. to receive public comment on rezoning petition for 700 North George Street Associates, LTD for rezoning consideration of 52.1 acres from current Residential Low (RL) Density to Industrial (I).

Motion carried. Ayes-4 Nays-0 (Inch abstained).

Resolution #2021-22 – Morgan Lane Dedication (Portion)

As summarized in item #12 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to adopt Resolution #2021-22 which adopts the above-listed street as Manchester Township Street and rights-of-way and to authorize the solicitor to file a petition for adoption of the streets with the York County Clerk of Courts and execute associated deed of dedication.

Motion carried. Ayes-5 Nays-0.

Resolution #2021-23 – Tropical Depression Ida FEMA Reimbursement Appointment

As summarized in item #13 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2021-23 authorizing Assistant Secretary Goodwin to file the application on behalf of Manchester Township for federal disaster reimbursement for costs associated with Tropical Depression Ida.

Motion carried. Ayes-5 Nays-0.

Employee Dental/Eye Insurance

As summarized in item #14 of the manager's report, Mr. James provided a synopsis on a request to have full-time township employees participate in the Intergovernmental Insurance Cooperative (with numerous municipalities in York and Lancaster Counties) eye and dental plan. Mr. James stated if all employees participated the total annual increase for the township for the benefit would be \$743.52. Ms. McCune made a motion, seconded by Mr. Inch, to authorize the full-time employee participation in eye and dental insurance offered by the Intergovernmental Insurance Cooperative.

Motion carried. Ayes-5 Nays-0.

Handicap Parking Request

As summarized in item #15 of the manager's report, Mr. Inch made a motion, seconded by Ms. Brennan, to authorize the Solicitor to advertise a proposed ordinance creating a handicap parking space at 3252 Broad Street.

Motion carried. Ayes-5 Nays-0.

State Street Sinkhole Analysis Proposal

As summarized in item #18 of the manager's report, Engineer Treglia reported on the status of the sinkhole at State Street and the proposal from the Mula Group to undertake subsurface exploration of the sinkhole at a cost of not to exceed \$10,000, to provide recommendations on the remediation of the issue. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the geotechnical review by the Mula Group for not to exceed proposal of \$10,000 for subsurface exploration of the sinkhole at State Street.

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.

Bruce Fields, 1425 Brittany Drive, was present to express concern with the safety of the Church and Greenbriar Roads intersection. Mr. Fields offered a few concepts to improve the safety. Ms. Wingert reported the intersection has and continues to be evaluated for improvements but would need state and county approval before any improvements would occur. Will Clark, York County Planning Commission, also added the intersection is considered the third most congested intersection in York County.

Loretta Wilhide, Chairperson of the Conewago Township Board of Supervisors was in attendance.

MANAGER'S REPORT

- Item #16 - Mr. James and Fire Chief Hoff reported on meeting with Alert Fire Company Trustees on proposed improvements to the Alert Fire Station on North George Street. Chief Hoff reported the proposed capital improvement project at Alert would match an objective in the YAUFR Strategic Plan currently in development.
- Item #29 - The Board of Supervisors agreed by consensus with the proposed 2022 meeting schedule including combined organizational and regular meetings on January 3, 2022 at 6:00 p.m.
- Item #30 - Ms. Brennan made a motion, seconded by Ms. McCune, to authorize Manchester Township's proportionate share (\$19,732.91) of costs for the legal and consultant efforts associated with the proposed sale of the York City Sewer System to PA American Water Company be expended from township sewer funds.

Motion carried. Ayes-5 Nays-0.

OTHER BUSINESS/REPORTS

Mr. James reported the distribution of fire, police and engineer's monthly reports. Police Chief Lash reported on the Northern York County Regional Police Department's Toys for Tots event will be held on November 27, 2021 from 10 a.m. – 2 p.m. at department headquarters.

APPROVAL OF VOUCHERS

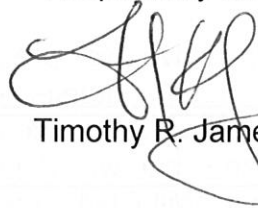
Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: October 13 – 26; and October 27 – November 9, 2021.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T. James', with a large, stylized loop at the end.

Timothy R. James, Secretary

TRJ/jas