

**Red Lion Borough Council Meeting Minutes**  
**Monday, November 11<sup>th</sup>, 2024**

**Members present**

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

**Others present**

Dan Shaw, Borough Manager  
Michelle Poole, Asst. Borough Mgr.  
Mayor Gene Lau  
Engineer Jeff Shue  
Samantha Craley, Solicitor  
Mike Craley, Solicitor  
Brett Patterson, Public Works  
Stacy Myers, Recording Sec'y

**Visitors**

Patrick Hollingshead  
Ed Pearson  
Rev. Kathleen Kuehl  
Michael Chrzanowski

Aleksa Keithan  
Kristine Cousler-Womack  
Tina Frutiger

Becky Gibney, Parks & Recreation  
Sandra Graham  
Jenn & Anna Dettinger

1. The meeting was called to order @ 7:00pm. This being Veterans Day, Mr. Musso thanked all veterans present tonight, for their service. Rev. Kathleen Kuehl from St. James offered a prayer followed by the pledge to the flag.
2. **Approval of Meeting Minutes**
  - Mr. Klinedinst made a motion to approve the October 7<sup>th</sup>, 2024 Work Session Minutes; Mr. Hiester seconded. All were in favor; motion carried.
  - Mr. Hiester made a motion to approve the October 14<sup>th</sup>, 2024 Meeting Minutes; Mr. Klinedinst seconded. All were in favor; motion carried.
3. **Visitors & Public Comment**—the following addressed Council:
  - Aleksa Keithan, 83 N. Main Street, asked when the last traffic study was done through town. With the influx of traffic, especially on North Franklin Street or near any other multi-unit buildings, it's bringing more traffic into town. Also, could the faded crosswalks in town be repainted? Mr. Klinedinst said crosswalks on North & South Main were repainted, and he'd like to get more money budgeted to repaint more. PennDOT conducted a study years ago, but Mayor Lau stated pedestrians must be vigilant. The traffic in the square is terribly busy, and motorists aren't always courteous or watching for pedestrians. Jeff Shue said we can obtain a traffic count from YCPC or PennDOT (for State roads) but that won't really tell us anything. We can't change the volume of traffic, but N. Franklin will be researched once Franklin Social is open & operating. Signage & certain measures to help control the traffic influx may be researched at that time. Many neighboring communities which are adding residences are contributing to the traffic in Red Lion which we can't control.
4. **At this time, 7:10pm, the Public Hearing opened** for the Zoning Ordinance Map Amendment of the SLCL Anderson property located at 20 E. Prospect Street. Atty. Anderson & her brother were present for the hearing. Both the Borough's Planning Commission & York County Planning Commission have submitted comments and recommended approval to rezone this property from the Industrial Zone to either Residential Town or Residential Outlying. Public Comment was heard:
  - **Mark Holloway asked if this property has building rites?** *Atty. Craley stated there are no building rites or dwelling rites in the Borough. Whatever fits on the property & whatever is permitted by Ordinance is allowed.*
  - **What's the difference between RT & RO?** *Residential Town (Section 304) would offer more uses than RO (Section 303) because of the types of dwelling units allowed (in or near town vs. the outlying areas). Council believes RT would conform better to the properties surrounding it.*
  - **Aleksa Keithan**—She believes Residential Outlying would be more appropriate with the school beside it. *The properties on one side of Church Lane is RT while the school & the other side of Prospect is RO.*
  - **Ed Pearson**—Personally, wouldn't it matter what the use was going to be for the property before it is rezoned? *Mr. Musso made note of everyone who made it from Delaware to address Mr. Pearson tonight.*

Mrs. Barley made a motion to rezone this parcel from Industrial to Residential Town; Mr. Musso seconded. Motion carried 4-3 with Mr. Heister, Ms. Greer & Mr. Holloway opposing. Mr. Klinedinst, Mrs. Barley, Mr. Musso & Mrs. Lau voted in favor. Public Hearing closed.

5. **Visitors & Public Comment continued:**

- **Kristine Cousler, 14 S. Park Street, Dallastown** resident is a Council member at Grace Lutheran Church in Red Lion. It was recently learned vendors for the church's fundraiser would need to pay a \$10 fee in order to purchase a transient merchant license & sell their wares. If the fundraiser is taking place on the church's private property, why would this license be necessary? Grace Lutheran has held Christmas bazaars for years without needing their vendors to pay a fee. They have contracts with their vendors, ask them what they're selling and ask them to sign a liability waiver.

Kristine met with Michelle Poole today who said the Ordinance (enacted in 1975, amended in 2022, 2023) states any vendor (even non-profits) who keep their profits, are required to pay the fee & obtain this license. In the event they're caught without the license, they could be fined up to \$1,000 or spend time in jail. Kristine said a few vendors have dropped out of the fundraiser already because of this. She spoke to other organizers who were unaware of the fee/transient license requirement & are afraid they will also lose vendors. Evidently this Ordinance hadn't been previously enforced. Mr. Musso said anytime anyone comes into a Borough to make a profit, they must obtain this license. The church is non-profit, but the vendors are not.

Kristine said Dallastown has a vendor license but enforces it for door-to-door sales and those on public property or sidewalks, not those on private property. She has been part of numerous bazaars throughout the year (at churches, legions, etc.) and there is no requirement of this. She read the license application and, while she agrees with some of the items on it, she believes others are outdated and should be revised. Council agreed that it should be updated because of its inconsistencies. Kristine stated it's a bit like government overreach when an event held on private property/residences is patrolled by the Borough. She also believes this may stifle sales for Borough businesses. Mayor Lau stated his agreement with Kristine on the principle of government overreach in this case. Mrs. Lau said Borough staff are only enforcing what they have. She agrees Planning & Zoning need to work on revising the license application, but she asks for patience with the staff as they work with what Council approves.

Atty. Craley stated the definition for Transient Retail Merchant is sort of broad for some of the reasons Kristine mentioned. He suggests the Planning, Zoning & Economic Development Committee review and update it as necessary.

- **Becky Grim, 550 Crestwood Dr., Red Lion Elks** was present to also discuss the transient license & fee requirement as the Elks' Christmas bazaar is approaching. Her vendors have already paid for a space at the bazaar, now she must ask them for more money. Mr. Musso asked why it's OK for the church or Elks to charge a fee for a vendor space, but the Borough can't charge for a license? Kristine said the church uses their proceeds for electricity, use of facilities, publicity, gathering volunteers, etc.

Becky requested a reprieve from enforcement of the transient license application & payment of the fee just until the end of the year, at which time, the application can be revised.

Mrs. Barley made a motion to waive the requirement for the fee and transient license for events sponsored by charitable organizations through to January 1<sup>st</sup>, 2025; Mr. Hiester seconded. Motion carried, 4-3 with Mr. Musso, Mr. Klinedinst & Mr. Holloway opposing. Mrs. Barley, Mrs. Lau, Mr. Hiester & Ms. Greer voted in favor.

Kristine & Becky thanked Council for this decision & are on board with it. Going forward, they can let their vendors know ahead of time about the required fee/license.

- **Ed Pearson, owner of 70 Summit Lane** stated he is in favor of commerce in the Borough, but since the neighboring businesses have opened, cars have been parking on his private property. Atty. Craley said unless those cars are impeding traffic, PSP can't tow cars. Since the cars are parked on Ed's private property despite signs prohibiting it, he would need to have to pay to have them towed away.

6. **Mayor Lau's Remarks & Recommendations**—Mayor Lau stated three things: 1) We should all be appreciative of veterans, 2) God Bless America, and 3) He's thankful to all the "garbage" who showed up on Election Day to exercise their right to vote.

7. **Public Safety**—Mr. Holloway reported:

- EMA Report was distributed.
- Ambulance Report was distributed.

- Fire Company Report was distributed. The fact that some of the fire calls reported as serious events, but end up not, is disheartening. Fire personnel & equipment respond for nothing which is sad. Alliance's gun raffle fundraiser went well, raising \$74,600.

Mr. Klinedinst said if Alliance sees limbs or trees that need to be trimmed, contact Codes Enforcement.

8. **Solicitor's Report**—Atty. Craley had nothing additional to report.
9. **Engineer's Report**—Jeff Shue reported, as a follow up from last week's discussion on the West Broadway municipal parking lot retaining wall, that approval (in terms of the legal matters) was received to allow the change to be made and the contractor stated there will be no additional cost associated with the change. Jeff said this will allow for a better product in the end.

Mr. Klinedinst made a motion to approve the changes to the West Broadway municipal parking lot retaining wall with the understanding that the barricades are put back. Atty. Craley said the motion should be to approve the changes presented by Jeff Shue, and the barricades can be discussed later. Mr. Klinedinst disagreed & withdrew his motion.

Mrs. Barley made a motion to approve the changes to the West Broadway municipal parking lot retaining wall as presented by Jeff Shue; Mr. Musso seconded. Motion carried with Mr. Klinedinst opposing.

10. **Parks & Recreation**—Mrs. Lau reported:
  - **Splash Pad repairs**—Brett & Mr. Musso gave an update on what was previously thought to be an expensive repair to get this operational. Two of the spouts that had been capped off for 2 years don't **need** to be repaired but if Council wants to, Public Works can tear out the old concrete & Restuccia gave an estimate of \$2,200 to replace with new concrete. Brett's concern with this is that if the leak isn't in that area, they will need to trace it back to the pad. Brett gathered other costs for necessary repairs that include: 4 new doors (to replace rusted doors) for \$8,200, coating/sealing for the whole pad, the cement entrance to the Splash Pad, the pavilion (inside the pad) & bathrooms, for an estimated cost around \$44,000. Sealing everything will alleviate the safety & bacteria concerns that staff/Council had. If we must use prevailing wage, it would increase the project by 20%. Estimate total is around \$60,000-\$65,000 but still well below the budgeted amount Council was expecting.
  - **Sidewalk repair discussion** was held while at the park. Gravel walkways were considered as a Phase 1 project with Phase 2 replacing the gravel with sidewalk, but Mrs. Lau believes it would be wiser to conduct complete sidewalk replacement in sections with those in worse disrepair being first rather than laying gravel.
  - **Breakfast with Santa**—Dec. 7<sup>th</sup> from 8:30-10:30am.
  - **Santa on the fire truck through town**—December 7<sup>th</sup> (after the breakfast)
  - **Santa's Shanty**—Friday, 12/6 from 6:30-8:30pm, Sunday, 12/8 (afternoon, possibly 2-4pm), Friday & Saturday, 12/20 & 12/21 from 6:30-8:30pm.
  - **Halloween Parade**—Becky will have a spreadsheet of revenue/expenses at the December meeting.
  - **Michelle reported** the award recognizing our summer camp program for being one of the best employers of the summer will be presented this week by ARC.

11. **Municipal Services**—Mr. Klinedinst reported:

- Trash bills will increase by \$5.79/quarter due to the tipping fee increase from the landfill.
- Water bills will increase by 1.75%
- RLMA staff is at a pumping station (Prospect Street) tonight to repair a motor failure.

12. **Public Works**—Mr. Klinedinst reported:

- A resident on Summit & Ivy Drive has branches at the curb. Branch collection was supposed to be done, but Mr. Klinedinst requested those be cleaned up.
- Excess Public Works equipment to be sold on Municibid—Mr. Klinedinst made a motion authorizing Brett Patterson to post the equipment for sale; Mr. Holloway seconded. All were in favor; motion carried.

13. **Planning & Zoning**—Mr. Hiester reported:

- Planning Commission continues to work on revisions to the Zoning/Sign Ordinance.
- Zoning Hearing is scheduled for December 10<sup>th</sup> (6pm) to act on a Special Exception for a two-family conversion at 540 S. Main Street, submitted by Joshua Vickrey. The Planning Commission will hear this at their November 18<sup>th</sup> meeting & recommend either their approval or denial to the ZHB.

### **Economic Development**

- They have 6-7 benches to be donated, locations to be announced. Of note, benches were previously placed along the Red Lion Mile and were vandalized/broken within a year.

- Farmer’s Market planning for next year is in the works. Vendors will be contacted & announced.

14. **Administration**—Mrs. Barley reported:

- Catherine Meyer Award recipient for 2024 is Mike Adams. Congratulations, Mike!
- Council approval is needed on the Collective Bargaining Agreement for Public Works staff. Those employees have already approved the agreement, although there were some verbiage changes necessary regarding **new employees’** insurance for spouses if insurance is available at their spouse’s place of employment. The current employees can keep their spouses/families on the Borough insurance even if coverage is available at the spouse’s employer. This change would only affect new employees as of January 1<sup>st</sup>, 2025. Also remove contract verbiage that states “these provisions are applicable for all Borough employees regardless of membership in the Bargaining Unit”. Union representatives, present tonight, were agreeable to these revisions without going back through the process. More discussion was held. Mrs. Barley made a motion to approve the Collective Bargaining Agreement; Mr. Musso seconded. All were in favor; motion carried.
- 2025 Budget—Mrs. Barley made a motion of preliminary approval of the 2025 Budget; Mr. Klinedinst seconded. Motion carried with Ms. Greer opposing.
- Advertising the 2025 Budget—Mrs. Barley made a motion to advertise the 2025 Budget for public viewing; Mr. Klinedinst seconded. All were in favor; motion carried.
- Preparation of Ordinance for tax increase, as the fire tax will be increased from .3mils to .4mils for the Fire Department. Mrs. Barley made a motion authorizing Atty. Craley to draft the Ordinance; Ms. Greer seconded. Motion carried with Mr. Klinedinst opposing.
- Payment in the amount of \$48,012.30 to Shannon A. Smith, Inc. (electrician)—Council needs more information on this, so action is being tabled until December when Joe Mulá can offer more details.
- Borough was notified by Columbia Gas that the building needs a larger gas line & a bigger meter at a cost of \$4,930.60 to the Borough. Action is being tabled until December until Joe Mulá can offer more details.

15. **Communication**—a Thank You note for the Borough’s donation was received from Golden Connections.

16. **Approval of bills**—Mr. Klinedinst made a motion to approve the bills; Ms. Greer seconded. All were in favor; motion carried.

17. **Adjournment**—With no further business before Council, Mrs. Barley made a motion to adjourn the meeting @ 8:58pm. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary