

RED LION BOROUGH COUNCIL MINUTES

Monday, December 8, 2025

Members present

Tony Musso
Evan Heister
Brady Greer
Dennis Klinedinst
Mark Holloway
Amy Lau
Cindy Barley

Others present

Michelle Poole, Borough Manager
Mayor Gene Lau
Erick Sowers, Zoning
Samantha K Craley-Byerts, Solicitor
Mike Craley, Solicitor
Amanda Runkle, Secretary/Treasurer
Jeff Shue, Engineer
Brett Patterson, Public Works
Brian Pomraning, Public Works
Becky Gibney, Rec Dept

Visitors

LuAnn Hildebrand Chris Minnich John Brownlee Byron Trout Jordan Ilyes
Aleksa & Justin Keithan Sara Berkebile Jen Dettinger Shauntia Phillips
Members of the Alliance Fire Co.

1. The meeting was called to order at 7:00 PM, with prayer followed by the pledge to the flag.
2. Approval of November 3, 2025, work session minutes: Mr. Heister made a motion to approve; Ms. Barley seconded. All were in favor; motion carried.
Approval of November 10, 2025, council meeting minutes: Mr. Klinedinst made a motion to approve; Ms. Barley seconded. All were in favor; motion carried.

3. **VISITORS AND PUBLIC COMMENTS-**

LuAnn Hildebrand, 833 S Main St., Red Lion, PA 17356- Ms. Hildebrand again gave the explanation and history of Catharine Meyer's spelling of her name. She asked the council to review, recognize and officially vote to accept the correct spelling going forward of her name and also to review the "rules" of the Catharine Meyer award as there are many people living outside the borough lines who have positively affected the community so this should be viewed on a case by case basis.

Ms. Barley made a motion to correct the spelling going forward, Mr. Holloway seconded. All were in favor, motion carried.

Mr. Musso and Ms. Barley suggested we table the rules to the award for another session. It was suggested that if we are going to open it up and review, we should look at all of the qualifications and determine if any others need to be changed.

Justin Keithan, 83 N Main St., Red Lion, PA 17356- Mr. Keithan expressed his appreciation to Mark Holloway for taking the time while on a job, to teach, speak to and acknowledge Mr. Keithan and his children. Mr. Keithan suggested these small gestures go a long way in the minds of the children and not many people take the time as Mr. Holloway did.

4. **MAYOR LAU REMARKS AND RECOMMENDATIONS –**

Mayor Lau read the Resolution 2025-20 recognizing Joseph Yahnke as a dedicated member of the Alliance Fire Company detailing all of his accomplishments and contributions stating he is respected and admired by many.

Joseph Yahnke thanked the residents, council, and the team he works with daily.

Mr. Holloway made a motion to approve Resolution 2025-20, recognizing Joseph Yahnke, Ms. Barley seconded. All were in favor'; motion carried.

5. **PUBLIC SAFETY**- Holloway, Klinedinst

- A. Emergency management report is in and reviewed.
- B. Fire company reports are in and reviewed.
- C. Ambulance report is in and reviewed.
- D. Mr. Holloway noted that the ambulance report from Jan-Nov 2025 had 117 psychiatric calls which is a pretty big number.

6. **SOLICITOR'S REPORT**

- A. Atty. Craley did not have a chance to get the "Mass Public Assembly" amendment completed so he requested we hold that over to next month.
- B. Transient Vendor Ordinance- Mr. Heister questioned if the multi-vendor event for profit states each vendor needs a permit- Atty Craley noted there is a definition for multi-vendor but asked if council would suggest or like any changes. None were stated and it was reminded the fee schedule states the cost to each vendor.
Mr. Heister made the motion to advertise the new transient vender Ordinance as it was sent from Atty Craley, Ms. Barley seconded the motion. All in favor except Ms. Lau who was a no; motion carried.
Parking Ordinance- Mr. Holloway made a motion to approve the Ordinance as Atty Craley sent, Ms. Barley seconded the motion. Mr. Heister questioned the wording for blocking alleys and Atty Craley confirmed it is in said Ordinance. All in favor; motion carried.
- C. Atty Craley asked Scott Gingerich from the Alliance Fire Station if the closing of station 42 (East Prospect) would impact them and Mr. Gingerich the stations will share the slack so it will increase the calls going forward.

7. **ENGINEER'S REPORT**

- A. 2026 Road Bidding- Mr. Shue plans to have the bids presentation in January 2026 to open in February 2026. His plan is to include the Franklin St/ Country Club storm/ sewer in this same bid to help defray the costs with one contractor.
- B. Franklin St. ADA ramp needs installed on the opposite side of the Franklin St social and we may be able to include that as well into the bidding. Mr. Klinedinst stated he walked that on Thursday afternoon and feels it is a waste of \$8,000 since you either go up the hill to private residence or down the hill to the rail trail. This will need to be reviewed and discussed next month. Ms. Greer asked if council had considered doing a multi-year contract to get a better rate on the bids since we have a list of roads. Mr. Shue advised this could be good or bad because you are locked in rates. Mr. Heister and Ms. Runkle noted this may not be possible since we do not know status of funds for years going forward. Mr. Shue stated ADA required by regulations, but the Red Lion policy states we must replace as we improve streets so this could be done in response to the new crosswalk on the other side with Franklin Street Social or we could not do it since we are not repaving the street.

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

- A. Ms. Lau stated the Santa Breakfast was held on Dec.6. The additions this year included carolers, fruit, and apple juice. She suggested for future breakfasts to have a senior citizen discount or possible military veteran's discount. The total collected was \$605 total with 44 free meals, 28 meals aged 6-12 and 82 meals for ages 12 and older. We spent \$252.22 with a profit of \$352.78.
- B. Storytime with Santa will be held on Dec.14 from 1-2:30 pm and the Craley's are donating cookies for that event. We currently have 50 people registered. April from the daycare is going to read the story and the library never responded to the event when they were asked to assist.
- C. Ms. Lau made a motion to approve the rec fee schedule with the changes including an

increase in the recreation classes, revised the food truck payment to eliminate the % of sales and some simple wording changes. Ms. Barley seconded the motion. All in favor; motion carried.

- D. Ms. Lau made a motion to proceed with the planning of Fairmount Park with DCNR recommendation, Ms. Barley seconded. Ms. Greer and Mr. Klinedinst were a no vote, but the others in favor; motion carried.
- E. Mr. Heister noted that there was Santa letters sent in in appreciation of the breakfast, so he thanks all involved with this event.

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

- A. Mr. Klinedinst made a motion to approve the Intermunicipal agreement with York Township and Windsor Township to allow the pump station to be removed and Resolution updating Act 537 plan. Mr. Heister seconded the motion, all in favor; motion carried.

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

- A. Ms. Greer made a motion to collaborate with LTAP to develop a Local Road Safety Plan (LRSP) after Ms. Poole gave an explanation of what they will do on Jan 13, Mr. Heister seconded the motion. Mr. Klinedinst made the statement that he feels the Borough should straighten things out in house including the stop sign ordinances that have never been approved, before bringing an outside company in. All in favor; motion carried.

11. **PLANNING, ZONING, AND ECONOMIC DEVELOPMENT** – Heister, Holloway, Barley

- A. Byron Trout presented the Final Land Development plan for 601 W Maple St. (Troy Leiphart's property) with the Planning commission's approval. He confirmed Mr. Shue reviewed the plans, wrote revisions that were needed to include combining the lots, a new deed, signatures of persons responsible, landscaping issues which are no longer being done, a planning module, storm water management, waivers, surety bond estimate and lighting which he assured council this will be or was since completed. York County Planning Committee only requested new copies, and a surety estimate will be provided for review and approval.
Mr. Heister made a motion to approve the waiver of the preliminary plan, Ms. Barley seconded. All were in favor except Ms. Greer; motion carried.
Mr. Heister made a motion to accept the plan subject to all of the comments in CS Davidson letter being addressed, Ms. Barley seconded. All in favor except Ms. Greer; motion carried.
- B. Jordan Ilyes is requesting a waiver of the Land Development Plan for the previous Keener Kitchen site. He noted he has taken care of the previous safety concerns to include a new roof, totally new framing and new roof on the back side where the holes were. Building where the roof had caved in is now almost taken down. He presented the planning commission with the new plans and since it is timing sensitive for funding, he is requesting said waiver to get permits to continue. Mr. Ilyes stated he appreciated Mr. Sowers in getting the permit for him in one day for demo and also that his plans for this project should not be an extremely high impact like Franklin Street Social. Mr. Shue advised a Land Development Plan is usually completed when you are changing traffic, storm water or parking and he doesn't sound like any of that is being done. Mr. Shue noted the idea of a subdivision plan is very wise to join the properties as one and is suggested. The use per Mr. Ilyes is 57 rental apartments and some smaller businesses within the facility. Mr. Holloway stated he is glad to see another blighted property turned around and he appreciates Mr. Ilyes. Ms. Greer reminded council about the utility consumption to include sewage and water and Mr. Ilyes advised he has already done the research, and it can accommodate this new development. Mr. Klinedinst made a motion to waive the plan for 560 Boundary Ave; Mr. Holloway seconded the motion with the consideration of no division of ownership of the inside of the building. Atty Craley and Mr. Shue advised how to complete this task. All were in favor; motion carried.

Mr. Ilyes also stated he would be willing to help with the ADA ramp on the opposite side of his business at Franklin Street Social.

- C. Zoning Hearing Board scheduled for Jan 13, 2026, for 675 S Main St. auto repair, state inspection, and auto sales will be discussed at the next planning commission and will be determined if we want Atty Craley to attend meeting.
- D. Holiday Lights competition currently has 8 people signed up for this.

12. **ADMINISTRATION** – Barley, Lau, Klinedinst

- A. Ms. Barley made a motion to advertise the 2026 meeting dates; Mr. Heister seconded the motion. All in favor; motion carried.
- B. Ms. Barley made a motion to approve the 2026 budget as presented, Mr. Heister seconded. Ms. Lau and Mr. Klinedinst voted no, all others in favor; motion carried.
- C. Ms. Barley made a motion to adopt the Real Estate Tax Levy Ordinance 2025-12-5 with a 1 mil increase, Ms. Greer seconded the motion. Mr. Klinedinst voted no, all others approved; motion carried.
- D. Ms. Barley made the motion to approve the revised fee schedule of 2026 with the amendment noted in the event there is a continuation of the Zoning Hearing Board, the applicant must pay the additional advertising fees. Mr. Musso seconded, all in favor; motion carried.
- E. Acknowledgement of Police MMO report as zero.
- F. Reorganization Meeting scheduled for Jan 5, 2026, at 7:00 pm.

** Resident missed the Public Comment:

Sara Berkebile, 618 Wise Ave, Red Lion, PA 17356- Discussed the traffic speeding issues on Wise Ave previously discussed at a council meeting. She has documented dates and times where she has called on the State Police and the Kraft bus company, but nothing has helped including the digital speed meter Red Lion put on this street in an effort to slow down vehicles. Mr. Musso requested Ms. Poole call on Trooper Grothe to see if there is any police coverage we can get on this road.

13. **APPROVAL OF BILLS**–

- A. Ms. Barley made a motion to pay the bills for the month, Mr. Musso seconded, all in favor; motion carried.
- B. Ms. Barley stated there will be a time capsule reveal from 1976 on May 2, 2026 from 1-4pm.

Executive session to discuss a personnel matter began at 8:13 pm. Executive session concluded at 8:23 pm.

Upon presentation of Real Estate Tax Levy Ordinance 2025-12-5, Mayor Lau advised that he vetoed it. In accordance with Section 3301.3.(c)(3) of the Borough Code, he made the following statement as to his objections and his reasoning for the veto:

Mayor Lau stated “I do not want to consistently put the problems of the Borough onto the people of the Borough. York County is going to raise the taxes, Josh Shapiro is going to tear us up, Medicare is going to go up, and I disagree with putting all these increases onto the backs of people. That is my whole concept. The council can override me, but on the way out the door, I am going to say no and disagree with a tax increase. Next month new people will be coming in, and it will be passed any way”.

Atty Craley advised council needs to schedule another meeting which needs to be advertised and held within 10 days. Mayor Lau asked if he had to be there. He states he wanted tonight to be the end for him. Atty Craley advised he did not since the action to be taken will be a vote by Council to override the veto. The special meeting has been scheduled for Dec.16, 2026 at 6 pm. Atty Craley noted that 5 votes are needed to override the veto, if you do not get the 5 votes you start over with the budget and must complete a new tax ordinance or resolution, and the next meeting must also be advertised. It was also reiterated the 2025 millage rate was 4 mil with .5 fire tax and the increase is for 5 mil with .5 fire tax. Mr. Holloway questioned the mil increase to the larger

businesses in the Red Lion Borough.

Meeting was adjourned at 8:34 pm.

Respectfully submitted by:
Amanda Runkle, Treasurer