MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

October 13, 2026

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, October 13, 2026, 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

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

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. Long, to approve the minutes as presented for the meeting held September 8, 2026, as presented.

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

UNFINISHED BUSINESS

2027 Budget

As summarized in item #2 of manager's report, Finance Director Goodwin presented an overview of the 2027 draft budget. Ms. Goodwin reported the 2027 draft budget shows a general fund total of $16,499,411, a 3% increase from 2026, primarily due to increase in emergency services, fuel costs and capital improvement projects. Ms. Goodwin reported the draft 2027 budget currently shows a $212,027 deficit. Ms. Goodwin also reported a total draft budget (all funds combined) of $21,810,762 and recommended no tax or service fee increases for 2027. After further discussions, the board of supervisors provided guidance to staff with the goal of presenting a balanced budget at the November 10, 2026, board of supervisors meeting.

Ordinance #2026-07 - Crooked Wind Lane Bridge Load Posting

As summarized in item #3 of the manager's report, Mr. James reported that the proposed ordinance was advertised to allow enforcement of Crooked Wind Lane Bridge weight posting of 30 tons for single vehicles and 40 tons for combination vehicles as previously recommended by bridge inspector. Mr. Long made a motion, seconded by Ms. McCune, to adopt Ordinance #2026-07 establishing enforcement of Crooked Wind Lane Bridge weight posting of 30 tons for single vehicles and 40 tons for combination vehicles.

Motion carried. Ayes-5, Nays-0.

Set Public Hearing – Zoning Text Amendment Petition – 3337 N. George Owner, LLC

As summarized in item #4 of the manager's report, Mr. Miller made a motion, seconded by Mr. Chiaverini, to set a public hearing for Tuesday, November 10, 2026, at 5:30 p.m. to hear testimony on a zoning text amendment proposing an ordinance that would amend the Manchester Township Zoning Ordinance establish a new use entitled "Mixed-Use Conversion" as a permitted use within the Commercial (C) Zoning District.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS

Fields of Honor Concert – 2950 Lewisberry Road

As summarized in item #5 of the manager's report, Matt Marshall of Inch & Co. was present to provide information on the 2026 Fields of Honor Concert, request support for a 2027 concert, and propose a path forward in consideration of working with the township staff and solicitor to develop a text amendment that may establish non-profit entities to hold events once a year. Mr. Marshall provided details on the event production / logistics and presented letters of support from those who have attended the concerts. Mr. Marshall stated that the $150,000 in proceeds raised in 2026 will benefit NYCRPD Explorer's program, ballistic safety vests (60) for UPMC Memorial Community LifeTeam, purchase a UTV emergency vehicle for UPMC Memorial Community LifeTeam, create a memorial garden at NYCRPD, and fund other projects. Mr. Long stated appreciation of the positive impact the concert has but stated the noise impact on the neighbors is a problem and suggested the site needs to change. Ms. McCune stated she experienced the impact the concert noise had on the Spring Meadows Development in 2026 and reminded Mr. Marshall that the board received a letter from Inch & Co. saying that the 2026 concert event would be the last at the 2950 Lewisberry Road site. Mr. Miller stated his anger that another concert event request has come to the board and the uncomfortable situation that comes from having to make a decision. Gary Hensel, 2916 Halstead Lane, representing the Spring Meadows II Condominium Homeowner Association, expressed compliments for the efforts to recognize and support emergency service providers but offered strong opposition to the current location due to the noise impact on the community. Rosemary Sterling, 2926 Halstead Lane, also expressed frustration with the impact of noise over the two days, the interruption of normal travel in their community and the desire to have peace and quiet. Andrew Reiber, 2839 Dewberry Road, was present to also express dismay over the impact of noise, the lack of meeting notice and that the board stated earlier in the year that 2026 would be the last concert event at the 2950 Lewisberry Road site. James Gross, 2932 Halstead Lane, was present to compliment the event but expressed dismay with the impact the noise has on the nearby community. Mr. Long made a motion to deny a 2027 concert event being held at 2950 Lewisberry Road. The motion failed due to a lack of a second. Mr. Miller made a motion, seconded by Ms. McCune, to deny the 2027 concert event to be held at 2950 Lewisberry Road and task the township staff to aid Inch & Co. in suggesting an alternative location.

Motion carried. Ayes-5, Nays-0.

Rosemary Sterling questioned if an alternate location is not found could it return to the 2950 Lewisberry Road site in 2027. Mr. Miller responded not as far as he was concerned.

Resolution #2026-14 – Distribution of 2026 Municipal Pension Aid

As summarized in item #6 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to adopt Resolution #2026-14 authorizing the distribution of the 2026 state pension aid ($372,940.14) to the respective employee pension plans.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-15 – LSA Category 4 Facilities Grant Authorization

As summarized in item #7 of the manager's report, Mr. James provided background on three separate stormwater projects planned for 2026 and the staff's request to submit a Pennsylvania Department of Economic Development Local Services Account Category 4 Facilities Program grant related to the planned projects. Ms. McCune made a motion, seconded by Mr. Chiaverini, to adopt Resolution #2026-15 authorizing Manchester Township to submit a Local Share Account Category 4 Facilities Program grant to DCED for three (3) separate stormwater lining and pipe replacement projects at Chesterbrook Drive, Crooked Wind Lane and St. Andrews Way for a submission request of $84,479.67.

Motion carried. Ayes-5, Nays-0.

Resolution #2026-16 – LSA Statewide Grant Authorization

As summarized in item #8 of the manager's report, Mr. James provided background regarding the proposed 2028 Pump Station #7 replacement project and the staff's request to submit a Pennsylvania Department of Economic Development Local Services Account Statewide Program grant related to the pump station replacement project. Mr. Miller made a motion, seconded by Ms. McCune, to adopt Resolution #2026-16 authorizing Manchester Township to submit a Local Share Account Statewide Program grant to DCED for sanitary sewer Pump Station #7 replacement project for a submission request of $900,000.

Motion carried. Ayes-5, Nays-0.

York County Open Space Grant Authorization

As summarized in item #9 of the manager's report, Mr. James provided background on the proposed project to rehabilitate the municipal complex gym floor and necessary scoreboard updates at an estimate cost of $61,722.17, and the staff's request to submit a York County Open Space Grant sponsored by the York County Planning Commission to aid in the costs of the project. Ms. McCune made a motion, seconded by Mr. Miller, to authorize Manchester Township to submit a grant application through the York County Open Space and Land Preservation Program at a submission request of $60,000 (maximum request level).

Motion carried. Ayes-5, Nays-0.

Resolution #2026-17 – York County Community Development Block Grant (2027-2029)

As summarized in item #10 of the manager's report, Engineer Treglia provided background on proposed improvement project at Emigsville Park (playground surface and updated equipment), safe pedestrian access from North George Street to Emigsville Park and the development of an official township wide pedestrian / bike route master plan. Mr. Long made a motion, seconded by Ms. McCune, to adopt Resolution #2026-17 authorizing Manchester Township to submit a York County CDBG grant application through the York County Planning Commission for the construction of a pedestrian access route from North George Street in Emigsville to Emigsville Park ($200,000 estimate), Emigsville Park playground and surface upgrades ($180,000), and township wide pedestrian / bike route master plan ($20,000).

Motion carried. Ayes-5, Nays-0.

2027 Animal Control Officer Agreement

As summarized in item #11 of the manager's report, Mr. Long made a motion, seconded by Mr. Miller, to authorize the Chairperson or Vice-Chairperson to execute the 2027 agreement for animal control services with Klugh Animal Control Services.

Motion carried. Ayes-5, Nays-0.

AFLAC Account Participation

As summarized in item #12 of the manager's report, Mr. Miller made a motion, seconded by Mr. Long, to allow supplemental non-township cost benefit through AFLAC only if an employee would be interested in participating and with the understanding that the cost would be fully funded by the employee.

Motion carried. Ayes-5, Nays-0.

Temporary Road Closure Authorization

As summarized in item #13 of the manager's report, Mr. James reported on a public works department request to temporarily close Sinking Springs Lane for a single day the week of October 19-23, 2026, to complete safe road mowing operations. Ms. McCune made a motion, seconded by Mr. Miller, to authorize the temporary closure of Sinking Springs Lane from North George Street to Susquehanna Trail for a day the week of October 19-23, 2026, for road mowing operations.
Motion carried. Ayes-5, Nays-0.

Resolution #2026-18 – Dover Township Sewer Authority Act 537 Plan Update

As summarized in item #14 of the manager's report, Engineer Treglia provided a report of the 2026 Act 537 plan special study for the Dover Township Wastewater Treatment Plant developed by Buchart Horn, as a Pennsylvania Department of Environmental Protection (PA DEP) requirement due to the planning and design of multiple interceptor replacement projects. Ms. McCune made a motion, seconded by Mr. Miller, to adopt Resolution #2026-18 authorizing the submission of the 2026 Act 537 plan special study for Dover Township and Dover Township Sewer Authority to PA DEP.

Motion carried. Ayes-5, Nays-0.

Sanitary Sewer Transfer
As summarized in item #15 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve sewer capacity transfer (Springettsbury Township Wastewater Treatment Plant) of 9 EDUs from Manchester Township to Watson Land Company, 222 Morgan Lane.

Motion carried. Ayes-5, Nays-0.

Stillmeadow Watershed Project Phase #1 – Change Order #2
As summarized in item #16.e. of the manager's report, Engineer Treglia reported on the additional work completed by Kinsley Construction to repair sinkholes outside the service contract for the Stillmeadow Watershed Project. Mr. Miller made a motion, seconded by Ms. McCune, to approve payment to Kinsley Construction for Stillmeadow Watershed Project Phase #1, Change Order #2 in the amount of $2,003.00 to repair sinkholes discovered outside the scope of contracted work.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC
Lauren Long, 2885 Pauline Drive and David Garland, 700 Rishel Drive, were present to express concern with the noise impact of Eagles View Park activity to their contiguous properties.

SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS
No supervisor's communication and committee reports were received at this time.

OTHER BUSINESS/REPORTS
Police Chief Lash presented an activity report for the Northern York County Regional Police Department.

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

Mr. Brandstedter expressed congratulations on behalf of the board to James Christy on his new role as township public works superintendent. Mr. Brandstedter also offered congratulations to Solicitor Young on his recent award recognition for his legal pro bono efforts.

EXECUTIVE SESSION (7:55 p.m. – 8:17 p.m.)
Mr. Brandstedter called for an executive session to discuss a personnel matter.

APPROVAL OF VOUCHERS
Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: September 22 and October 13, 2026.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:18 p.m.

Respectfully submitted,

Timothy R. James, Secretary

TRJ/nb