

**Red Lion Borough Council  
Meeting Minutes  
Monday, July 10<sup>th</sup>, 2023**

**Members present**

Cindy Barley  
Amy Lau  
Tina Frutiger  
Muriel Slenker  
Dennis Klinedinst  
Tony Musso

**Others present**

Dan Shaw, Codes/Zoning  
Jeff Shue, Engineer  
Mike Craley, Solicitor  
Samantha Craley, Solicitor  
Mayor Gene Lau  
Brett Patterson, Public Works  
Stacy Myers, Recording Sec'y

**Visitors**

Bob Frutiger  
John Krantz  
Jordan Ilyes

John Brownlee  
Evan Heister  
David Hartman

Becky Magnani  
Eric Johnston  
Chris Caba

1. The meeting was called to order @ 7:00p.m. Everyone observed a moment of silence followed by the pledge to the flag.
2. **Approval of Meeting Minutes**
  - Mrs. Frutiger made a motion to approve the June 5<sup>th</sup>, 2023 Work Session Minutes; Mrs. Barley seconded. All were in favor; motion carried.
  - Mrs. Frutiger made a motion to approve the June 12<sup>th</sup>, 2023 Meeting Minutes; Mrs. Barley seconded. All were in favor; motion carried.
3. **Visitors & Public Comment**—the following addressed Council:
  - **David Hartman, 264 W. High Street** stated, since the David Edwards building was renovated into very nice apartments, Cherry Street has become very busy with traffic. With the Cherry Street mini-storage units opening soon, it may add to the traffic volume. He asked if a traffic study or parking restrictions were planned for that area. In addition, with cars parked on N. Franklin, it creates a sight restriction when vehicles are pulling onto Franklin from Cherry. He believes the residents of the apartments are parking there instead of in their designated spaces. Jordan Ilyes, owner/developer of the Red Lion Table Co. was present tonight & said he's aware of that problem & has notified his tenants about it. He also plans to email all his tenants, especially once the brewery opens, asking them not to park on Cherry Street, which isn't wide enough to accommodate parked vehicles. The Borough may need to install "No Parking" signs to deter Cherry Street parking, but a study to justify the width of the street is necessary first, followed by passing an Ordinance.  
Mrs. Frutiger made a motion authorizing Jeff Shue to conduct the necessary study on Cherry Street; Mrs. Slenker seconded. All were in favor; motion carried.  
Mr. Hartman also asked if Western Avenue (southern section, going South from W. High) could have parking space lines painted. Mr. Musso said Borough staff is making their way around to do this on Borough roads, but Public Works' staff is currently down 3 employees. They will hopefully get to that area this Fall. Mr. Hartman thanked Borough Council.
  - **Chris Caba, Senior Transportation Planner of York County Planning Commission**, gave Council an overview of their 2025 TIP Program (Transportation Improvement Program). YCPC is made up of 9 departments, one of which is the Transportation Department. They're revisiting all 72 municipalities to introduce this program, as well as YAMPO (York Area Metropolitan Planning Organization) whose Coordinating Committee makes all final decisions regarding funding & projects done in York County. Also introduced was YAMPO's Core Transportation Planning Documents, one of which is the long-range transportation plan. This LRTP consists of over 20 years' worth of long-range projects. Other transportation documents were introduced, as well as funding categories of TIP. From 2023-2026, 116 York

County projects have been programmed, totaling \$192million. Road maintenance, including asset & bridge maintenance, is probably the largest projects they see. Safety improvements, traffic congestion, biking & pedestrian infrastructure & public transit also have available funding.

Funding, both flexible & non-flexible, comes from the State & Federal government. So, regarding safety, the funding YCPC gets for Highway Safety Improvements can only be used for safety projects that have a positive cost benefit ratio (an intersection, etc.). Flexible funds can be moved around & used for different things.

Projected for 2025 TIP, YCPC is expecting to get \$202.6million, of which \$120million will go towards “carryover” projects on the 2023 TIP that couldn’t get completed.

Of the \$202.6million, only \$48million will go towards new projects. \$35million is for new road maintenance projects, \$3million for new bridge projects, \$4million for new safety, \$3million for new congestion/air quality & \$1.4million for new biking/walking.

There are a few drawbacks to using TIP to fund projects, such as more required permitting, a longer timeline & overall higher costs. For all municipalities who have new projects for the 2025 TIP, YCPC will hold meetings for Public Works, Council, Management, etc. to discuss. A formal comment process is planned for June 2024. Feedback is needed from municipalities on problem areas & what they believe can make them safer.

Mayor Lau asked Chris about the possibility of connecting small communities, such as Red Lion to Dallastown or Windsor to Red Lion, to allow people to bike or walk, rather than drive. Chris said YCPC just approved a bike & pedestrian plan for York County, which connects a lot of those areas, whether by biking, hiking, etc. These are corridor improvements that are being planned.

Mrs. Barley asked about the funding opportunities for municipalities. Chris said some of them require a local match, but a lot are state & federally funded only & those are larger projects that a municipality may not be able to do on their own. Projects involving sidewalks, ADA & intersection improvements can be combined into one collective project. There are also reimbursement programs available for walking/biking trails right now. Any further questions can be directed to Chris via YCPC’s website.

- **Jordan Ilyes was present to discuss a new project at 214 N. Franklin Street.** It will consist of 88 high-end residential units + 5 retail spaces, which he hopes will consist of a salon, an art studio, a cigar bar, a humidor/speakeasy type of space, and a food court/food hall that will be kid friendly.

The Red Lion Table Company building is fully leased. The coffee shop will have a soft opening for residents only, but once open to the public, it will be every day, 7am-noon. Black Cap Brewery plans to open in a month or so.

Jordan said 40 extra parking spaces (for the Commercial uses) are available at the Cypress lot, which is currently unlit. He would like to get lighting in that lot, along with the space between Cypress lot & his building. He asked if the Borough was able to get a light pole on Cypress Lane, but he will do his part as well.

Per the plan, Jordan said the 214 N. Franklin has a lot more available parking than the last with 243 spaces. It will also be private & gated for the tenants. If Franklin can be curbed & widened, Jordan wants to add parallel parking in the front. As discussed at Planning Commission (where he obtained conditional approval), Jordan is proposing to widen Locust Lane also.

Mr. Craley said nothing specifically related to this plan is listed on tonight’s agenda; however, since Jordan is listed on the agenda as a visitor, Council can discuss the waivers only.

There will be a few other Waivers that can be resolved on staff level, but Jordan wanted to get Council’s thoughts on the following:

- 1) Widen Locust Lane—with proposed increase in traffic, this “lane” will begin to function as a minor street. Ordinance requires a minor street to be 32’ wide, but Jordan is proposing to widen to 22’.
- 2) Ordinance also requires a 50’ right-of-way, but that isn’t possible in this case. Jordan is proposing 28’ total.
- 3) A minor street typically has curbing, but Locust Lane will not have curbing. Eric Johnston & Jordan made it clear that Locust Lane will be improved so all stormwater runoff will go on Jordan’s property, nowhere else. Borough Council had no objections to the above proposed waivers, but no formal action was taken on them, nor the plan. Jordan also mentioned Aero Energy’s pumping station located directly across from Red Lion Table Company. He spoke to the owner, who is agreeable to Jordan doing improvements on that lot in order to allow more parking, especially for his commercial uses. He believes he can create 18 additional spaces which would help alleviate parking issues on Railroad Lane, where some vehicles have been vandalized even though it’s public parking. Jeff & Dan can work with Jordan because we want to encourage off-street parking, wherever possible.
4. **Mayor Lau’s Remarks & Recommendations**—Mayor Lau said the July 3<sup>rd</sup> fireworks & July 4<sup>th</sup> Car Show were very good. He heard good feedback about both. Mr. Klinedinst suggested Mayor Lau look at the Borough’s storm drains. We need to keep the streets cleaner than they are. Mr. Klinedinst also believes vehicles parked along N. Main Street are not being ticketed when meters are expired. Mrs. Lau said some of the meters are so cloudy, they can’t be read. Those could be replaced. Mayor Lau will take note of the N. Main Street meters in front of the businesses, to ensure meters are being fed. Regarding a new kiosk at the Municipal Lot, Becky Magnani will research proposals from different companies, as the current company is not giving the Borough what they’re asking for or what is needed.
5. **Public Safety**—Mrs. Slenker reported:
  - EMA Report has been received.
  - Fire Company Report was emailed to Mrs. Slenker later during tonight’s meeting, which she’ll forward to Council.
6. **Solicitor’s Report**—Mr. Craley prepared Resolution 2023-07-2, permitting alcoholic beverages in the parks, parking lots & recreation grounds when the Borough has an event or when Borough Council expressly authorizes it. Mrs. Barley made a motion to adopt Resolution 2023-07-2; Mrs. Frutiger seconded. Motion carried, with Mr. Klinedinst opposing.
7. **Engineer’s Report**—Jeff Shue reported:
  - Work on 2023 road work continues. Borough staff mentioned improvements needed on Railroad Lane (behind Sign of the Horse, between Broadway & First Avenue). Base repair had been included in the road contract for such needs as this. The unit that was bid included stone & 2 courses of bituminous material, but that’s not necessary in some areas, so the contractor has lowered the unit price from \$63/sq.yd. to \$50/sq.yd. A Change Order for this reduction will be received. If there are other areas that staff recognizes as needing attention, Council will be made aware.
  - Concept plan & layout for the amphitheater’s new location was discussed. Parking, including ADA was discussed, along with seating spaces, K-block walls, steps, etc. Not as much site grading will be required due to the grade of this new location; however, 5-10 trees will need to be removed, but this will create a great use for this property.
8. **Parks & Recreation**—Mrs. Lau reported:
  - July 3<sup>rd</sup> Fireworks & July 4<sup>th</sup> Car Show went well. Mrs. Frutiger reported \$2,196 was raised from the car show.

- Council asked for a spreadsheet showing income & expenses for the Suds event. Mrs. Lau will ask Meredith for that. She also believes it would be helpful, going forward, to include contact information for each person/business who worked the event. Overall, a lot of positive feedback was received from this event.
  - Multi-cultural event & Great American Campout got rained out, unfortunately.
  - Summer Camp is going well.
  - Next Food Truck Friday will be Friday, July 21<sup>st</sup>.
  - Field hockey clinics are going well & there was a lot of participation in girls' softball this year.
9. **Municipal Services**—Mr. Minnich was not present tonight. Mr. Klinedinst reported:
- There has been a decrease in the number of delinquent water payments & shutoffs since increasing the reconnection fees.
  - July 12<sup>th</sup>—Mr. Klinedinst, along with John Krantz & Gary LaTulippe are meeting with a rep regarding solar panels.
  - Plans for a new cement water tank are continuing & Mr. Klinedinst hopes it will be completed by end of 2024. The Fairmount Park tank needs to be drained down in order for it to be painted, so the new tank will be needed while the Fairmount one is out of service.
  - The aging sewer force main at Country Club Rd. is to be tested in order to know how soon a replacement will be needed.
  - A new generator is needed at Greenbranch. Grant money is being sought for this & other RLMA projects.
10. **Public Works**—Mr. Klinedinst reported:
- A handicapped parking space request will be before Council in August.
  - Money for the skid loader has been received.
11. **Planning, Zoning & Economic Development**—Mrs. Barley & Dan Shaw reported:
- Planning Commission Meeting will be held Monday, July 17<sup>th</sup> @ 7pm to review Troy Leiphart's plan for a building addition & outdoor storage on Maple Street.
  - The Zoning Hearing Board recently approved the mini-storage units at 267 Cherry Street.
  - Meeting at the new Borough Offices—generator is estimated to take 60-65 weeks, the 400-amp panel is estimated to take 60 weeks. Work will be done so that when these two units arrive, they can be installed at the same time. Next meeting will be held Wednesday, July 12<sup>th</sup> @ 8am. (they will be held every other Wednesday until project completion).
  - Dan also asked Council to look at Cypress Lane, where Jordan Ilyes suggested installing a streetlight. If they want to move forward with that, a Resolution would be required.
  - From June's Economic Development meeting--
    - A member of the Red Lion/Dallastown Rotary Club attended & will continue to do so, as they're looking for projects that can be done jointly. She will also begin researching grant opportunities available through Rotary. Evan Heister will research federal grant money for electric car charging stations.
    - The Municipal Parking Lot is now on Google Maps.
    - The possibility of a Farmer's Market was also discussed. Mr. Klinedinst knows of 3 Amish families looking for a location to sell their produce, etc., so more on this will be discussed/researched.
12. **Administration**—Mrs. Frutiger & Mrs. Barley reported:
- Pension—staff & some Council members discussed increasing the multiplier for the pension in an effort to bring Red Lion's pension benefits in line with neighboring municipalities. It's currently 1.18 & has been that rate for well over 10 years. Mrs. Barley said an actuarial study was done at 2.0 to see how it would affect the budget. Approx. \$90,000 would be required to fund that rate. Approx. \$60,000 is received from the State for the pension, so the other

\$30,000 would need to come from the budget. This year, the money put aside to hire an Assistant Manager is still available since no one was hired for that position.

Mr. Musso said Red Lion needs to be competitive with other municipalities in order to keep employees happy. Currently, this pension increase would only impact Brett Patterson, Dianne Price & Dan Shaw.

Mrs. Barley will forward the results of the study to Council once she receives it.

Atty. Craley suggested having someone from PSAB come to discuss pension data from municipalities of comparable size and to answer any questions. Mrs. Price can call PSAB to see if they can attend the next Work Session.

Mr. Musso wants Council to keep in mind, taxes will, most likely need to be raised in 2024.

13. **Communication**—nothing additional to report.
14. **Approval of bills**—Mrs. Barley made a motion to approve the bills; Mrs. Slenker seconded. All were in favor; motion carried.
15. **Council recessed to Executive Session @ 9:12pm** to discuss Arthurlee litigation.
16. **Council reconvened @ 9:37pm**. Mrs. Barley made a motion to accept Option #2 of Eric Brown's recommendations, which is to accept remand from Commonwealth Court back to Judge Menges & await the results of Navarro & Wright completing their plan. Mr. Musso seconded. Motion carried, 5-1, with Mr. Klinedinst opposing.
17. **Adjournment**—With no further business, Council adjourned @ 9:38p.m.

Respectfully submitted by:

Stacy Myers, Recording Secretary