

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

October 14, 2025

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, October 14, 2025, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
Craig M. Miller, Vice Chair
Debra K. McCune, Supervisor
Harry M. Long, Jr., Supervisor
David J. Chiaverini, Supervisor
Daniel Hoff, YAUFR Fire Chief

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence Young, Solicitor
B.J. Treglia, P.E., Engineer
David Lash, NYCRPD Police Chief
Danelle Goodwin, Finance Director

RESOLUTION OF RESPECT

Mr. Brandstedter, Mr. Miller and Ms. McCune read resolutions of respect for Northern York County Regional Police Detective Sergeant Cody Becker, Detective Mark Baker and Detective Isaiah Emenheiser, who lost their lives in the line of duty on September 17, 2025, in North Codorus 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 to address any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Ms. McCune made a motion, seconded by Mr. Brandstedter, to approve the minutes of the September 9, 2025, meeting as amended.

Motion carried. Ayes-4, Nays-0 (Miller abstained).

UNFINISHED BUSINESS

YAUFR Charter Agreement

As summarized in item #2 of the manager's report, as a follow up to August 12, 2025, board action approving the process of updating the YAUFR Charter Agreement changes to Article III, Section B, of the YAUFR Charter Agreement. Ms. McCune reported the YAUFR Commission continues to review the full charter agreement with the goal of an amended agreement presented to member municipality's elected bodies in the near future.

2026 Budget - Draft

As summarized in item #3 of the manager's report, Ms. Goodwin provided a synopsis of the 2026 budget process and requested board members' guidance on parameters or specific projects. Ms. Goodwin reported a proposed 2026 budget will be presented on November 11, 2025, for advertising consideration, and a final budget on December 9,

2025. Mr. Brandstedter highlighted additional draft budget details during the presentation. Robert Barb, 2550 Stillmeadow Lane asked if the budget will be available online.

Draft Noise/Event Ordinance

As summarized in item #4 of the manager's report, Solicitor Young requested board guidance on the development of a draft noise/event ordinance. After a lengthy discussion, the board agreed to provide comments to staff for future discussion.

Resolution #2025-15 – Amended – LSA Grant Sponsorship YAUFR

As summarized in item #6 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to adopt amended Resolution #2025-15 authorizing Manchester Township to submit a Local Share Account Category 4 Facilities Program grant to the Pennsylvania Department of Economic Development on behalf of the YAUFR for the amount request of \$224,763 toward the replacement of hydraulic rescue equipment. In addition, previously adopted Resolution #2025-15 (September 9, 2025) would be replaced by amended version.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS

Hunsberger Final Subdivision Plan – Review #2025-09

Andrew Lehman with Gordon L. Brown & Associates was present to present the Hunsberger Final Subdivision Plan located at 748 and 772 Greenbriar Road. Mr. Lehman reported that the proposed plan was a lot line adjustment between the two properties. Mr. Miller made a motion, seconded by Mr. Long, to approve the following waivers:

- 1) §22-203 – Waiver to not require a preliminary plan.
- 2) §22-703.2 – Waiver from requirement to construct concrete curb along public road.
- 3) §22-709.1 – Waiver from the requirement to construct concrete sidewalk along the public road.

Motion carried. Ayes-5, Nays-0.

Mr. Miller made a motion, seconded by Mr. Long, to approve the Hunsberger Final Subdivision Plan (Review #2025-09) condition upon completion of open items.

Motion carried. Ayes-5, Nays-0.

Jelleco, LLC Final Subdivision Plan – Review #2025-10

Lee Faircloth with Gordon L. Brown & Associates was present to present the Jelleco, LLC Final Subdivision Plan located at 1260 and 1270 Mill Creek Road. Mr. Faircloth reported that the proposed plan is a lot consolidation of two lots into one lot. Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the following waivers:

- 1) §22-303 – Waiver to not require a preliminary plan.
- 2) §22-703.2 – Waiver from requirement to construct concrete curb along public road.
- 3) §22-709.1 – Waiver from the requirement to construct concrete sidewalk along the public road.

Motion carried. Ayes-5, Nays-0.

Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the Jelleco, LLC Final Subdivision Plan (Review #2025-10) condition upon completion of open items.

Motion carried. Ayes-5, Nays-0.

Resolution #2025-16 – Distribution of 2025 State Municipal Pension Aid

As summarized in item #5 of the manager's report, Mr. James reported on the recent receipt of 2025 state pension aid and requested the required resolution consideration to distribute the pension aid to township employee pension plans. Mr. Long made a motion, seconded by Ms. McCune, to adopt Resolution #2025-16 to authorize the distribution of the 2025 state pension aid to the respective employee pension plans.

Motion carried. Ayes-5, Nays-0.

CPA Appointment Authorization

As summarized in item #7 of the manager's report, Mr. Long made a motion, seconded by Mr. Chiaverini, to appoint Kochenour, Earnest, Smyser and Burg, CPA, to complete the township audit/financial report for 2025.

Motion carried. Ayes-5, Nays-0.

Stillmeadow Park/Watershed Phase #1 Contract Award

As summarized in item #8 of the manager's report, Engineer Treglia provided a report on the October 9, 2025, rebid opening for the Stillmeadow Park/Watershed Phase #1 project. Mr. Long made a motion, seconded by Ms. McCune, to award the Stillmeadow Park/Watershed Phase #1 contract to low bidder, Kinsley Construction, LLC, for total bid amount of \$483,493.

Motion carried. Ayes-4, Nays-0 (Miller abstained).

2026 York County SPCA Housing Agreement

As summarized in item #9 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to authorize the chair or vice chair to execute the 2026 SPCA animal housing contract in the amount of \$16,593.

Motion carried. Ayes-5, Nays-0

Myers Mill Dam Removal – Services and Landowner Agreements

As summarized in item #10 of the manager's report, Mr. Miller made a motion, seconded by Mr. Brandstedter, to authorize the chair or vice chair to execute the agreements for professional services with ECS Mid-Atlantic, LLC for design and permitting and with the Watershed Alliance of York for dam removal of the Myers Mill Dam project, with the stipulation that the ECS Mid-Atlantic, LLC service agreement include an addendum that the service agreement will only be valid if grant funding to pay for said service is awarded.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

Tom Romberger, 2416 Hepplewhite Drive, was present to express concern with damage to his sanitary sewer lateral during the Glo Fiber installation process. Mr. Romberger stated he is frustrated that both Glo Fiber and the township are non-responsive on the matter.

Robert Barb, 2550 Stillmeadow Lane, was present to inquire if the township could consider regulations that would prohibit altered vehicle exhaust systems.

OTHER BUSINESS/REPORTS

Fire Chief Hoff presented an activity update for York Area United Fire and Rescue.

Police Chief Lash presented an activity update for the Northern York County Regional Police Department.

Mr. Long reported a concern of allowing the development of residential properties in close proximity to an electrical substation as a matter of health and safety. After a lengthy discussion, by consensus the board of supervisors directed the staff investigate Mr. Long's concern of distance standards in relation to electrical substations.

EXECUTIVE SESSION (8:07 – 8:48 p.m.)

Mr. Brandstedter called for an executive session regarding the Torres v. Manchester Township lawsuit and YAUFR Charter Agreement negotiations.

After adjournment of executive session, Ms. McCune made a motion, seconded by Mr. Chiaverini, to agree to settle the Torres v. Manchester Township lawsuit.

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

APPROVAL OF VOUCHERS

Ms. McCune made a motion, seconded by Mr. Brandstedter, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: September 23 and October 14, 2025.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Timothy R. James, Secretary