

Felton Borough, York County ~ Council Meeting
Monday, April 6, 2026

Meeting Date and Time: Monday, April 6, 2026 at 6:30 pm at the Felton Borough Office located at 88 Main Street, Felton Pa.

Council Members present: Gary Martin, Zac Klock, James Vergo, Sherry Arnold, John Trout, Dan Green and Jordan Keeny and Mayor Bryan McManus

Other present: Scott Gingrich of Alliance Fire & Rescue, Brently Keeny, Lori Allen, Officer Piccolo of NHTPD, Christine & Matthew Wert, Robin Turner, Krista Green, Holly Rider, Dave Gembe, Leonard Petrovich (6:42PM), and Joy Flinchbaugh, Borough Secretary.

Opening: Gary Martin opened the meeting with the pledge allegiance to the flag at 6:30 pm.

Public Comment: None.

Approval of Minutes: A motion to approve the March 2nd council meeting minutes was made by James Vergos and 2nd Sherry Arnold. The motion passed without opposition.

Approval of Treasurer's Report: A motion to approve the treasurer's report with the following additions GF: The Landscape Co \$600 dirt for ballfield, Sharon Wolfe \$320.59, LEAF \$66.50, NH Twp Police \$2312.00 was made by James Vergos and 2nd by John Trout. The motion passed without opposition.

Called to be on the agenda: Christine Wert was present to discuss her situation with having chickens. They were given notice that they had to remove their chickens because they don't have .25 acre of land. Their property is .22 of an acre. They did remove the chickens but would like to be able to get the 3 back that they kept as pets. Dan Green did some research as to what is an allowable amount of land for a chicken and found that 12 sq ft is sufficient space. A motion to allow 128 Main Street to have 3 chickens and the council may revisit the ordinance to make any necessary changes was made by James Vergos & 2nd by Dan Green. The motion passed without opposition.

Police: North Hopewell Police – Officer Piccolo

- Officer Piccolo was present to report on March's activity which is as follows: There were 23 contacts of which 17 were calls for service, 6 traffic stops with 1 citation issued, 3 written warnings and 2 verbal warnings given.
- They are still following school buses during their routes and looking for red light runners.
- Now that trout season is in, fishermen are asked to obtain permission from property owners before venturing onto private properties.
- Also, be kind to your neighbors. With no questions for him, Officer Piccolo left the meeting at 6:40 pm.

Alliance Fire and Rescue – Scott Gingrich, Chief

- Scott Gingrich reviewed the March & 1st qtr. fire reports with the Council which are as follows: There were a total of 100 calls for the month and 5 were in Felton Borough. During the first quarter there were a total of 270 calls and 13 were in Felton Borough.
- The new engine is at Glick in Lancaster and will be arriving soon. They will be selling the old one once they have any bugs worked out of the new one.
- Gun Raffle tickets will be coming soon.
- Volunteers are always needed and are getting harder to find and keep.
- Rentals are increasing which helps offset the fundraising measures they must do.
- John Trout thanked them for their assistance for his oven fire.

Solicitor – Memo

- **Truck Restriction Ordinance** - We are waiting for an update from the Borough regarding its discussion with PennDOT and Chanceford Township regarding signage. We are ready to move this matter forward thereafter.
- **JVI Group, Inc.** – Change Orders and Requested Payments. We are in the process of reviewing the letter prepared by your Engineer. That review should be completed soon. After we provide feedback to him, he should be able to finalize and transmit the letter on your behalf.
- **Refuse Contract, ends December 31, 2026.** We provided a typical time schedule for preparing bid specifications previously to the Borough Secretary. We would typically begin the process of updating the bid specifications during the summer so the advertisement and bid process can be implemented in the early fall. Please let us know if there are any issues or concerns, we should consider as we begin to update the Specifications.
- **13 Maul Avenue.** We provided assistance with a detailed letter regarding the proposed improvements to this Property and the interplay with applicable law.
- **Right to Know Requests.** We have reviewed and assisted with several responses this past month. We have been assisting the Borough Secretary in trying to address a number of Complaints with regard to harassment as well.
- **Municipal Ballgame,** WellSpan Park, May 15, 2026, 5:30 p.m. Invitations were e-mailed.
- **Collection Report** – The report was reviewed by the council. A motion to file a lien against 297 Main Street for unpaid refuse and engineering fees was made by Sherry Arnold and 2nd by Zac Klock. The motion passed without opposition.

Engineer – Byron Trout of Gordon Brown

- Covid 19 ARPA Grant Red Lion Ave Stormwater – Byron drafted the Letter to JVI that Jeff is currently reviewing. There have been complaints about water run off at 62 Red Lion and 2 Main Street. The Council wants Byron to meet with them to find out the issues and have any issues resolved before final payment is made.
- Transportation Alternatives Set-Aside Program – Main Street / Church Avenue Sidewalks – nothing new to report
- Maul Avenue Bridge Replacement - nothing new to report

Code Enforcement & Zoning Officer – Jeff Koons Memo

- 128 Main Street – final notice was sent.
- 352 Main Street – Nothing further is being done at this time. Leonard Petrovich mentioned that he is having trouble with his neighbor who he says is throwing things over his fence at the animals. The police have been notified.
- Complaint from High Street resident was handled.
- 52 Main Street installed a parking area not as per their permit. Notice was sent to the property owner. They need to have a barrier installed so they can not back out onto Main Street.

SEO – Adam Anderson now at James R. Holley & Associates

- Citation filed against 1 property for not having system pumped in 2025
- Flagged report for pump failure & repair was sent to Adam to look into.

Floodplain Administration –

- **13 Maul Avenue** – Mr. Walther returned his signed and notarized letter agreeing to multiple inspections and copies of all receipts to show that he staying under the total cost of Substantial Improvement. Joy inspected the home and he will be starting the remodel soon and will notify Joy of ongoing inspections.

- **2 Beaver Street** – Another inspection from his insurance company is showing the house didn't shift from the accident. He is waiting on the report from the inspector he hired.
- **Shed permit for 23 Maul Avenue** – the shed is to be placed in an AE flood zone. Notice was sent as to what measures need to be taken in order to place it there.

Old Business:

- **Local Share Category 4 2024 & York County Open Space Marcellus Shale Grant** – Playground parking lot –the cameras have been installed at the office and the park / playground ones will be installed soon.
- **Street sweeping in 2026** updated price scheduled for April 9th – Brett Shoffner turned in a corrected cost of \$2790 for 2 sweeps per year, \$1395 each sweep. A motion to approve the corrected estimate was made by James and 2nd by Sherry. The motion passed without opposition.
- **Charles Street Tractor and trailer restriction sign** – Chanceford Twp's attorney is going to work with Jeff to get the ordinances prepared.
- **NIMS** – site is still down.
- **Maul Avenue Bridge** – Dirt and Gravel Low Volume Road Grants are not an option for the project because of the amount of stream bank work that needs to be done in conjunction with the bridge replacement and the conditions do not allow for that. Joy will continue to look for funding.
- **Road closed signs** – Joy is working with Sherry to get the correct type of signs and barriers.
- **Accessory Building Height** – Zoning Ordinance: James did not have a chance to send out his suggestions on changes but will do so before the next meeting. Jordan mentioned that 25' height would be a good amendment.
- **Point of contact for issues with roads, bridges, parks** – Joy provided the council with a list of contacts. Jordan mentioned that she will help John with the Borough parks and playground.
- **Flood elevation Benchmarks found** – Gordan L. Brown found 3 flood elevation benchmarks on the Borough's bridge. They provided a map of the locations that can be used by the residents of the Borough.

New Business:

- **Ambulance report**- there were 5 calls in the Borough in March and they were all handled.
- **Shrewsbury Borough, Red Lion Borough & Stewartstown Borough Fire Police Requests** – A motion to approve the request was made by James and 2nd by Zac. Sherry abstained because she is a member of Alliance Fire & Rescue. The motion passed without opposition.
- **Liberty Tree planting** April 11, 2026 at 13 Church Avenue pavilion – tree is being planted on Saturday. Alan of River Rock is preparing the hole for that tree and also planted a new tree here in the Memorial Garden free of charge. He also provided a quote of \$250 to plant 3 redwoods and 2 black gum trees by the Borough's new parking lot at the playground. A motion to accept the estimate for tree planting was made by John and 2nd by Jordan. The motion passed without opposition.
- **Kids Only Trout Fishing** – April 11th & 19th
- **Possible land purchase for Borough parking** – John Trout has been in conversation with Brett Shoffner & another resident who owns some land across from the Borough's Parking Lot to see if we could possibly purchase some additional land for parking.
- **Approval of Voting Delegate for and Alternate for PSAB Conference** – Joy will be attending the Boroughs Conference in June and needs to be approved to vote for the Borough.

A motion to appoint Joy Flinchbaugh as the voting delegate at the PSAB conference was made by James and 2nd by Sherry. The motion passed without opposition.

- **Church Lane property corner marked** – When Gordan L Brown was out finding the flood elevation benchmarks, Joy asked that they mark the property corner for the Stahl's on Church Lane. The survey shows their property comes out into the middle of that lane.
- **Mowing bid** – there was only one bid received. Our previous contractor is no longer able to handle the Borough. Enfield's Property Solutions submitted a bid for \$7440 for the mowing season. This is over the budgeted amount of \$6,000. A motion to approve the bid from Enfield's Property Solutions was made by James and 2nd by John. The motion passed without opposition.
- **Liquid Fuels allotment update** – we are awaiting the Borough's allotment because the bank was changed last year and Joy did not have it updated. It has since been changed.
- **Peach Bottom Employee Fishing Event May 29-31** – Peach Bottom would like to hold their Employee Fishing Event along Muddy Creek again this year May 29-31st. A motion to approve the event was made by John Trout & Jordan Keeny. Zac Klock & James Vergos both abstained because of their employment with Constellation Energy. The motion passed without opposition.
- **Audit was submitted 3/31/26** – The auditors and Joy were able to meet with someone from DCED to confirm how the audit is being done.
- **Church Lane complaint** – A complaint from Dave Gembe was received in regards to how Church Lane was constructed and their inability to have large vehicles access their back property. After discussion of the issues the Council requested that Byron provide the Borough with confirmation that the project was done to the design. Dave also asked about having a study done on High Street where Church Lane comes out to see if yellow paint would be required to keep a safe sight distance.

Comments from Council – none

Public Comment: -

- **Matthew Wert** asked if there are any storm inlets on Main Street coming down the hill. He also mentioned that the inlet at the curve was blocked during one of the last heavy rains. James and Bryan had cleaned it out and Scott Gingrich mentioned he had cleared it out as well. Joy will get a price from Keith Pennell to have the inlets cleaned out again.
- **Leonard Petrovich** asked if any more complaints were received about his property. There have been no more received at this point.
- **Scott Gingrich** – noticed that there is a boat and other items being stored right along Muddy Creek at the Church Avenue bridge. There is a concern that they could cause a hazard in a flooding event. Joy will notify them to have it moved.

Secretary - None

Adjournment: A motion to adjourn at 8:02 PM was made by Sherry Arnold and 2nd by Jordan Keeny. The motion passed without opposition.

Borough Secretary ~ Joy Flinchbaugh