

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

February 14, 2023

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, February 14, 2023, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
Beth Brennan, Supervisor
Debra K. McCune, Supervisor
Craig Miller, Supervisor

Timothy R. James, Manager/Secretary
Danelle L. Goodwin, Asst. Secretary
Lawrence V. Young, Solicitor
Daniel Hoff, YAUFR Fire Chief
David Lash, NYCRPD Police Chief
BJ Treglia, CS Davidson, Inc.

PUBLIC COMMENT

Chairman 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. McCune made a motion, seconded by Ms. Brennan, to approve the minutes of the regular and organizational meetings of January 3, 2023 as submitted.

Motion carried. Ayes-4 Nays-0.

UNFINISHED BUSINESS

Short-Term Rentals

As summarized in item #2 of the manager's report, Solicitor Young distributed a draft short-term rental ordinance to the Board for review and comment. Paul Kuehnel, 3283 High Street, questioned if a short-term rental ordinance is necessary with few to no rentals in Manchester Township. The Board agreed to review and provide further comment in the future.

Alert Fire Company

As summarized in item #3 of the manager's report, Mr. James and Chief Hoff provided a brief update on the Alert Fire Company Trustees proposed building upgrades at the Alert Fire Company on North George Street. Chief Hoff extended an offer by the Alert Trustees to have Supervisors tour the facility to provide a better understanding of the project. Mr. James also reported at the January 25, 2023 Planning Commission meeting a recommendation was made to have the Board of Supervisors reject the current subdivision and land development plans associated with this project due to months of inactivity.

NEW BUSINESS**Sanitary Sewer Reservation Policy**

As summarized in item #4 of the manager's report, Chris Toms, C.S. Davidson, Inc., provided a synopsis after months of analysis on the Manchester Township sanitary sewer capacity and reservations. Mr. Toms recommended the Board consider a new sanitary sewer policy to improve the accuracy of capacity availability and update associated costs. Manchester Township Municipal Authority Solicitor Sarah Doyle provided further legal guidance on the proposed reservation policy. Ms. McCune requested a change in the payable period from the proposed 60 days to 30 days to maintain consistency with other sewer payment timelines. After further discussions, Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the sanitary sewer reservation policy as amended.

Motion carried. Ayes-4 Nays-0.

Special Counsel Agreement

As summarized in item #4 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Miller, to engage Manchester Township Municipal Authority Solicitor Sarah Doyle with Stock and Leader, for special legal counsel with township business if or when needed.

Motion carried. Ayes-4 Nays-0.

Animal Control Ordinance

As summarized in item #5 of the manager's report, Mr. James presented communication from Evan Shuey, 51 Central Avenue, regarding concerns with current animal control ordinance.

2023 Street Construction Projects

As summarized in item #6 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to approve the following list of street construction projects for 2023:

- a) Hearthridge Lane (full length)
- b) Kochenour Lane (Millcreek Road to Lewisberry Road)
- c) Crooked Wind Lane (Lewisberry Road in 1000')
- d) Wexford Lane (Foxtail Drive to Huntfield Drive)

Motion carried. Ayes-4 Nays-0.

Resolution #2023-05 – Public Works Department Equipment Rental Rates

As summarized in item #7 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to adopt Resolution #2023-05 to establish the 2023 equipment rental and labor rates for use of township-owned equipment or personnel by other municipalities or parties.

Motion carried. Ayes-4 Nays-0.

Sale of Surplus Equipment

As summarized in item #8 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Miller, to authorize the sale of surplus equipment item – 2001 Ford F450 dump truck to respective high bidder (\$10,500) through Municibid online auction.

Motion carried. Ayes-4 Nays-0.

Resolution #2023-06 – DCED Municipal Assistance Program Grant

As summarized in item #9 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to adopt Resolution #2023-06 authorizing the submission of a PA Department of Community and Economic Development Municipal Assistance Program grant for multi-municipal (North York Borough, Conewago Township and Manchester Township) comprehensive plan update project.

Motion carried. Ayes-4 Nays-0.

Shady Lane

As summarized in item #10 of the manager's report, Mr. James reported communication with East Manchester Township Staff on the potential of closing Shady Lane at the municipal line to control the illegal truck movements and ongoing damage caused by said movements. The Board provided guidance to have the township engineer design a temporary cul-de-sac for future discussions with the understanding costs associated with this project be shared and/or paid by East Manchester Township.

Gray Apple Developer's / Stormwater O&M Agreements

As summarized in item #11 of the manager's report, Solicitor Young reported on efforts to develop proposed developer's and stormwater operation and maintenance agreements for the Gray Apple subdivision. Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the Chairperson to execute developer's and stormwater operations and maintenance agreements for Gray Apple subdivision.

Motion carried. Ayes-4 Nays-0.

Ridings Stormwater Fee Assessment

As summarized in item #12 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Miller, to authorize invoices to be sent to residential property owners in the Ridings Development who have stormwater flowing to Hambiltonian Way stormwater facility for 2022 maintenance costs at \$25.00 per property.

Motion carried. Ayes-4 Nays-0.

Stillmeadow Stormwater and Stream Restoration – DEP Grant

As summarized in item #13 of the manager's report, Mr. James reported that the township was recently awarded a PA Department of Environmental Protection Growing Greener Grant for \$256,554 with a required township match of \$38,483.10 (15%). Mr. Brandstedter made a motion, seconded by Mr. Miller, to authorize a consultant services agreement between Land Logistics Group and Manchester Township for Stillmeadow Stormwater and Stream Restoration study.

Motion carried. Ayes-4 Nays-0.

State Street Sewer / Sinkhole Project – Change Order #3

As summarized in item #14.b of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve Change Order #3 for a deduction of \$6,287.62 from the State Street sewer/sinkhole project.

Motion carried. Ayes-4 Nays-0.

ODCC / Brittany Stormwater Improvement Project

As summarized in item #14.c of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the advertisement and preparation of bids for the stormwater improvement project in the Outdoor Country Club/Brittany Developments.

Motion carried. Ayes-4 Nays-0.

Ms. McCune made a motion, seconded by Mr. Brandstedter, to amend the agenda to include potential park property appraisal and Supervisors salary adjustments.

Motion carried. Ayes-4 Nays-0.

Potential Park Land Acquisition

Solicitor Young provided an update on the appraisal process for potential park land acquisition. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the engagement of an appraisal firm to complete appraisal of potential park land acquisition.

Motion carried. Ayes-4 Nays-0.

Board of Supervisors Compensation Adjustment

As summarized in item #37 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to authorize the advertisement of an ordinance setting the annual compensation rate at \$4,125 for Township Supervisor seat(s) for terms 2022-2027 (pre-authorized) and beyond.

Motion carried. Ayes-4 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.

Numerous comments were made by the public regarding concerns about a potential warehouse development on Pennsylvania Avenue. Mr. Brandstedter stated that no plans for a proposed warehouse have been submitted to the township to date and no action will take place until plans are submitted through the township's review and approval process.

Lettice Brown, 538 Pacific Avenue, expressed opposition to potential warehouse development on Pennsylvania Avenue and invited others to provide comments.

Harry Long, 125 Willis Run Road, expressed frustration with the township's response to his concerns of stormwater control and junk and debris of neighboring property.

Lillian Richwine, 1513 Continental Drive and representing West Shore Wildlife Center, expressed concern development in this area would negatively impact wildlife.

Karen Druck, 2365 Druck Valley Road, expressed concern with potential impact on families visiting the cemetery as well as traffic and noise.

Matt Gallagher, 514 Linden Avenue, representing Historic York expressed concern with land conservation. Mr. Gallagher considered the proposed developer, Inch & Co., an example of urban sprawl.

Tom Shadel, 3439 Druck Valley Road, expressed concern that his brother is buried in close proximity of the area in question and development would not pay respect to families of buried loved ones.

Gregory Ball, 2524 Locust Drive, Dover, stated he has two dozen family members buried in the cemetery and expressed concern notification of rezoning hearing that took place relative to this land.

Susan Martin, 734 Florida Avenue, expressed concern with the impact of the peacefulness of the cemetery as well as noise and quality of life issues at nearby Lutheran Home and elementary school.

Jackie Hernandez, 1407 White Rose Lane, expressed concern with right to know request submitted to the township.

Harold Gentzler, 130 Starview Blvd., Mt. Wolf, expressed concern with the wildlife impact in the area. Mr. Gentzler stated his wife was buried in the cemetery 4 years ago.

Tom Davis, 562 Atlantic Avenue, stated he was an opponent of warehouse development as he feels it's disrespectful to families and impacts on the tranquility of the area.

Delma Rivera, 6449 Reynolds Mills Road, Seven Valleys, expressed concern of the impact on the sanctity and legacy for loved ones as well as the Court of Valor and signer of Declaration of Independence burial site.

Pat Schell, 2911 Clearsprings Blvd., expressed concern on the impact on City residents where she had grown up.

Anne Harris, 2755 Lewisberry Road, expressed opposition to development in the area of the cemetery as she stated she felt it was inappropriate for the loved ones buried there.

EXECUTIVE SESSION

No executive session was held at this time.

OTHER BUSINESS/REPORTS

Police Chief Lash reported on recent activity with Northern York County Regional Police Department.

Mr. James provided clarification from January 3, 2023 organizational meeting relative to Code Enforcement Officer position approved with option as full or part time. The Board by consensus directed the position be full time moving forward.

APPROVAL OF VOUCHERS

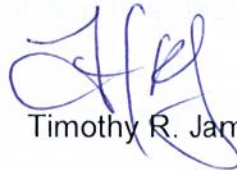
Ms. Brennan made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: January 24 and February 14, 2023.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 8:22 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