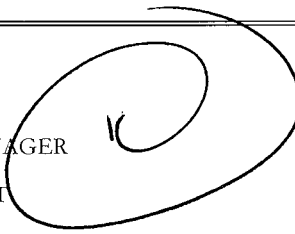

WEST MANCHESTER TOWNSHIP - INTEROFFICE MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: KELLY K. KELCH, TOWNSHIP MANAGER
SUBJECT: MARCH 2024 – MANAGER’S REPORT
DATE: 3/20/2025



▼ Symbol denotes the item has been updated since the last meeting.

1. ▼ Road Closure (Filbert Street) - As the Board was notified, Filbert Street from Oxford Street to Diamond Street was closed on March 5th and 6th for a water main repair and replacement. By consensus, the Board agreed to the closing. This item will be placed on the agenda at the meeting of March 27th for official ratification by the Board.
2. ▼ Road Closure (Oxford Street) - As the Board was notified, North Oxford Street at the intersection of Filbert Street was closed on March 6th for a water main repair and replacement. By consensus, the Board agreed to the closing. This item will be placed on the agenda at the meeting of March 27th for official ratification by the Board.
3. ▼ West York Xfinity Store Grand Opening – Supervisor Ruman and members of staff attended the grand opening for the West York Xfinity store located at the West Manchester Town Center on Monday, February 24th. Comcast is partnering with the York County Economic Alliance to host this special ribbon-cutting ceremony with breakfast to celebrate the opening of Comcast’s West York Xfinity Store. Staff was able to network with local residents, meet community organizations and learn about the latest Xfinity and Comcast Business devices. Once again, welcome to West Manchester Township West York Xfinity!

4. ▼ Emergency Services Appreciation Banquet – The West Manchester Township Fire Department held their Annual Appreciation Banquet on Saturday, March 1st at the Wisheaven Event Center. Award winners from this event will be recognized by the Board at the annual Police and Emergency Services Award Meeting to be held on Monday, May 12th at the Township office. Thank you to everyone who attended and for all that you do for WMT.

5. ▼ Cottontail Solar Land Development – Lightsource BP is still working on the deficiencies associated with their land development plans. My understanding is that the conversion of the temporary parking area on Mr. Stump’s property has been completed, all of the trees have been replanted to an acceptable height and the only outstanding item is recording the as-builts for the site. Their temporary occupancy was previously extended for an additional six (6) months as they worked to complete all outstanding items. It is due to expire on March 29, 2025. They will be given a final temporary extension until April 29 to complete the outstanding items, or the temporary occupancy will be revoked. I will update the Board as they work to meet the requirements.

6. ▼ West York School District Land Development Plans – WYSD submitted land development plans for the proposed improvements to the athletic fields at the High School campus along Bannister Street and on the baseball fields at Sunset Lane Park, along Brenda Road. After further consideration, I was informed that the district withdrew the proposed renovations to the field along Brenda Road to focus on the main campus. The plan was considered by the Planning Commission at its meeting on March 11th and voted to forward the plan to the Board with a recommendation for approval, pending outstanding conditions and waivers. The district was also asked about their previous commitment to partner with the Township to address the current stormwater issues along Brenda Road now that the park field project was withdrawn. The representative for the district stated that they would need to contact the district to see if they are still willing to participate in that project and would have a better idea when the plan is presented to the Board for consideration at its meeting of March 27th.

7. ▼ New Polling Place Locations – The County of York is investigating moving various polling places around York County due to issues with current polling places such as parking concerns and ADA accessibility issues. One of the polling places identified for possible relocation is Lincolnway Fire Company. Chief Laughman expressed some concerns to President Commissioner Wheeler relative to the move. The fire company traditionally does soup and sandwich fundraisers during the election, which generates a significant amount of funding. Having the polling place at the fire company also allows the membership to engage with community members in order to recruit new members. Chief Laughman suggested moving the location to the Township building which would address the accessibility and parking issues and still allow for the fire company to hold their fundraiser. If the move was made, there are some issues with the office that would need to be addressed. President Commissioner Wheeler asked that we consider this option at the meeting of March 27th.
8. Act 205 Repeal Request – As directed by the Board, I previously contacted Mayor Helfrich to request that he repeal the Act 205 tax due the City's self-touting, positive financial position. Act 205 allows municipalities to increase their earned income tax (EIT) rate to fund their municipal pension liabilities. In 2015, the City of York approved Act 205 and increased its EIT from 1% to 1.25%. With the sale of the wastewater treatment plant to PA American Water, the city stated in several news articles that they are flush with cash and paid off many of their municipal pension obligations. If this is the case, the city should immediately repeal this tax. I have sent a follow-up to Mayor Helfrich but has still not received a response.
9. Wawa's Multimodal Grant Application – As the Board recalls, a Wawa convenient store with gas pumps has been proposed for the corner of S. Salem Church Road and Rt. 30. The Township agreed to allow the developer to apply for grants under the name of the Township to benefit the site. No obligations, financial or otherwise, will be placed on the Township for this request. As the Board was informed, the grant request was successful, and staff is working with the developer and the Township Solicitor for reimbursement.

10. ▼ Frito Lay Meeting – The scouring work has been completed, and Frito Lay has gathered information that they have shared with PA American Water Company to support increasing the concentration of the sewer affluent that is discharged from the plant. This change is supposedly based on a Frito Lay alternative to help the environment, which also lowers their quarterly sewer bills. I have discussed this matter with the Township Engineer who has contacted PA American Water to request historical flow and sampling analysis results to use to compare against the new information they have provided. If the Board recalls, we have been experiencing odor issues from the pump stations Frito discharges to due to lack of dilution of the affluent. In addition, the Township has been spending tens of thousands of dollars per year for odor controlling chemicals. A meeting was held on Friday, January 17th to further discuss this matter. At that meeting, Frito Lay agreed that more information was needed to make a proper determination. They will continue to research the matter for a presentation to township staff at a later date.
11. ▼ Amusement Tax – Supervisor Ruman has requested that a motion for the Solicitor to prepare a DRAFT ordinance establishing a 5% amusement tax on admissions to venues such as the Yor Fair Grounds be placed on the agenda for the Board’s consideration at its meeting of March 27th.
12. ▼ Parks & Recreation Sponsorship – Supervisor Ruman has requested that a motion for staff to solicit park sponsorship proposals to be placed on the agenda for consideration at the Board’s meeting of March 27th.
13. ▼ Shentel GLO Fiber – Staff previously met with representatives of Shentel GLO fiber regarding the permitting and engineering stage of their cable installation in the Township. They are in the process of installing 42 miles of lines via co-location on existing poles and approximately 20 miles of underground lines, providing service opportunities to about 6,900 homes. Attached is a service map showing areas which are under construction in the Township and their various phases of completion. Completed areas are in green but currently cannot be serviced until the backbone is built. Currently working in the yellow for underground and will be moving to the red upon completion. Staff will also continue to work with the applicant to address temporary road conditions from construction.

14. West Manchester/Dover Township Little Conewago Floodplain Mitigation Project – The Board was previously informed that the project has been approved by FEMA. The project will remove excess sediment, improve groundwater connectivity, and create a vast stream-wetland floodplain complex. Restoration efforts will restore habitats, add flood storage, reduce sediment loading, and help to process pollutants. It will also mitigate potential infrastructure failure, such as the 30-inch sanitary sewer interceptor. It will help the county reduce its annual pollutant load as well. The floodplain will be seeded with native grass, sedge, and rush mix and as such will provide stability, habitats and carbon sources. It was originally anticipated that it would take approximately 3 -6 months to process the grant and then 9-12 months to complete the project. We were also informed that FEMA will require additional permits due to disturbing the flood plain. I have been informed, however, that due to DEP changing parameters in the new MS4 reporting and moving away from sediment control and more to volume control, the project will no longer be eligible for grants from the stormwater consortium. The stormwater office is checking to see if this is actually the case. If so, the Township will need to reevaluate its participation and financial commitment to this project.
15. ▼ Grandview Golf Course Streambank Restoration Project – Staff met with representatives of Grandview Golf Course and Dover Township regarding a proposed streambank restoration project, which is a continuation of the one done with Dover Township for the Little Conewago Creek. The applicant has received funding from the York County Stormwater Consortium for permitting and design. This project may also become a moot point due to the new MS4 requirements. In addition, the proposed applicant stated that condemnation or private property may be needed. I informed the Engineer for the project that under no circumstance will the Township claim eminent domain on private property for this project. The engineer and the property were going to re-evaluate the project to see if they wanted to move forward. I will consider this matter closed for now.

16. Comprehensive Plan – The West Manchester Township Planning Commission will hold a public hearing on Tuesday, April 8, 2025, at 7:00 p.m. to discuss and take input on the Comprehensive Plan DRAFT. Depending on the results of this meeting, we can discuss the next steps.

17. Proposed Development Near Dunedin – Staff met with Attorney Stacey McNeil regarding a possible development at the southwest intersection of Rt 116 and Darlington Road. The property is owned by John White and is considering approximately 164 units on 98 acres constructed by a national homebuilder. The property is proposed to have public sewer provided by Jackson Township since part of the development is located within their jurisdiction as well. Staff met again with representatives of the development on several occasions, and they have scheduled another meeting after the beginning of the year in which they indicated they would like to propose a “partnership” with the Township for the extension of public sewer. While there are some advantages to this, moving forward now would significantly move up our schedule to provide sewer as mandated by DEP. I have been informed, however, by Attorney McNeil that the developer has decided not to move forward with subdivision and development of this property due to the lack of public sewer availability. This matter will be considered closed.



glofiber Construction
01/21/2025

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