

RED LION BOROUGH COUNCIL MINUTES
Monday, April 14, 2025

Members present

Cindy Barley
Tony Musso
Brady Greer
Dennis Klinedinst
Mark Holloway
Evan Hiester

Others present

Michelle Poole, Borough Manager
Mayor Gene Lau
Jeff Shue, Engineer
Brett Patterson, Public Works
Mike Craley, Solicitor
Bryan Pomeraning, Public Works
Amanda Runkle, Secretary/Treasurer
Jay Nolt, Zoning

Visitors

Ki & Howard Groh
Jordan Ilyes
Jen Dettinger

LuAnn Hildebrand
Chris Nauta

Ryn Miller
Aleksa & Justin Keithan

1. The meeting was called to order at 7:00 PM. Pastor Jay opened with prayer followed by the pledge to the flag.
2. Approval of March 3, 2025, work session minutes: Mr. Klinedinst made a motion to approve; Mrs. Barley seconded. All were in favor; motion carried.
Approval of March 10, 2025, council minutes: Mr. Heister made a motion to approve; Mrs. Barley seconded. All were in favor; motion carried.
3. 214 N Franklin St.- Jordan Ilyes requested approval of updated As Built plans, release of bonding money and complete the work to finalize. Mr. Shue confirmed the plans are in accordance with what was agreed to at a previous council meeting. Mr. Holloway made a motion to release ½ of the funds to Jordan in the current account; Mr. Musso seconded. Mr. Heister and Mrs. Greer not in favor, motion carried with four (4) council members in favor.
Justin Keithan, 83 N Main St. asked how the repairs get done if Jordan does not complete as requested. Mrs. Barley and Mr. Musso advised there would be a lien on the property.
Locust Lane- Jordan is in favor of one way but would request parking parallel on that street along with adding sidewalk where the stones currently are. Concern with parking per Mrs. Barley would be residents backing out of their garages.
4. Zarfoss Building- Jordan has project under contract currently, but the issue is going to be parking. His current idea is to add parking to the basement of the building (approx. 30 spots) and would like to partner with the borough for the public parking lot currently in use by creating a 99-year lease, purchase or an easement for the property. The current plan is 28 apartments and two (2) store front boutiques or retail spaces. Mr. Klinedinst is for selling the parking lot to Jordana and Mr. Musso requested we table for further discussion at the next work session meeting. Jordan has already requested a variance on parking through the Zoning Hearing Board. Mr. Holloway asked that Jordan create some multiple-choice proposals. Mr. Heister noted that public parking is limited now in the town, and he would hate to see that parking lot removed. Mrs. Barley feels that dividing the public lot can be a messy disaster. Concerns from Atty Craley included using the entire 1st floor for all commercial, but Jordan stated more residential is needed to promote the commercial facilities and Atty Craley also confirmed the flooring is not stable enough on the 1st floor to add any parking there. Atty Craley also stated that when studies are done, the main concern of the residents is parking in Red Lion, but when we gave them a parking lot, they do not use it. One thing we promised Jordan is that we would evaluate the ordinance requirements for the improvements he is doing based on what he could prove to us with data from Franklin Street Social. Jordan has been speaking to the owner of the yellow house across the street from the social to purchase or “trade” for possibly more parking.
Aleksa Keithan, 83 N Main St., asked about a parking garage and Jordan replied when creating a parking garage, it would take a partnership with the Borough and each space

- in a garage is at the least \$30,000.
5. Ki and Howard Groh from Families Renewed, a non-profit that helps children and families who are homeless and assists with child abuse requests assistance from the fire police for their annual Mason Dixon Ride for Life motorcycle ride through the Borough on May 17, 2025. Mrs. Barley made the motion to approve; Mr. Holloway seconded. All were in favor; motion carried.

6. VISITORS AND PUBLIC COMMENTS-

Ryn Miller, York H-G Properties/Carriage Crossing- Property manager for Carriage Crossing requesting a stop sign at intersection of Carriage, Western and Howard.

7. **MAYOR LAU REMARKS AND RECOMMENDATIONS-** Mr. Lau was recently at the Black Cap Brewing Company and watched citizens rev their engines and use the new speed hump as a ramp.

8. **PUBLIC SAFETY** – Holloway, Klinedinst

- A. The Emergency Management report is not in yet.
- B. Fire Company report received.
- C. Ambulance report received.
- D. Fire Company Gun Raffle with a \$20,000 grand prize.
- E. Request for Fire Police assistance for graduation at Susquehannock HS on 5/30/25, Glen Rock Arts & Brew Fest on 6/7/25, Glen Rock tree lighting on 11/30/25 and Glen Rock carolers Christmas Eve. Need approval to document for Workers Comp insurance on non-emergency events. Mr. Holloway made the motion to approve, Mrs. Barley seconded. All in favor, motion carried.

9. **SOLICITOR'S REPORT**

- A. Review ordinance amendments to Chapter 15, Motor Vehicle and Traffic- Atty Craley asked which decisions have been made to amend.
 - 1. Speed limit changes to 15 MPH on Locust Lane from Franklin St to Neff St.- agreed.
 - 2. One way - Locust Lane west bound one way from N. Franklin to Neff- agreed.
 - 3. One way - Neff St in a northerly direction (downhill) from W. Broadway to Atlantic- agreed.
 - 4. Stop sign at Lancaster and Pleasant View- agreed.
 - 5. Stop sign at Western Ave, north bound at Howard St.- needs review.
 - 6. Stop sign at Church Lane, west direction at Windsor Lane- agreed.
 - 7. No parking on both side of Locust Lane from Franklin to Neff St- agreed.
 - 8. No parking on west of N Franklin St from Maple St a distance of 42 ft.- agreed.
 - 9. No parking on both side of Neff St from Atlantic Ave north to the end- agreed.
 - 10. Metered parking zone from N Franklin St on west side from Cherry St to Locust Lane- agreed.Rates plan to be changed from \$.05 for 30 minutes to \$.25 in the ordinance.
 - 11. Elm Lane – proposal of an amendment to the ordinance from 1971 that adopted it- agreed.
- B. Hours for all meters in the Borough stay as is:
 - Mon- Thur ~9 am – 6 pm
 - Fri ~ 9 am – 9 pm
 - Sat ~ 9 am – 6 pm
- C. Borough needs to amend the inter municipal agreement with the county for the UCC Appeals Board- modifying requirements to be less restrictive (education and skill set) for appointing individuals to the board. Mrs. Barley made the motion, Ms. Greer seconded; Mr. Heister not in favor, motion carried.

10. **ENGINEER'S REPORT**

- A. W. Broadway wall and lot close to completion. The special-order wood for the guide rail should be here and will be installed next week. Shiloh Paving is requesting payment of \$125,835 with a 5% retainage of \$22,750 with the additional 1-year warranty valid until 2/1/26. Mrs. Barley made the motion to pay the balance due of \$103,075, Mrs. Greer seconded. Mr. Klinedinst not in favor, motion carried.

11. **PARKS AND RECREATION** – Lau, Barley, Hiester

- A. Decision to discontinue service with CIA for park cameras for breach of contract due to cameras only being in operation 11 working days in February and 12 working days in March. Atty Craley noted the risk is being sued for the remainder, however we would make the case the cameras were not working, and they are not providing service. Mrs. Barley made a motion to allow Mrs. Poole to send a letter stating we are terminating service, Mr. Holloway seconded; all in favor, motion carried.
- B. Approval of Advantage Security proposal quote (\$4,060) for monitoring and replacement of equipment being discontinued from CIA. Mrs. Barley made the motion; Mr. Holloway seconded. All in favor, motion carried.
- C. Splash Pad discussion- Grant received 13 years ago to construct and has since served it's life according to DCNR. Due to continued expense of failed bacteria tests, sealing concrete and knee wall repair estimated at over \$150,000, DCNR has agreed we can close the splash pad and replace it with something else as long as it is recreational in use. Yearly costs to operate were determined to be well over \$15,000/ year for three months of use. Mr. Holloway made the motion to close the splash pad indefinitely, Mr. Musso seconded. All in favor, motion carried. DCNR wants public input through a survey or meeting to get ideas for what the splash pad should be replaced with.
Justin Keithan asked why funds were not put back to repair this over the years. Mr. Musso explained that in the past few years, we have spent hundreds of thousands of dollars on repairs and now we are beyond those costs with no reimbursement from the community. Mr. Lau commented that we cannot keep putting the burden of cost for the splash pad on the residents of Red Lion Borough while being used by city and MD residents.

12. **MUNICIPAL SERVICES** – Heister, Lau

- A. Garbage haulers bid options- Committee needs to sit down and create a bid option to be sent to all 3 haulers. Totes were discussed with all 3 haulers. Mrs. Barley again brought up raising taxes to residents and the Borough taking on the charge of all refuse.

13. **PUBLIC WORKS** – Klinedinst, Holloway, Heister

- A. For 2026, the hydrant flushes will be moved back two weeks to not interfere with Public Works Street cleaning.
- B. New roof and chimney repair- Lobar sent in a proposal which included state and local safety measures including OSHA regulations which we are not responsible for. Also received the estimate from Ward building, but not comparable to Lobar as they did not include details. Mrs. Barley made a motion to create a bid package for repair, Mr. Holloway seconded. Mr. Heister noted the grant that is currently available could help with the costs of these repairs. Mrs. Barley withdrew her motion and requested we separate the two repairs, get bids to do the small chimney on the community building and the roof on the shed. We should also move forward with the grant process to replace the roof and remove the chimney on the community building.
- C. Street Sweeping discussion to change the ordinance to say no parking on any street posted with temporary signs for street sweeping will be added to the motion already in the process of change. Mr. Klinedinst made the motion to make this change; Mr. Holloway seconded. All in favor, motion carried.
- D. Request for a handicapped parking space from Susan Myers of 323 W. Maple St. Mr. Klinedinst made a motion to remove spot at 327 W. Maple and replace at 323 W. Maple St; Mrs. Barley seconded. All in favor; motion carried.

Request for handicap at 621 W. Broadway and 659 W. Broadway- Mr. Klinedinst made a motion to deny these requests due to already having spots on the same block; Mr. Holloway seconded. All in favor, motion carried.

14. **PLANNING, ZONING, AND ECONOMIC DEVELOPMENT** – Heister, Holloway, Barley
- A. Refuse Ordinance amendment for multi-family dwellings. If there are more than 4 units, a dumpster will be permitted if the area is sufficient, and it can be accommodated. Mr. Heister made the motion to allow Atty Craley to draft the amendment, Mrs. Barley seconded. All in favor, motion carried.
 - B. Fire damaged property at 200 S Main St.- 202 S Main St owner, Juan Montealegre cannot contact the owner of fire residence to get repairs completed including turning water on and replacing roof. We have an Escrow account and have sent numerous letters asking what the status of repairs are. Atty Craley will review and advise what can be done with the Escrow funds at this point.
 - C. Farmers Market Application insurance requirements- Mr. Heister is requesting we remove the general liability requirements on the application. Mr. Heister made the motion; Mrs. Barley seconded. All in favor, motion carried.
 - D. Zoning hearings are scheduled for 411 S Main St for a variance on outdoor signs and 21 W Broadway for a variance on parking.
 - E. Dustin Werner contacted the Borough and is interested in being on the Economic Development Committee. If appointed, the three-year term would end 12/31/27. Mr. Heister made a motion to appoint Mr. Werner, Mrs. Greer seconded, Mr. Klinedinst, Mr. Holloway, and Mr. Musso opposed causing a tie vote. Mr. Lau advised he knows how Mrs. Lau would vote so he will break the tie with a No vote. Motion denied.
15. **ADMINISTRATION** – Barley, Lau, Klinedinst
- A. Columbia Gas gas line and meter replacement scheduled for April 16, 2025 at the Borough offices.
16. **COMMUNICATIONS** –
- A. Letter from New Freedom Borough and York Township with a resolution approving use of their Fire Police for our events.
 - B. Codorus Valley Historical Society will be in the area doing research on mills in the Red Lion Borough.
 - C. Notice of Sheriff's sale at 49 W. Gay St on August 4, 2025.
17. **APPROVAL OF BILLS**– Mrs. Barley made a motion to approve the payment of the bills. Mr. Musso seconded, all in favor; motion carried.
18. **ADJOURNMENT** – Meeting was adjourned at 9:26 pm.

Respectfully submitted by:
Amanda Runkle, Treasurer