

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

March 12, 2024

## MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, March 12, 2024, which was called to order at 6:00 p.m. by Chairman Brandstedter.

## PARTIES PRESENT

Rodney K. Brandstedter, Chair  
Craig Miller, Vice-Chair  
Debra K. McCune, Supervisor  
Harry Long, Jr., Supervisor  
David Chiaverini, Supervisor

Timothy R. James, Manager/Secretary  
Kim A. Hackett, Asst. Secretary  
Lawrence V. Young, Solicitor  
B.J. Treglia, P.E., Engineer  
Daniel Hoff, YAUFRR Fire Chief

## 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. McCune made a motion, seconded by Mr. Chiaverini, to approve the regular meeting minutes of February 13, 2024 as amended.

Motion carried. Ayes-5 Nays-0.

## UNFINISHED BUSINESS

### Cousler Park Pickleball Courts Project Contract Award

As summarized in item #2 of the manager's report, Mr. James provided a synopsis of the bidding process for the Cousler Park Pickleball project, in which Horst Excavating Company was the lowest responsible bidder (seven total bidders). Mr. James reported the bid specifications included two options: a) four pickleball courts/two tennis courts; and b) eight pickleball courts/no tennis courts. Cathy Long, 131 Willis Road, questioned the possibility of building tennis courts in another location in the park. Recreation Commission Chairman Craig Jacoby, 748 Applewine Court, reported that upon various option consideration the Recreation Commission recommended the Board of Supervisors consider the eight pickleball court option. Paul Kuehnel, 3283 High Street, questioned the correlation between the eight pickleball court option and the ability to hold tournaments. Kelly McCaffery was present to express interest in the consideration of the eight pickleball courts. Kristi Pokopec, 2655 Chadbourne Drive, was present to also provide feedback on her desire for eight pickleball courts. Ms. McCune stated concern from previous Board feedback received from tennis players about the elimination of tennis courts and believes the four pickleball courts/two tennis court option would serve both sports. Mr. Miller made a motion, seconded by Mr. Chiaverini,

to award Horst Excavating Company the contract for the Cousler Park Pickleball Court project, Option B – eight pickleball courts/no tennis courts, for the bid price of \$348,701.37.

Motion carried. Ayes-4 Nays-1 (McCune opposed).

### **NEW BUSINESS**

#### **Albright Preliminary Subdivision Plan – Review #2023-06**

Chris Owens, P.E., with Gordon L. Brown & Associates, was present to present the preliminary subdivision plan for Albright (3220 Lewisberry Road). Mr. Owens reported that the contiguous Homeowners Association (HOA) and the developer have come to an agreement to include the proposed Albright Subdivision in HOA bylaws. Mr. Owens also provided feedback on the emergency access. Ms. McCune made a motion, seconded by Mr. Long, to approve the following waiver requests:

- a) Section 22-707.2.C – To allow for the extension of an existing cul-de-sac to exceed 500 feet in length
- b) Section 22-707.2.1 – To allow the exclusion of emergency access to the terminus of the extended cul-de-sac.

Motion carried. Ayes-5 Nays-0.

Ms. McCune made a motion, seconded by Mr. Long, to approve the preliminary subdivision for Albright, 3220 Lewisberry Road, subject to completion of outstanding conditions.

Motion carried. Ayes-5 Nays-0.

#### **3245 Susquehanna Trail Dunkin Final Land Development Plan – Review #2023-09**

Joe Stein, P.E., with Warehaus, was present to present the final land development plan for 3245 Susquehanna Trail Dunkin. Mr. Stein provided a general overview of the plan and provided detail on the drive thru logistic concerns with vehicle stacking. Engineer Treglia and Mr. Stein also provided feedback on the pedestrian walkway to the intersection of Susquehanna Trail and Church Road. Mr. Chiaverini made a motion, seconded by Mr. Long, to approve the following waivers:

- a) Section 303.1.A – Preliminary plan approval
- b) Section 709.1 – Sidewalks
- c) Section 705.2.E(4) – Requiring a 100 foot clear sight triangle at the intersection of the access drive and Susquehanna Trail

Motion carried. Ayes-5 Nays-0.

Mr. Chiaverini made a motion, seconded by Mr. Long, to approve the final land development plan for 3245 Susquehanna Trail Dunkin (Review #2023-09) subject to the completion of outstanding conditions.

Motion carried. Ayes-5 Nays-0.

**Sewer Capacity Agreements**

As summarized in item #3 of the manager's report, Ms. McCune made a motion, seconded by Mr. Brandstedter, to approve the following sewer capacity transfers:

- a) Tri Corner Wheatfield, L.P. (Wheatfield Subdivision Phase 2) – 29 EDU's of York City Treatment Plant flow.
- b) Ralph H. Albright and Edna J. Albright (Albright Preliminary Subdivision - 3220 Lewisberry Road) – 7 EDU's of York City Treatment Plant flow.

Motion carried. Ayes-5 Nays-0.

**Volunteer Fire Service Tax Credit**

As summarized in item #4 of the manager's report, Chief Hoff provided details for the consideration of the implementation of a fire service volunteer tax credit. After a discussion, the Board by consensus directed staff and Solicitor to develop supporting documentation for future consideration of a volunteer fire service tax credit.

**National Fish & Wildlife Foundation Grant – Stillmeadow Park**

As summarized in item #5 of the manager's report, Mr. Miller made a motion, seconded by Ms. McCune, to authorize the staff and consultants to submit a National Fish and Wildlife Foundation grant request of approximately \$400,000 toward the Stillmeadow Park/Stillmeadow Watershed stormwater projects.

Motion carried. Ayes-5 Nays-0.

**Municipal Complex Cell Tower Second Amendment Site License Agreement**

As summarized in item #6 of the manager's report, Mr. Long made a motion, seconded by Mr. Miller, to authorize the Chairperson or Vice-Chairperson to execute the second amendment to site license agreement with T-Mobile USA Tower, LLC, for the cell antenna tower that is located at the township municipal complex on Farmtrail Road.

Motion carried. Ayes-5 Nays-0.

**2024-2028 York County Bridge Inspection Program**

As summarized in item #7 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to authorize the Chairperson or Vice-Chairperson to execute the local participation in the 2024-2028 York County Bridge Inspection Program form.

Motion carried. Ayes-5 Nays-0.

**ODCC/Brittany Stormwater Improvement Project – Change Order**

As summarized in item #8a of the manager's report, Engineer Treglia provided a report on ODCC/Brittany Stormwater Improvement Project Change Order #4. Cathy Long, 131

Willis Road, questioned if utility conflicts costs be burdened by the utility companies if the township is not at fault. Mr. Miller made a motion, seconded by Mr. Long, to authorize payment to Clear View Excavation, Inc. for Change Order #4 for \$14,010.

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.

#### **OTHER BUSINESS/REPORTS**

As summarized in item #9, Mr. James provided a brief update to the PA American Water (City of York Wastewater Treatment Plant) agreement with York Area Regional Sewer Authority member municipalities and recent testimony of the Public Utility Commission PA Bureau of Investigation and Enforcement.

As summarized in item #25, Mr. James reminded the Board of Supervisors of a public feedback meeting for the updated regional comprehensive plan scheduled for March 26, 2024 at 6:00 p.m.

#### **APPROVAL OF VOUCHERS**

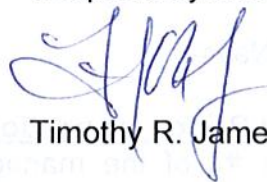
Mr. Chiaverini made a motion, seconded by Mr. Miller, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: February 27, 2024 and March 12, 2024.

Motion carried. Ayes-5 Nays-0.

#### **ADJOURNMENT**

Being no further business, Mr. Brandstedter adjourned the meeting at 7:15 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas