

**Felton Borough, York County ~ Council Meeting
Monday December 1, 2025**

Meeting Date and Time: Monday December 1, 2025 6:30 pm at the Felton Borough Office located at 88 Main Street, Felton Pa.

Council Members present: Mary Lader Sherry Arnold, James Vergos, Zac Klock, and Mayor Bryan McManus

Council Members absent: Gary Martin, John Trout, Mike McPherson

Other present: Jeff Rehmeyer of CGA Law Firm, Kim McPherson, Lori Allen, Vera Kywa, Ed Cuthie and Joy Flinchbaugh, Borough Secretary.

Opening: Mary Lader opened the meeting with the pledge allegiance to the flag at 6:30 pm.

Approval of Minutes: A motion to approve the November 3rd council meeting minutes was made by James and 2nd by Zac. The motion passed without opposition.

Approval of Treasurer's Report: A motion to approve the treasurer's report with the following additions GF: Wayne Smith \$800.00, Harvey's Mowing \$560.00, Comcast \$119.01, LEAF \$66.50, Klugh Animal Control \$43.20 and North Hopewell Police \$2040.00 was made by James and 2nd by Sherry. The motion passed without opposition.

Public Comment: Vera Kywa was present because of her interest in filling the vacant seat on the Zoning Hearing Board. A motion to appoint Vera Kywa to the Zoning Hearing Board was made by Mary and 2nd by James. The motion passed without opposition.

Called to be on agenda: No one called to be on the agenda.

Police: North Hopewell Police

- No one was present.

Alliance Fire and Rescue

- No one was present. Scott will send the reports to the borough as soon as possible.

Solicitor – Jeff Rehmeyer of CGA Law Firm

- **13 Maul Avenue** – Jeff has been in communication with Joy and also discussed this property with the council. The owner is seeking a variance on the Zoning and Floodplain Ordinance obligations and this will go before the Zoning Hearing Board. If the council is not in agreement with issuing a variance, they can attend the hearing to voice their concerns to the Zoning Hearing Board.
- **352 Main Street**- Jeff said he is looking to have someone else in his office handle this situation that deals with it more regularly. It is on hold until Wayne has his onsite meeting on December 15th. The council reinforced to Jeff their unwillingness to wait any longer on moving forward with enforcement because they have not complied and also brought in another building. There has been no further communication to the office or a permit for any of the structures.
- **Ordinance No. 2025-04, Tax Ordinance** – Ordinance No. 2025-04, establishing the tax rate for 2026 has been advertised and ready for adoption.
- **Collection Report** – Jeff reviewed the collection report with the council and thanked the council for allowing him to serve at the Borough's Solicitor.

Engineer – Byron Trout of Gordon Brown

- **Penn Dot Multimodal Grant Award Water Street & Moore Lane** - applied for final payment of \$3,212.29.
- **Covid 19 ARPA Grant Red Lion Ave Stormwater** - Invoiced USIC LLC for \$7600 on November 17th as per York Water Co. All punch list items from final inspection have been addressed
- **Local Share Cat 4 & Statewide Grant from 2023 for Church Lane** – Joy submitted legal fees for reimbursement and the \$936.00 was received today.
- **Local Share Statewide Grant 2024 Main Street Stormwater** – there has been no award announcements yet. Their next meeting is scheduled for January.
- **Local Share Category 4 2024 & York County Open Space Marcellus Shale Grant Playground parking lot** – this project is complete and the only outstanding item is for the grass to grow. The Maintenance Bond will cover this if there are issues come spring. Stewart & Tate has submitted their invoice for \$87,431.25 which is \$761.25 under contract amount. A motion to approve payment to Stewart & Tate was made by Sherry and 2nd by James. The motion passed without opposition. **Camera Quotes** – Joy prepared a spreadsheet with all the camera quotes on it. The only quote that has everything stored here in the office rather than having to use the fire companies WIFI and location to house the equipment is Piccone IT Consulting. Their quote is for \$10,287.00 and also includes the 2 outside cameras here at the office. We would need to add an indoor camera to be able to do away with the SimpliSafe cameras and subscription. A motion to approve the Piccone IT Consulting camera quote for \$10,287.00 was made by Zac and 2nd by Sherry. The motion passed without opposition.
- **Transportation Alternatives Set-Aside Program – Main Street / Church Avenue Sidewalks** – the borough was notified that the project is eligible for funding and has been sent onto the Statewide Project Selection Committee

Code Enforcement –

- **Updates** – Wayne provided the council with an update on the properties he has been working on. Wayne completed 2 rental inspections so far this year and has 2 more to do.
- **Jeff Koons** provided the council with the following information: Zoning and Codes enforcement for 2026 will be in the \$32 per hour range. Jeff also gets a \$10 a month cell phone allowance along with mileage to and from the property. His normal enforcement measures is that he would send a Notice of Violation explaining the ordinance/code, explain the violation and detail the penalties, giving them XX days to correct the violation. After XX days if the violation remains and if they failed to contact him, he will then file a final Notice Certified and allow XX days to correct the violation. If no response and no positive activity, he will file a complaint with the local DJ. If it is a repeated offender then he will just do the final Notice and then follow up with DJ complaint if nothing is corrected. Jeff was unable to attend tonight's meeting so Joy will ask him to attend the January 5th meeting.

SEO – Site Design Concepts

- 2 properties had items marked on their septic pump out reports and were turned over to Site Design. The communication has not been good with Site Design.

Zoning –

- The owner of 13 Maul Avenue has applied to the Zoning Hearing Board for a variance because he is doing a Substantial Improvement in an AE Flood zone and must bring the building up to current flood regulations. The council should plan to attend the hearing and voice any opposition they have for giving a variance.

Old Business:

- **Street sweeping in 2026** – no quotes have been received.
- **Details from Floodplain Management Training** – Joy said the training was well worth it and she learned a lot more information about construction and improvements in flood zones.
- **Quote for new furnace / ac unit** – The quote from Haller Enterprise for a new furnace and ac unit for the office is still \$8,800. The council reviewed the quote. A motion to approve the quote was made by James and 2nd by Sherry. The motion passed without opposition.

New Business:

- **Ambulance report** – there were 3 calls in the Borough in November. 2 were handled and the other was handled by the next due ambulance.
- **Adopt 2026 Budget** – The draft budget for 2026 has been advertised and is ready for adoption. A motion to approve the 2026 Municipal Budget was made by Sherry and 2nd by Zac. The motion passed without opposition.
- **Adopt Ordinance 2025-04 Tax Millage for 2026** – Ordinance 2025-04 sets the millage rate for 2026 at 4 mills. The ordinance has been advertised and is ready for adoption. A motion to adopt Ordinance 2025-04 Tax Millage for 2026 was made by Zac and 2nd by Sherry. The motion passed without opposition.
- **Electricity rates** – The only estimate we received from AAPI was for Constellation Energy. They said they are the best rates available. They recommend either a 36 Month at 0.07513 kwh or 48 Months at 0.07592. A motion to approve a 48-month contract with Constellation Energy was made by Zac and 2nd by Sherry. James Vergos abstained due to a conflict of interest because he is an employee of Constellation Energy. A motion passed without opposition.
- **Findings from Alliance Fire & Rescue Relief Audit** – The council discussed the findings and asked if Sherry could provide any answers. The issues seem to arise from the timing of merging the two fire companies' relief organizations into one. Joy will reach out to Scott to see if some of the Relief Members can attend in January to clarify.
- **Meeting dates for 2026** – Joy provided the council with the meeting dates for January. The council was in agreement with dates and Joy will advertise prior to the January 5th meeting.
- **Fire police request for New Freedom Borough** – A motion to approve the fire police to help with the December 6th parade was made by James and 2nd by Zac. Sherry abstains because of being a member of the fire company. The motion passed without opposition.
- **Wendy Fink event December 11th 5 – 7 pm** – This event will be held here at the office.
- **Service Awards** – At the York County Borough's Association banquet Mary Lader was given a 15-year service award, Gary Martin a 10-year service award and John a 10-year award. This is Mary and James last meeting on council and were thanked for their many years of dedicated service.

Comments from Council –

- James thanked everyone for allowing him to serve on council.

Secretary:

- Joy won ½ off PSAB conference for 2026 at YCBA banquet

Public Comment: Lori Allen mentioned that all of the ladies who have run the election for many years are not returning and the Borough should look at the location being changed to here at the office. Lori also has an issue with a car port she would like to put up. She was told that as per our Zoning Ordinance

she cannot place it closer to the road than the front wall of her house. This is an issue because of where her septic is located. Jeff Rehmeyer mentioned to her that she could submit for a variance.

Adjournment: A motion to adjourn was made by James and 2nd by Sherry at 8:46 pm. The motion passed without opposition.

Borough Secretary ~ Joy Flinchbaugh