

# Red Lion Borough 2026 Budget



**Borough Manager**

Michelle Poole

**Zoning Officer**

Erick Sowers

**Codes Enforcement**

Kathy Andrews

**Rec Director**

Becky Gibney

**Public Works**

Brett Patterson

**Treasurer**

Amanda Runkle

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# 2025 Council Members & Mayor



**Evan Hiester** moved to Red Lion in 2004 and graduated from Red Lion Area Senior High School in 2011. He earned a Bachelor’s Degree in Aerospace Engineering from Embry-Riddle Aeronautical University and a Master’s Degree in Systems Engineering from Penn State University.

After living in the Red Lion/York area from 2015 to 2021, Evan and his wife purchased their home in Red Lion in 2021. He began serving on the Planning and Zoning Commission and Economic Development Commission in 2023, the same year he was elected to Borough Council. His first term began in 2024, and he currently serves on the Planning and Zoning Commission, Public Works Committee, and Economic Development Commission.

**Brady Greer** has served on the Red Lion Council since her appointment in March 2024. A resident of Red Lion since 2016, she is committed to supporting the Borough’s long-term planning and community development. Brady brings professional experience in land administration and resource management, which informs her approach to responsible growth and public service.



**Amy Lau** is a dedicated entrepreneur and community leader from Red Lion, Pennsylvania, and the proud owner of three successful local businesses. A graduate of Red Lion Area High School, Amy holds a Bachelor of Science in Chemistry and a Master of Science in Education from Lebanon Valley College. Before entering the business world, she built a respected career as a chemistry teacher, inspiring students with her passion for science and lifelong learning.



Amy’s commitment to global education and cultural exchange began early — she received a Youth for Understanding scholarship to study abroad in Germany for a year and later earned a Rotary Award for a month long, professional study in Argentina. These experiences fostered a deep appreciation for international perspectives and personal growth.

Known for her strong values of financial responsibility, accountability, and personal responsibility, Amy brings integrity and discipline to every endeavor. Outside of her professional pursuits, she is an avid gardener who enjoys canning and spending time with her dogs.

**Mark Holloway** moved to Red Lion in 1967. He grew up in the borough and has been a lifelong resident of the borough. Mark attended Red Lion & Vo-Tech schools. And later worked in several of the furniture factories within the borough before establishing his construction business in 1994. Mark also works for his wife’s honeybee business helping her raise honeybees. Mark and his wife, together have 3 children and 8 grandchildren. Mark entered his term on borough council in 2024 and serves on the safety and public works committees.



**Tony Musso- Council President**  
**Cindy Barley- Council Vice President**  
**Dennis Klinedinst- Council Member**  
**Gene Lau- Mayor**

# **2026 New Council Members & Mayor**

Shauntia Phillips- As a proud newly elected member of the Red Lion Borough Council, I am dedicated to serving our community with transparency, integrity, and faith. I am a family-oriented and God-driven woman who believes in leading with honesty, compassion, and a genuine heart for others.



I bring with me a background in health and community service, having studied at Penn State University College of Medicine, where I developed a strong foundation in leadership, communication, and problem-solving — skills that guide my work in public service every day.

On Council, my focus is on continuing to be transparent with the community while promoting fiscal responsibility and making thoughtful investments that strengthen Red Lion. I'm committed to addressing the needs that matter most — maintaining our infrastructure, enhancing public safety, supporting local businesses, and creating more opportunities for residents of all ages to be involved. In the meantime, I will continue my own personal endeavors consisting of the Period Positivity program for the young ladies and women, clothing and food giveaways and adopt a family during the holidays.

I look forward to working with my fellow council members and the people of Red Lion to ensure that our Borough continues to grow

Aleksa Keithan- Born in August 1989, I'm originally from Mountain Top, PA. I moved to York County in the fall of 2007 to attend college and settled in Red Lion shortly after graduating in the spring of 2009. I've proudly called the borough home ever since. I married in 2010, and my spouse and I are raising two boys who attend the Red Lion Area School District. Much of my time has been devoted to ensuring they grow into respectful, curious, and motivated learners—well-prepared for their futures.

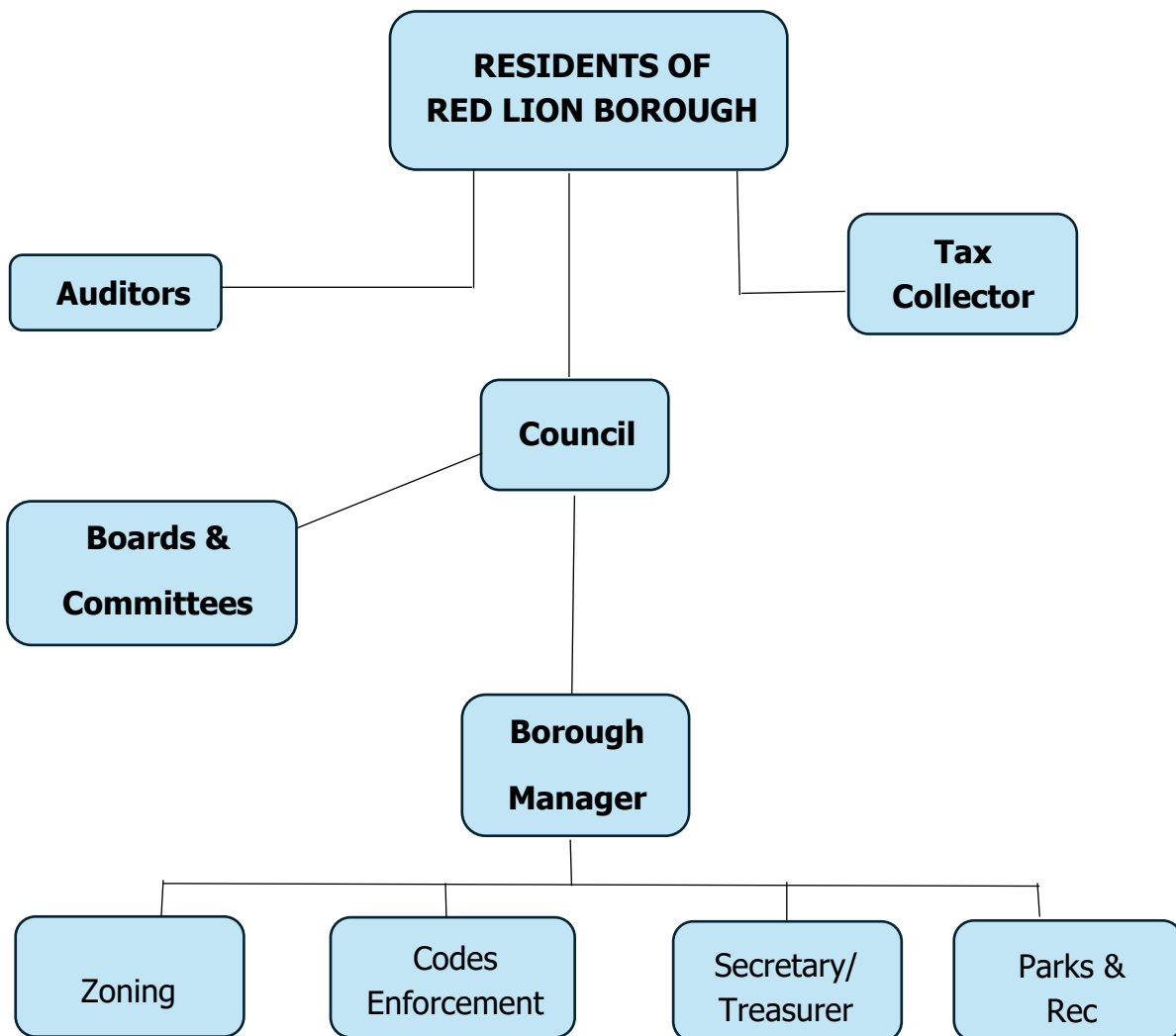


## **Chris Minnich- Council Member**





## Organizational chart



## **Boards & Committees**

**Red Lion Borough Council maintains six subcommittees comprised of three council members each. These subcommittees include:**

Public Safety  
Parks & Recreation  
Municipal Services  
Public Works  
Economic Development, Economic Development  
Administration

**Red Lion Borough Boards are comprised of volunteer members that advise the council.**

**These Boards include:**

Zoning Hearing Board  
Recreation Board  
Economic Development Committee  
Planning Commission



## **Budget Purpose**

The purpose of Red Lion Borough’s budget is to provide the Borough Council—the community’s governing body—with a structured plan for allocating resources to achieve the Borough’s goals and priorities for the coming year. The budget also serves as the Borough’s legal authorization to allocate funds during the fiscal year for designated purposes.

In essence, the budget acts as a financial blueprint, illustrating how limited resources are distributed among competing needs and community priorities. It also functions as an operational guide for Borough staff, directing how funds should be expended in alignment with the public’s interests.

This Reader’s Guide clarifies the format and content of the document, and provides context to help readers navigate it. Its purpose is to make Borough finances more transparent and understandable to all stakeholders—including Council members, staff, taxpayers, business owners, and residents.

Readers are encouraged to view this guide as a high-level summary of the Borough’s financial position and municipal services. The 2026 Budget was developed over a period exceeding six months and underwent multiple rounds of review to ensure both accuracy and fiscal responsibility. With the introduction of a newly established Capital Budget, it has been determined that additional funding will be required to adequately plan for future road repairs and facility maintenance needs.

## **Budget Overview**

The overall 2026 budget includes a 1 mil increase with \$2.8 million in revenues, \$2.4 million in operational expenditures, and \$422,726 in capital revenue for future expenditures.

The tax increase in the General Fund will facilitate the maintenance and improvement of public safety service to include road repairs and necessary improvements throughout the Borough.

## **Message from Borough Manager**

Nov.6, 2025

I am pleased to respectfully submit the 2026 Red Lion Borough Budget to the Council, Mayor, and the citizens of Red Lion Borough. This proposed budget reflects our commitment to delivering the programs and services that form the foundation of our community, while meeting the expectations of our residents and businesses.

A key priority for 2026 is addressing long-overdue roadway repairs. For many years, these projects were delayed due to high costs and competing funding needs. However, postponing repairs is no longer sustainable, as both costs and road deterioration continue to escalate. This budget takes decisive action to ensure our infrastructure receives the attention it deserves.

We have also made significant strides in improving budget development and spending practices. Beginning in 2026, Red Lion Borough will work toward establishing a true capital reserve account dedicated to the maintenance, repair, and replacement of Borough assets. This forward-thinking approach represents an important shift toward long-term financial stability and efficiency.

To meet rising costs in public safety, road maintenance, property upkeep, and other essential services, this budget includes a 1-mill increase in the general fund. While we recognize that any increase is a serious consideration, this adjustment is critical to maintaining the high-quality services our community expects and deserves.

Despite economic challenges, including inflation and inconsistent revenues, this administration remains committed to responsible stewardship and transparency. We will continue to make thoughtful, and sometimes difficult, decisions to ensure a strong fiscal foundation for Red Lion Borough well into the 21st century. These decisions may not always be popular, but they are necessary to protect and enhance the quality of life for our 6,400 residents.

Thank you for your continued support and partnership as we work together to build a stronger, more resilient Red Lion Borough.

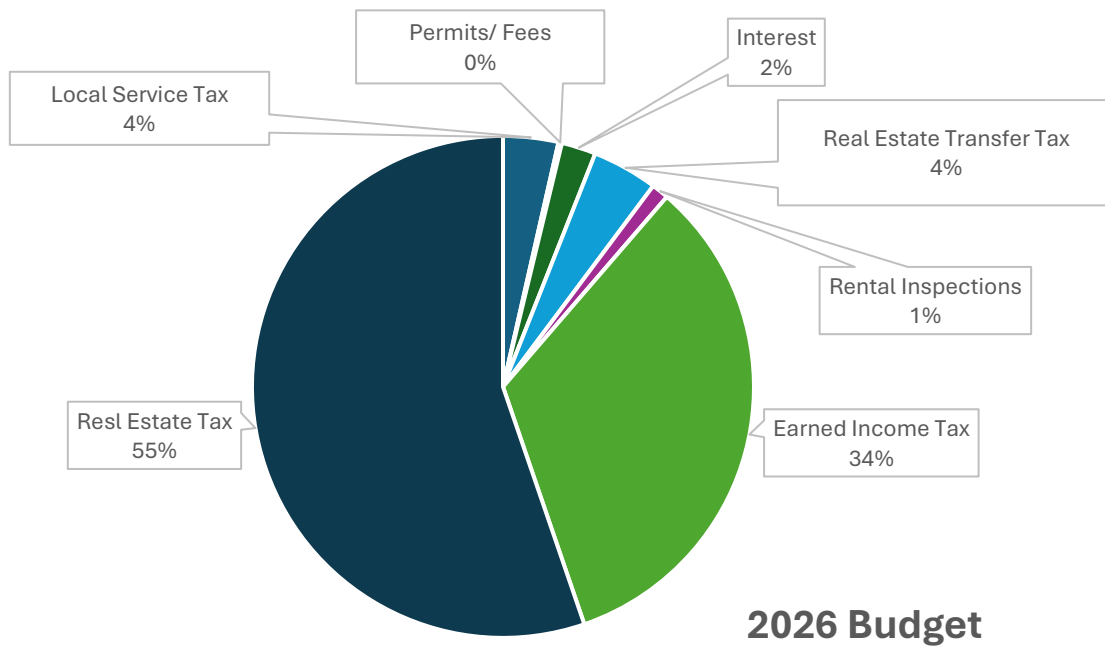
Very truly yours,

Michelle Poole

## Understanding Real Estate Taxes

### Revenue:

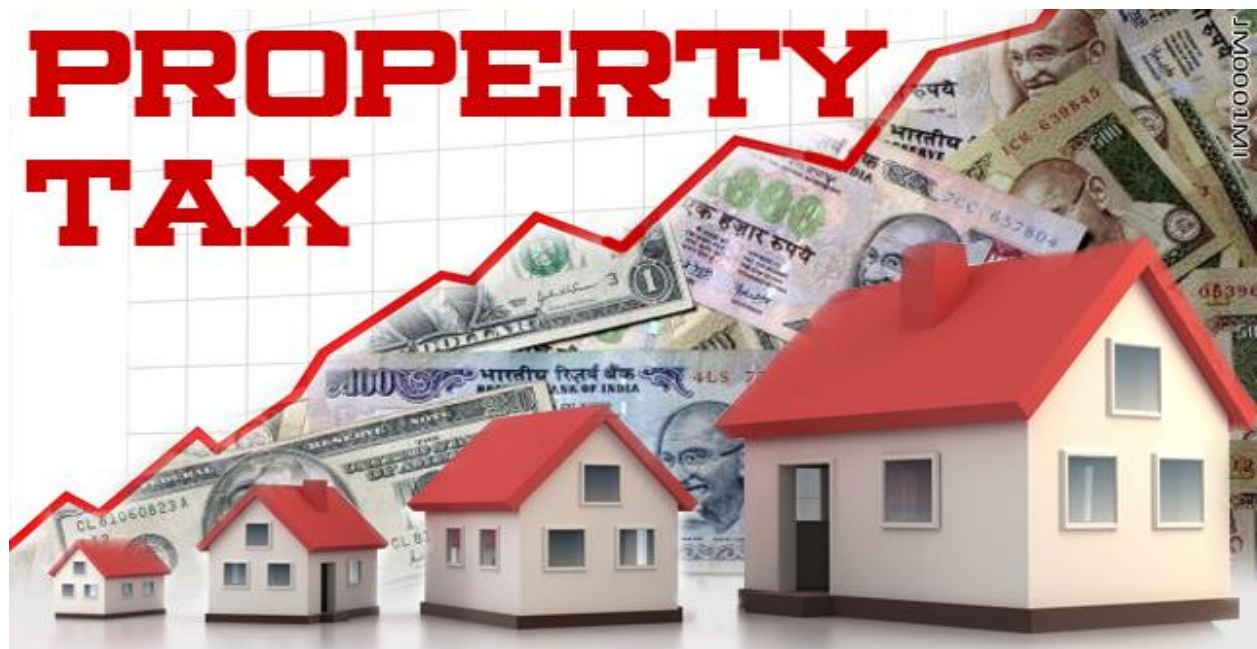
The Real Estate Tax represents the largest source of revenue in the General Fund, totaling approximately \$1.2 million, followed by the Earned Income Tax at \$600,000. Other significant revenue sources include the Real Estate Transfer Tax, Local Services Tax, interest earnings, permits and fees, and revenue from rental inspections reinstated in 2025. Total General Fund revenue for 2025 is projected at \$2.5 million, with an increase to \$2.8 million budgeted for 2026. This growth is primarily attributed to higher real estate tax collections.



Revenue	2025 Budget	2026 Budget
Local Service Tax	\$ 80,000.00	\$80,000.00
Permits/ Fees	\$ 9,000	\$5,000.00
Interest	\$ 5,750.00	\$50,000.00
Real Estate Transfer Tax	\$ 95,000.00	\$95,000.00
Rental Inspections	\$ \$00.00	\$25,000.00
Earned Income Tax	\$ 750,000.00	\$752,500.00
Real Estate Tax	\$ 980,000.00	\$1,244,000.00

## **Expenditures:**

Expenditures in the Red Lion Borough 2026 Budget are projected to meet or exceed \$2.4 million. Any surplus funds will be allocated to the newly established Capital Budget Plan. The current budget provides \$422,726 for this initiative—an amount below the anticipated need; however, it serves as an initial investment. The Borough aims to identify cost-saving measures within operating expenditures to increase future contributions to the Capital Budget.



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## **How are Real Estate Taxes calculated:**

All real estate taxes within the Borough are levied based on the millage rate. One mill represents 0.1% of a property's assessed value. For example, a property assessed at \$100,000 would incur an additional \$100 in annual taxes for each one-mill increase. The Borough's General Fund millage rate has remained unchanged since 2009. As of October 2025, a one-mill increase in Red Lion Borough is projected to generate approximately \$249,910 in additional revenue.

## Planned 2026 Projects

- **Franklin St and Country Club Rd storm water & road repair**  
Replacing the piping and storm drain boxes along both Franklin and Country Club Rd. Repair the road surfaces when complete to include ADA ramps.
- **Road repairs**  
Engineering has begun to determine the most needed road repairs and we are to begin bidding out these jobs in 2026
- **N. Charles Street bridge repair**  
Applied for grant funding to repair Charles St bridge making it safer for driving.
- **Continued MS4**  
MS4 is a required mandate from the DEP (Department of Environmental Protection) as part of the Pollution Reduction Plan.
- **Equipment replacement**  
Utility bed truck, zero turn mower, and a roller
- **Fairmount Park**  
Apply for grant to make park improvements.



# 2026 Budget

## Income

01-301-100 Real Estate Tax - Current Year	1,244,000.00
01-301-300 Real Estate Tax - Delinquent	10,500.00
01-301-500 Fire Tax	99,600.00
01-310-100 Real Estate Transfer Tax	95,000.00
01-310-210 Earned Income Tax - Current	600,000.00
01-310-220 Earned Income Tax - Prior	152,500.00
01-310-510 Local Service Tax	80,000.00
01-310-700 Mechanical Device Tax	1,900.00
01-321-100 Liquor License	1,100.00
01-321-610 Transient Retailers	500.00
01-321-730 Yard Sale	100.00
01-321-800 Cable Television Franchise	50,000.00
01-322-800 Street and Curb Permits	2,500.00
01-331-110 Vehicle Code Violation	25,000.00
01-331-120 Ordinance & Statute Violations	15,000.00
01-341-100 Interest on Investment	50,000.00
01-342-200 Rent of Community Building	10,000.00
01-352-530 Grants	0.00
01-354-000 State Capital Grant	0.00
01-355-010 Public Utility Realty Tax	2,000.00
01-355-120 Foreign Casualty Insurance (MMO)	33,000.00
01-355-130 Foreign Fire Insurance (Vol Fire Co)	32,000.00
01-361-310 Zoning Hearing Fees	1,500.00
01-361-530 Subdivision, Zoning, and Codes Enforcement Fees	1,000.00
01-361-540 Engineering Review & Site Ins Fee	700.00
01-362-400 Rental Inspections	25,000.00
01-362-410 Building, & Zoning Permits	5,000.00
01-362-470 Dumpster Permit	700.00
01-363-100 Sidewalk Repairs from property owners	0.00
01-363-210 Parking Meters	15,000.00
01-363-520 Other Service Reimbursements	1,000.00
01-364-500 Recycling Fee	35,000.00
01-364-700 Grants (Recycling)	8,000.00
01-368-100 Insurance Premiums & Dividends	5,000.00
01-368-300 Misc	100.00
01-389-310 Employees Contributions	0.00
01-391-100 Sale of General Fixed Assets	1,000.00
04-341-100 Interest Earned on Investments	
04-341-200 Interest Local Government Trust	
04-367-111 Rec Athletic Programs (Cheer, Softball)	1,500.00
04-367-113 Rec Leisure Education	1,200.00
04-367-114 Rec Playground Programs	20,000.00
04-367-117 Rec Bower Building Rental	3,500.00

04-367-120 Rec Pavilion rentals	1,500.00
04-367-121 Rec Special Events	7,000.00
04-367-125 Rec Billboards	1,000.00
04-367-127 Rec Suds and Songs	15,000.00
04-367-129 Food Truck Friday Income	500.00
04-367-130 Breakfasts	600.00
19-341-200 Interest Local Gov't Trust	
35-355-050 Liquid Fuels distribution	178,986.65
Sales	
<b>Total Income</b>	<b>\$ 2,834,486.65</b>

## Expenses

01-402-100 Bank Charges & Fees	2,500.00
01-402-110 Council Salaries	10,800.00
01-402-111 Mayor's Salary	1,800.00
01-402-112 Manager's Salary	78,000.00
01-402-113 Codes/Zoning Officer Salary	116,480.00
01-402-115 Admin Salaries	92,700.00
01-402-155 Admin Health Insurance	86,861.00
01-402-157 Admin Dental Insurance	2,650.00
01-402-158 Admin Life Insurance	2,720.00
01-402-159 Admin Vision Insurance	600.00
01-402-161 Admin FICA	23,000.00
01-402-162 Admin Unemployment Tax	6,000.00
01-402-164 Meetings & Conferences & Training	7,000.00
01-402-210 Office Supplies	2,500.00
01-402-211 Postage	5,000.00
01-402-212 Office General Expenses	1,500.00
01-402-213 Computer Expense	35,000.00
01-402-311 Accounting & Auditing	15,000.00
01-402-313 Engineering	50,000.00
01-402-314 Legal (Solicitor)	30,000.00
01-402-321 Telephone (Boro Offices)	6,000.00
01-402-341 Advertising	6,500.00
01-402-342 Printing	3,000.00
01-402-351 Surety & Fidelity Bonding	1,500.00
01-402-361 Dues & Subscriptions	1,500.00
01-403-100 Tax Collector Wages	3,500.00
01-403-161 Tax Collector FICA	270.00
01-403-200 Tax Collection Supplies	1,000.00
01-403-430 Tax Refunds	
01-409-361 Municipal Building Electric	6,000.00
01-409-362 Municipal Building Gas	3,500.00
01-409-364 Municipal Building Sewer	300.00
01-409-366 Municipal Building Water	1,000.00

01-409-375 Leo Center Expenses	3,500.00
01-409-376 Parking Lot Expenses	350.00
01-410-132 Crossing Guards	6,000.00
01-410-133 Parking Enforcement Wages	22,000.00
01-410-161 Parking Enforcement FICA	1,100.00
01-410-371 Repair Traffic Signals	10,000.00
01-410-372 Parking Meters	41,000.00
01-410-500 Dog Enforcement & SPCA	6,000.00
01-411-241 Hydrant Rental	20,000.00
01-411-242 Hydrant Repair	20,000.00
01-411-480 Repairs & Maintenance to Property/Buildings	24,000.00
01-411-500 Fire Tax Distribution	99,600.00
01-411-511 Foreign Fire Insurance	32,000.00
01-411-540 Fire Contribution (Workers comp)	13,000.00
01-414-300 Zoning Other Services and Charges	2,000.00
01-414-314 Zoning Legal Services	12,500.00
01-414-341 Economic Development	2,000.00
01-415-100 Emergency Management Expenses	1,500.00
01-430-111 Public Works Salaries	417,500.00
01-430-155 Public Works Health insurance	128,000.00
01-430-157 Public Works Dental insurance	4,400.00
01-430-159 Public Works Vision insurance	800.00
01-430-161 Public Works FICA	30,000.00
01-430-162 Public Works Unemployment Compensation	3,500.00
01-430-210 Public Works Uniforms	3,500.00
01-430-213 Public Works Drug and Alcohol Testing	1,200.00
01-430-220 Public Works Utilities	14,000.00
01-430-241 Public Works Materials and Supplies	20,000.00
01-430-243 Public Works Gas & Oil	30,000.00
01-430-244 Public Works Vehicle Repairs	31,750.00
01-430-360 Public Works Minor Equipment	3,000.00
01-430-364 Public Works Sewer	800.00
01-430-365 Public Works Water	1,200.00
01-430-700 Public Works Capital Purchases	
01-430-710 Trail Maintenance (Walk/Bike)	2,000.00
01-432-200 Snow & Ice Supplies Highway Maint	50,000.00
01-433-200 Highway Maint Signs Supplies	20,000.00
01-433-300 Highway Maint - Other Services & Charges	3,200.00
01-434-300 Street Light Repairs	3,500.00
01-434-361 Street Light Electricity	60,000.00
01-434-362 School Flashers	2,500.00
01-435-000 Sidewalks and Crosswalks	
01-436-200 Storm Drain Supplies	3,500.00
01-438-200 Road Maintenance Supplies	20,000.00
01-438-600 Road Maintenance Capital Construction	
01-439-700 Road Construction Capital Purchases	
01-451-111 Recreation Director Salary	32,418.00
01-451-161 Recreation Director FICA	2,500.00

01-451-162 Recreation Director Unemployment Tax	700.00
01-452-111 Custodial Salary	7,500.00
01-452-361 Community Building Electric	5,000.00
01-452-362 Community Building Heat	6,500.00
01-452-363 Community Building Water	1,000.00
01-452-364 Community Building Sewer	500.00
01-452-700 Community Building Capital Expenses	
01-454-250 Park Repair and Maintenance	20,200.00
01-454-360 Park Electric	4,500.00
01-454-364 Park Sewer	1,500.00
01-454-365 Park Water	2,500.00
01-454-700 Park Capital Expenditure	
01-455-226 Rec Cleaning and Maint Supplies	1,500.00
01-456-364 Library Sewer	500.00
01-456-365 Library Water	1,200.00
01-456-500 Library Contribution	
01-457-200 Supplies & Special Events	1,000.00
01-457-300 Employee Appreciation	4,000.00
01-457-500 Contributions, Donation Grants & Subsidies	0.00
01-484-100 Safety	1,000.00
01-484-101 Worker's Comp	20,350.00
01-484-200 Pension (PSAB / MMO)	172,000.00
01-486-351 Property Insurance	28,000.00
01-486-352 Liability Insurance	44,000.00
01-489-000 Misc Expenses	5,000.00
01-492-350 Transfer to Highway Aid Fund	178,986.65
04-452-161 Recreation Staff FICA	2,500.00
04-452-300 Summer Camp	1,000.00
04-452-313 Leisure Education	2,000.00
04-452-314 Recreation Staff Wages	37,000.00
04-452-315 Special Events	21,000.00
04-452-317 Bowers Pav Expense	2,500.00
04-452-322 Billboards	0.00
04-452-323 Rec Cheerleading	2,500.00
04-452-324 Suds	20,000.00
04-452-326 Food Truck Fridays	400.00
04-452-362 Bowers Building Gas	1,200.00
04-452-500 Bowers Pav Electric	700.00
04-452-620 Nitchkey Electric	525.00
04-462-660 Portable Toilet Rentals	3,000.00
Other Business Expenses	
04-452-700 Recreation capital purchase	
Total Other Business Expenses	
Total Expenses	<u>\$ 2,411,760.65</u>
Net Operating Income (capital budget)	<u>\$ 422,726.00</u>