

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

August 8, 2023

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, August 8, 2023, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
John W. Inch, Jr., Vice-Chair
Beth Brennan, Supervisor
Debra K. McCune, Supervisor
Craig Miller, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence V. Young, Solicitor
BJ Treglia, C.S. Davidson, Inc.
David Lash, NYCRPD Police Chief
Daniel Hoff, YAUFR Fire Chief

EXECUTIVE SESSION – Zoning Legal Suit

Mr. Brandstedter announced that an executive session was held prior to the start (5:15 p.m.) of the meeting to discuss a zoning legal suit.

RECOGNITION OF SERVICE – Jack Shambaugh

Fire Chief Hoff presented service recognition to Firefighter Jack Shambaugh who recently retired after 25 years of service to Manchester Township.

PUBLIC COMMENT

Mr. 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

Ms. Brennan made a motion, seconded by Ms. McCune, to approve the minutes of the July 11, and July 21, 2023 meetings.

July 11, 2023 minutes – motion carried. Ayes-4 Nays-0 (Brandstedter abstained).

July 21, 2023 minutes – motion carried. Ayes-3 Nays-0 (Brandstedter and Inch abstained).

UNFINISHED BUSINESS

Property Tax Assessment Appeals

As summarized in item #2 of the manager's report, Solicitor Young reported on property tax assessment appeals and the recommendation to establish policy for an appeal should be initiated. The Board of Supervisors requested this topic be included with future agenda items.

NEW BUSINESS**North York Recreation Facility – Preliminary/Final Land Development Plan – Review #2022-22**

Joshua George of Landworks Civil Design was present to present the preliminary/final land development plan for North York Recreation Facility, 10th Avenue. Mr. George indicated that the proposed project to construct a 247,500 square foot indoor recreation facility and related site improvements will be located predominantly in North York Borough with a small piece in Manchester Township. Mr. George indicated a traffic study was completed at the request and requirement of Manchester Township. Ms. Brennan made a motion, seconded by Ms. McCune, to approve the following waiver:

- 1) SALDO Section 22-303 for the requirement and process of preliminary approval.

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

Ms. Brennan made a motion, seconded by Ms. McCune, to adopt the final land development plan for North York Recreation Facility (Review #2022-22) subject to the satisfaction of open items.

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

40 Claystone Road – Final Subdivision Plan – Review #2023-04

Trey Elrod of Gordon L. Brown and Associates, and Gregg Clymer, property owner, were present to present the final subdivision plan for 40 Claystone Road. After a brief discussion, Mr. Miller made a motion, seconded by Mr. Inch, to approve the following waivers:

- 1) SALDO Section 303.1.A – preliminary plan approval
- 2) SALDO Section 701.3.A – 50' required right-of-way.
- 3) SALDO Section 701.2B – 32' street cartways
- 4) SALDO Section 703.2.A – curbing
- 5) SALDO Section 709.1 – sidewalks
- 6) SALDO Section 716.1.1.A – providing stormwater management in accordance with the township's stormwater management ordinance.

Motion carried. Ayes-5 Nays-0.

Mr. Miller made a motion, seconded by Mr. Inch, to adopt the final subdivision plan for 40 Claystone Road (Review #2023-04) subject to the satisfaction of open items.

Motion carried. Ayes-5 Nays-0.

Springettsbury Township Wastewater Treatment – Sewer Capacity Request

As summarized in item #4 of the manager's report, Matt Debrock with Divert Inc., was present to request assistance for the sewer capacity restrictions with industrial development flowing to the Springettsbury Township Wastewater Treatment Plant.

Engineer Treglia provided analysis on the lack of sewer capacity available and the possibility of requesting additional capacity from other user municipalities. After a lengthy conversation, Ms. Brennan made a motion, seconded by Mr. Inch, to request the transfer/purchase of sanitary sewer capacity from other municipalities flowing to the Springettsbury Township Wastewater Treatment Plant in an attempt to provide necessary capacity for proposed Divert Inc., Food Recycling Facility.

Motion denied. Ayes-2 Nays-3 (Brandstedter, McCune and Miller opposed).

Refuse/Recycling Contract Extension

As summarized in item #5 of the manager's report, Mr. Inch made a motion, seconded by Ms. McCune, to agree to a one-year extension with Penn Waste permissible in the current (2019-2023) refuse and recycling agreement. Harry Long, 131 Willis Road, questioned if the current agreement included a fuel escalator clause.

Motion carried. Ayes-5 Nays-0.

Resolution #2023-14 – Intergovernmental Cooperation – Traffic Signal Maintenance

As summarized in item #6 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to adopt Resolution #2023-14 authorizing the participation in an intergovernmental cooperation agreement with various York County municipalities for the joint maintenance and repair of traffic signal devices.

Motion carried. Ayes-4 Nays-0 (Brandstedter absent).

Resolution #2023-15 – DCED Grant Authorization for YAUFR

As summarized in item #7 of the manager's report, Mr. Inch made a motion, seconded by Ms. Brennan, to adopt Resolution #2023-15 authorizing Manchester Township to submit a Local Share Account Category 4 Facilities Program grant on behalf of YAUFR for the amount request of \$212,800 toward the replacement costs of hydraulic rescue equipment.

Motion carried. Ayes-5 Nays-0.

Resolution #2023-16 – York County Stormwater Consortium Agreement Extension

As summarized in item #8 of the manager's report, Mr. Inch made a motion, seconded by Ms. Brennan, to adopt Resolution #2023-16 to extend the term of the amended and restated intergovernmental cooperation agreement for the implementation of the York County Regional Chesapeake Bay pollutant reduction plan.

Motion carried. Ayes-5 Nays-0.

Zoning Legal Suit – Counsel Authorization

Ms. Brennan made a motion, seconded by Mr. Miller, to engage with the township's liability insurance legal counsel for representation on the zoning lawsuit brought forward by Seyler and Associates, LLC.

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

Cousler Park Tennis/Pickleball Courts Project – Bid Authorization

As summarized in item #9 of the manager's report, Mr. James provided details of the proposed project of installing tennis and pickleball courts at Cousler Park. Mr. James reported receiving feedback for adding more pickleball courts and eliminating tennis courts from the proposed project of 2 tennis and 4 pickleball courts. Kerri Bacha, 2832 Westwind Lane, was present to express the need for additional pickleball courts and eliminating tennis courts as proposed. Ms. Bacha suggested 8 pickleball courts would be beneficial. After further discussion, the Board of Supervisors asked staff to provide a design option for eliminating the tennis courts and adding more pickleball courts.

Verizon – Cousler Park

As summarized in item #10 of the manager's report, Mr. James reported on a request from Verizon for a ground lease with the township for cabinet and supporting equipment for a cell tower installation on existing Met-Ed transmission lines within Cousler Park. Dave Corbett, 1538 Angel Drive, questioned additional research on radiation if a tower was placed at the park. After discussion, the Board by consensus directed staff to respond to Verizon that there is no interest in a lease or cell tower structure within Cousler Park.

York County 2nd Class Township – Annual Conference

As summarized in item #11 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Brandstedter, to authorize the following relative to the 2023 York County Second Class Township annual conference:

- a) Five (5) supervisors; three (3) elected auditors; tax collector; manager/secretary and assistant secretary.
- b) \$50 per day according to Act 106 of 2006 for each delegate except for those who are municipal employees.
- c) Mileage to and from the convention. Prepaid registration fee by Manchester Township.

Motion carried. Ayes-5 Nays-0.

Sewer Reservation Agreements

As summarized in item #12 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to authorize the Chairperson or Vice-Chairperson to execute sewer reservation agreements for the following:

- a) 40 Claystone Road – York City Treatment Plant – 1 EDU
- b) Manchester Commerce Center – York City Treatment Plant – 72 EDUs

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 made at this time.

OTHER BUSINESS/REPORTS

Chief Lash provided a monthly police activity report.

Fire Chief Hoff provided a monthly fire services report.

Mr. James reported that the Northeastern Senior Center has announced plans to move into the former church located at 5675 Susquehanna Trail in Strinestown after a lengthy search for a new location.

APPROVAL OF VOUCHERS

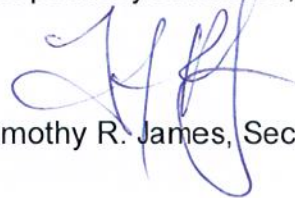
Ms. Brennan made a motion, seconded by Mr. Miller, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: July 25 and August 8, 2023.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Ms. Brennan made a motion to adjourn the meeting at 7:31 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