

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

April 12, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, April 12, 2022, which was called to order at 6:00 p.m. by Chairperson Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chairperson	Timothy R. James, Manager/Secretary
John W. Inch, Jr., Vice-Chair	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Solicitor
Debra K. McCune, Supervisor	BJ Treglia, C.S. Davidson, Inc.
Craig Miller, Supervisor	David Lash, NYCRPD Police Chief
	Daniel Hoff, YAUFR Fire Chief

PUBLIC COMMENT

Chairperson Brandstedter invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. He 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 minutes of the regular scheduled March 8, 2022 meeting as amended.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

York City Sewer Treatment Plant Sales Agreement – Industrial Pretreatment Program

As summarized in item #2 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 concluded negotiations and await feedback from the Department of Environmental Protection the approval of an agreement. Mr. James also stated as part of the agreement process with PA American Water Company an ordinance amendment to the Industrial Pretreatment Program would need to be considered. Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the Solicitor to advertise a proposed ordinance relative to the Industrial Pretreatment Program between Manchester Township and PA American Water for future meeting adoption consideration.

Motion carried. Ayes-5 Nays-0.

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 developer's agreement but are awaiting final comments from the Canal Road Betterment Group with the anticipation of a proposed agreement for the Board's consideration in the near future.

Ordinance #2022-03 - Stella & Parkside Avenue Parking Restrictions

As summarized in item #4 of the manager's report, Mr. James reported receiving concerns from a few residents of Stella and Parkside Avenue and Penn Waste of trash/recycling pick up disruptions due to parking on both sides of the streets restricting the ability of trash trucks to access streets. Mr. James stated a parking study was completed by Traffic Engineer Henise which recommended a parking restriction on one side of both Stella and Parkside Avenue. Solicitor Young reported the draft ordinance was advertised as required. Mr. Inch made a motion, seconded by Ms. Brennan, to adopt Ordinance #2022-03 establishing parking restrictions on northside of Stella and Parkside Avenues.

Motion carried. Ayes-5 Nays-0.

Northeastern Senior Center

As summarized in item #5 of the manager's report, Mr. James provided additional information received from Northeastern Senior Center Director Deb Davis on the center's space and accessibility needs for a new senior center.

LERTA – Northpoint Development

As summarized in item #6 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Miller, to authorize the Solicitor to advertise a proposed ordinance adopting the 200+ acre parcel in the Bear/Canal Roads area owned by Northpoint Development to be granted Local Economic Revitalization Tax Assistance for an eight (8) year period.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**Russell R. Oft and Rusen Yanik Preliminary Subdivision Plan – Review #2021-10**

Russell Oft and Rusen Yanik were present for a preliminary subdivision plan for six (6) lot preliminary subdivision on 5.3841 acres located at 2538 Brandywine Lane in Residential Low (RL) zone. Engineer Treglia provided details on the requested subdivision plan. Ms. Brennan made a motion, seconded by Mr. Miller, to approve the following waivers:

- 1) SALDO for the requirement and process of preliminary plan approval.
- 2) SALDO Section 22-401.C.1.o for the location map scale requirement of 1"=2000'.
- 3) SALDO Section 22-709.1 requiring construction of sidewalk requirement along Lot 6.

- 4) SALDO Section 22-702.1.E minimum clear sight distance along centerline (no obstacle higher than 3 feet permissible). Local road – 75'.

Motion carried. Ayes-5 Nays-0.

Ms. Brennan made a motion, seconded by Mr. Miller, to adopt the preliminary subdivision plan for Russell R. Oft and Rusen Yanik (Review #2021-10) subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

Mr. Inch left the meeting at this time (6:23 p.m.).

680 Church Road Final Subdivision Plan – Review #2022-02

Greg Rogalski, Snyder Secary & Associates, was present to present the final subdivision plan for 680 Church Road. Mr. Rogalski stated the plan will subdivide an existing single lot into four (4) residential lots in a Residential Medium (RM) zone. Mr. Rogalski reported PennDOT Highway Occupancy Permit submission is in process. Discussions regarding driveway locations and sidewalks were held. Ms. Brennan made a motion, seconded by Ms. McCune, to approve the following waiver requests:

- 1) SALDO Section 22-303 for the requirements and process of preliminary plan approval.
- 2) SALDO Section 22-709 for the requirement to provide sidewalks along Church Road.

Motion carried. Ayes-4 Nays-0.

Ms. Brennan made a motion, seconded by Ms. McCune, to adopt final subdivision plan for 680 Church Road (Review #2022-02) subject to the completion of open items.

Motion carried. Ayes-4 Nays-0.

Mr. Inch returned to the meeting at this time (6:29 p.m.).

Expressway Commerce Center Final Land Development Plan – Review #2022-04

Matt Clymer, BL Companies, Inc., was present to present the final land development plan for Expressway Commerce Center located at 500 and 550 Willow Springs Lane and owned by MRPI Willow Springs, LLC. Mr. Clymer stated the plan includes the construction of two (2) logistic facilities one 403,000 square feet and another 270,920 square feet in an Industrial (I) zone. Ms. Brennan made a motion, seconded by Ms. McCune, to approve the following waivers:

- 1) SALDO 22-303 – Preliminary plan submission for subdivision and land development plans, SALDO 22.705.2.A.2 – access drive width = 35' (maximum).
- 2) SWMO 26-138.A.3 – Detention basin side slope = 4:1 (maximum).
- 3) SWMO 26-131.11 – Detention basin location within building setback.

- 4) SWMO 26-138.3.A.2 – Detention basin berm width = 8' (minimum).

Motion carried. Ayes-5 Nays-0.

Ms. Brennan made a motion, seconded by Ms. McCune, to adopt the final land development plan for Expressway Commerce Center (Review #2022-04) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Farmbrook Meadows Phase 2 Final Subdivision Plan – Review #2022-05

Christopher Owens, Gordon L. Brown Associates, Inc. was present to present the final subdivision plan for Farmbrook Meadows Phase 2 located along the west side of the 700 block of Farmbrook Lane. Mr. Owens stated the property 15 acres located in the Residential Low (RL) Open Space zone and proposed nine (9) lots with one (1) open space owned by CCR Holdings, LLC. Ms. Brennan made a motion, seconded by Mr. Miller, to adopt the final subdivision plan for Farmbrook Meadows Phase 2 subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

York City Wastewater Treatment Facility Subdivision Plan – Review #2022-07

Vincent Wayne, Buchart Horn Engineers, and James Strong, McNees Wallace Nurick LLC, were present to present the final subdivision plan for York City Wastewater Treatment Facility located on Toronita Street. Mr. Wayne stated the request is to create a three (3) lot subdivision on a parcel owned by the York City Sewer Authority in the Industrial (I) and Commercial districts. Mr. Strong reported one parcel will be sold to PA American Water Company and the other two will be owned by the City of York which include the current UPS distribution facility. Mr. Miller made a motion, seconded by Mr. Inch, to adopt the final subdivision plan for the York City Wastewater Treatment Facility (Review #2022-07).

Motion carried. Ayes-5 Nays-0.

YAUFR Lieutenant Position – Memorandum of Understanding

As summarized in item #8 of the manager's report, Fire Chief Hoff reported on the process of the consideration of the creation of a Lieutenant rank within York Area United Fire and Rescue and in doing so would require an memorandum of understanding between township and the Manchester Township Career Firefighters Association which would in part amend the current collective bargaining agreement. Mr. Inch made a motion, seconded by Ms. McCune, to have the Chairperson or Vice-Chairperson execute a memorandum of understanding and amend the 2020-2024 Collective Bargaining Agreement with the Manchester Township Career Firefighters Association for the creation of Lieutenant position in the York Area United Fire and Rescue.

Ayes-5 Nays-0.

2022-2023 Material/Equipment Rental Bids

As summarized in item #9 of the manager's report, Engineer Treglia reported that on April 8, 2022 material bids were opened via PennBid from ten (10) bidders for the 2022 construction materials/equipment rental contracts (May 1, 2022 - April 30, 2023). He also reported that he had prepared a bid tabulation sheet, and an April 8, 2022 memo to the board that contained the recommendations about the bid award for crushed aggregate; bituminous concrete; equipment rental; and placement of bituminous concrete.

Ms. McCune made a motion, seconded by Ms. Brennan, to award the following bids for the 2022 construction materials/equipment rental contracts, for the period May 1, 2022 - April 30, 2023, based on the recommendations contained in Engineer Treglia's April 8, 2022 memo:

Crushed Aggregate - Items A1-A11c (FOB Plant and FOB Job Site) – York Building Products.

Superpave Bituminous Concrete - Items B1-B5b (FOB Plant and FOB Job Site) - York Materials Group.

Placement of Superpave Bituminous Concrete Material and Paving Fabric - Items 1A-1N – Kinsley Construction.

Equipment – Tri-axle dump trucks; crawler loader; and tracked excavator – Shiloh Paving and Excavating, Inc.

Motion carried. Ayes-5 Nays-0.

Building Code Official Appointment

As summarized in item #10 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to appoint Cliff Tinsley as Manchester Township Building Code Official and Shawn Strausbaugh with Code Administrators Inc., as alternate Manchester Township Building Code Official.

Motion carried. Ayes-5 Nays-0.

Low-Income Household Water Assistance Program Authorization

As summarized in item #11 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. McCune, to authorize Manchester Township's participation in the Low-Income Household Water Assistance Program through the Pennsylvania Department of Human Services.

Motion carried. Ayes-5 Nays-0.

Sanitary Sewer Capacity Transfer

As summarized in item #12 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to approve the sanitary sewer reserve capacity transfer of

600 GPD (2 EDUs) of Dover Township Wastewater Treatment Plant sewer reserve from Penn State Management to Inch & Co. for properties at 2960 and 2965 Stillmeadow Lane.

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

Board Road Sanitary Sewer Project

As summarized in item #18 of the manager's report, Engineer Treglia reported on the Board Road Sanitary Sewer project and the consideration of a change order with contractor Wexcon, Inc., for additional (up to 100' linear feet) sewer pipe installation to provide better pipe grades for a more efficient gravity flow of sanitary sewer. Engineer Treglia also reported a small time window is available to complete the change order as PennDOT has begun preparations for resurfacing Board Road. Ms. Brennan made a motion, seconded by Mr. Inch, to award a change order to Wexcon, Inc., for additional work relative to the Board Road Sanitary Sewer Project.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Brandstedter recognized any participants who wished to address the board. No comments were received at this time.

MANAGER'S REPORT

Item #16 - Mr. James reported an inquiry received through Solicitor Young from the Panthers Youth Organization for the consideration of installing permanent outdoor lights for the Crist Fields complex on Emig Road. After a discussion, Solicitor Young stated he would request more detail on the request to bring back to the Board.

OTHER BUSINESS/REPORTS

Police Chief Lash provided recent police updates including License Plate Reader device installations/purchases from various municipalities and recent Cousler Park vandalism.

Solicitor Young reported the receipt of the deed for the MacGregor Downs stormwater facility for Board recording guidance. By consensus, the Board requested the deed be recorded.

APPROVAL OF VOUCHERS

Ms. McCune made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: March 9 - 22; March 23 – April 12, 2022.

Motion carried. Ayes-5 Nays-0.

Mr. Inch left the meeting at this time (7:39 p.m.).

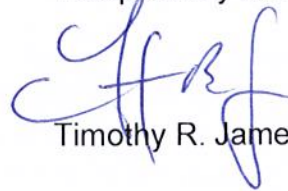
EXECUTIVE SESSSION (7:40 – 8:14 p.m.) – Legal Matters

Mr. Brandstedter adjourned to executive session to discuss various legal issues relative to 2950 Lewisberry Road.

ADJOURNMENT

Being no further business, Ms. Brennan made a motion to adjourn the meeting at 8:14 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. James', is written over the printed name.

Timothy R. James, Secretary

TRJ/jas

