

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

September 9, 2025

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, September 9, 2025, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
Debra K. McCune, Supervisor
Harry M. Long, Jr., Supervisor
David J. Chiaverini, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence Young, Solicitor
B.J. Treglia, P.E., Engineer
Daniel Hoff, YAUFR Fire Chief
David Lash, NYCRPD Police 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 to address any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Mr. Long made a motion, seconded by Ms. McCune, to approve the minutes of the August 12, 2025, meeting as amended.

Motion carried. Ayes-4, Nays-0.

UNFINISHED BUSINESS

2024 Sanitary Sewer Project – Change Order #4

As summarized in item #2 of the manager's report, Engineer Treglia provided a report on the completion of 2024 sanitary sewer projects and presented a final change order (#4) request for board consideration. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve Change Order #4 for the May Road 2024 Sanitary Sewer project.

Motion carried. Ayes-4, Nays-0.

YAUFR Charter Agreement

As summarized in item #3 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, Mr. Long made a motion, seconded by Mr. Chiaverini, to table action on proposed ordinance or resolution changes to Article III, Section B, of the YAUFR Charter Agreement until a future meeting.

Motion carried. Ayes-4, Nays-0.

NEW BUSINESS**120 Rose Court, LLC Land Development Plan – Review #2025-08**

Neal Metzger of Site Designs Concepts was present to present the final land development plan for 120 Rose Court, LLC. Mr. Metzger reported that the proposed land development plan included the construction of an accessory storage building in the Industrial District (I). Engineer Treglia provided additional information regarding the plan submission. Mr. Long made a motion, seconded by Mr. Chiaverini, to approve the following waivers:

- 1) §22-303 – A waiver to not require a preliminary plan.
- 2) §22-705.E – A waiver from the requirement for a clear sight triangle due to existing obstructions. These are stop-controlled intersections and adequate sight distance is provided.
- 3) §22-709 – A waiver for the requirement to construct concrete sidewalk along the public road.

Mr. Long made a motion, seconded by Mr. Chiaverini, to approve the final land development plan for 120 Rose Court, LLC (Review #2025-08) conditional upon completion of open items.

Motion carried. Ayes-4, Nays-0.

Explore York Presentation

As summarized in item #4 of the manager's report, Melissa Beaverson of Explore York was present to provide a presentation on the agency's activities and impact on the local community.

2026 Budget

As summarized in item #5 of the manager's report, Mr. James provided a status report on the development of the 2026 draft budget and requested board guidance in advance of the September 16, 2025, budget information session. Mr. James reminded the board that a draft budget would be presented at the October 14, 2025, meeting, proposed budget on November 11, 2025, and final adoption consideration on December 9, 2025. Mr. Brandstedter inquired about the inclusion of related costs for the Pump Station #6 issues with York County Solid Waste Authority ash plant discharge.

Resolution #2025-15 – LSA Grant Sponsorship – YAUFR Replacement Rescue Equipment

As summarized in item #6 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to adopt 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 \$260,500 toward the replacement of hydraulic rescue equipment or a request of \$77,000 for the replacement of the public fire education trailer.

Motion carried. Ayes-4, Nays-0.

York County Open Space Grant – Stillmeadow Park/Watershed Project

As summarized in item #7 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to authorize the submission of York County Open Space and Land Preservation Grant for \$60,000 toward the Stillmeadow Park/Watershed Project.

Motion carried. Ayes-4, Nays-0.

Temporary Road Closure Authorization

As summarized in item #8 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to authorize the temporary closure of Sinking Springs Lane from Susquehanna Trail to North George Street for a day between September 10 and 12, 2025, for road mowing operations.

Motion carried. Ayes-4, Nays-0.

Draft Noise/Event Ordinance

As summarized in item #9 of the manager's report, Solicitor Young presented a draft noise ordinance in which the board of supervisors provided comment for updated draft ordinance consideration. After a lengthy discussion, Mr. Chiaverini made a motion, seconded by Mr. Brandstedter, to table action until a future meeting.

Motion carried. Ayes-4, Nays-0.

Sanitary Sewer Transfer

As summarized in item #10 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the sanitary sewer capacity transfer of 1 EDU from Manchester Township to Rose Court, LLC (120 Rose Court).

Motion carried. Ayes-4, Nays-0.

2025 Street Maintenance – Change Order #1

Engineer Treglia provided a report on the 2025 street maintenance projects and recommended a change order increase of \$3,350.82 to contractor Kinsley Construction for additional work performed outside the street maintenance contract at the intersection of May and Grumbacher Roads. Mr. Long made a motion, seconded by Ms. McCune, to approve Change Order #1 in the amount of \$3,350.82 to Kinsley Construction for additional work on May and Grumbacher Roads.

Motion carried. Ayes-4, Nays-0.

Stillmeadow Park/Watershed Phase #1 Contract Award

Engineer Treglia provided a report on the September 8, 2025, bid opening for the Stillmeadow Park/Watershed Phase #1 project. Engineer Treglia reported two (2) bids were received with the lowest bid (Farhat Excavating, LLC) substantially over engineer estimates. After further discussion, Mr. Long made a motion, seconded by Mr. Chiaverini, to reject the September 8, 2025, bid results and rebid the project at a later date.

Motion carried. Ayes-4, Nays-0.

RECOGNITION OF PUBLIC

Robert Schrum, 108 Woodland View Drive, was present to express concern with speeding on Woodland View Drive, intersection sight lines, Eagles View Park development and a deteriorating telephone pole.

Jason Barshinger, 1150 Millcreek Road, was present to express concern of stormwater issues on his property. Engineer Treglia provide an analysis from his site visit to the area. After a discussion, the board of supervisors asked the township engineer to provide assistance to Mr. Barshinger when applicable.

Katie Williams, 2506 Hepplewhite Drive, was present to express concern with speeding on Hepplewhite Drive.

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. James reported on parking concerns on Pauline Lane, truck brake retardants (Jake Brakes) on Susquehanna Trail, and future draft ordinance consideration for data centers.

EXECUTIVE SESSION

No executive session was held at this time.

APPROVAL OF VOUCHERS

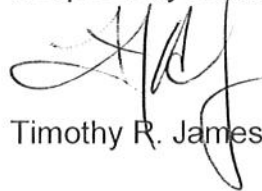
Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: August 26 and September 9, 2025.

Motion carried. Ayes-4, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 8:07 p.m.

Respectfully submitted,



Timothy R. James, Secretary