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

Meeting Date and Time: Monday, July 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, Sherry Arnold, Dan Green, Jordan Keeny James Vergos, John Trout and Mayor Bryan McManus
Other present: Nate Smith of NHTPD, Byron Trout of Gordan Brown & Assoc, Tucker Lahr of Diamond Communications, Mark Snyder of York Water Company, Erica Luongo of HRG, Lori Allen, Kim McPherson, Krista Green, Holly Rider, Dave Gembe, Brentley Keeny, Vera Kywa and Joy Flinchbaugh, Borough Secretary.
Opening: Gary Martin opened the meeting with the pledge allegiance to the flag at 6:30 pm.

Approval of Minutes: A motion to approve the June 8th council meeting minutes was made by Zac Klock 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: Sharon Wolfe $68.10, Jeff Koons $117.02, CGA Law $5,616.50 and State Fund: Met-Ed Street Lights $707.10 was made by James Vergos and 2nd by John Trout. The motion passed without opposition.

Called to be on the agenda: Tucker Lahr of Diamond Communications called to be on the agenda to talk about a cellular tower in the Borough. They looked at the ballfield area to place a tower but unfortunately with the flood zone it would not be feasible. He would still like to find a location in the Borough. He gave an idea of the size of location needed and handed out his business card for anyone to contact him that may have that kind of location available. Tucker left the meeting at 6:40 pm. No one was present for Lower Chanceford Baseball Team representative. **Erica Luongo of HRG** was present to discuss York Water Sewer Expansion project. In January York Water purchased the sewer system in Chanceford Crossings. They plan to do away with the current lagoon system that is there and tie into their sewer treatment plant in the Borough. This project will involve placing a pumping station at the Chanceford Crossings location and pumping sewer through newly installed sewer mains on Main Street in the Borough and then expanding the current sewer treatment plant to accommodate the additions flows. York Water submitted a Planning Module of the expansion to the Borough which Byron Trout reviewed and issued comments on. Erica mentioned that the Borough does have a Mandatory Sewer connection ordinance that could require those along the newly installed sewer main to connect to the system. At this point, the Borough is looking to obtain additional information before responding to the questions in the module. An estimated timeframe for completion of the project is the end of 2028. Byron, Erica and Mark left the meeting at 7:12 pm.

Police: North Hopewell Police –

- Nate Smith reviewed the June activity report with the council. There was a total of 20 contacts in the Borough in June of which there were 13 calls for service, 7 traffic stops which resulted in 6 traffic citations being issued. They spent a total of 35.25 hours in the Borough in June which included the additional time for their presence during Celebrate Felton.
- National Night Out is one month away.

Solicitor – Jeff Rehmeyer of CGA Law Firm

- **Memorandum of Understanding Regarding Traffic Sign Installation –** CGA received comments from Chanceford Township's Solicitor and incorporated them into the MOU. The

MOU was e-mailed to the Borough on June 19 for Council review, comment, approval and signature. A motion to approve the Memorandum of Understanding with Chanceford Twp for the traffic sign installation was made by Sherry and 2nd by Zac. The motion passed without opposition.

- **Refuse Contract -** Upon input from the Borough Secretary, CGA finalized the draft Refuse Specifications. They are attached for review, comment, and approval. They are scheduled to be received and opened on August 10. Please provide your comments so we can move this matter forward. A motion to advertise the Refuse Contract was made by James and 2nd by Jordan. The motion passed without opposition.
- **Chicken Ordinance** - Per Council's request from the June meeting, CGA prepared an Ordinance Amending and Restating the Chicken Ordinance. The council reviewed the draft ordinance. A motion to advertise the ordinance for adoption was made by James and 2nd by Dan. The motion passed without opposition.
- **Cameras** – Jeff R. provided guidance to the Borough Secretary regarding video and audio recordings.
- **Right to Know Request** - CGA assisted the Borough Secretary with preparation of a response to a public record request.
- **Church Lane –** Jeff is in the process of conducting legal research and will provide findings upon completion.
- **Collection Report –** Joy will email the report since it was missed in the packet. They are not looking to do anything additional on any of the collection accounts.

Engineer – Byron Trout of Gordon Brown –

- Covid 19 ARPA Grant – Red Lion Ave Stormwater - Nothing new to report on.
    - Joy submitted reimbursement request
- Maul Avenue Bridge Replacement – LSA grant – will apply for by the end of September.
- York Water Sewer Expansion in Felton Borough – was discussed earlier.

Alliance Fire and Rescue – No one present

Code Enforcement & Zoning Officer – Jeff Koons Memo

- 2 permit approvals
- Violation letter was sent to 62/62 Main Street
- 1 rental inspection completed

SEO – Adam Anderson nothing new to report.

Floodplain Administration –

- **13 Maul Avenue** – The home is complete and Joy did a final inspection. We are awaiting the receipts backing up their quote and then the Occupancy Permit will be issued.
- **2 Beaver Street** – nothing new to report.

Old Business:

- Local Share Category 4 2024 & York County Open Space Marcellus Shale Grant – **Playground parking lot** –
    - Electric to dug outs – there was discussion on keeping the electric on the Borough's account and having it trenched over the pavilion instead of accessing the baseball team's electric. A motion to have Joy get a quote for trenching the line to the pavilion and also trenching and placing the installed line around the backstop

underground was made by James and 2nd by Sherry. The motion passed without opposition.

- **NIMS** – still working on.
- **Accessory Building Height** – Zoning Ordinance – nothing new to report.
- **Possible land purchase for Borough parking** – nothing new to report.

New Business:

- **Ambulance report** – there were 4 calls in the Borough in June of which all were handled by Red Lion.
- **Repainting of curbs** – Joy came up with an estimated 500' of curbing that needs repainted. Pennell Services estimate 10 hours at $85per hour and 6 hours at $35 per hour for a total of $1,060.00. The council would like to get other quotes. Joy will try to have them for the August meeting.
- **Trim tree in creek bed at Gazebo** – this was discussed and Bryan was asked to take a look at it.
- **York Water Sewer Expansion Project** – the Council discussed the Mandatory Sewer Connection ordinance that was put in place in 2002 when the Borough installed the sewer. They will discuss further with Jeff.

Comments from Council –

- **Sherry –** complaint about a dog leaving its property to chase her on the street. Joy will notify Jeff Koons.

Secretary –

- **Celebrate Felton Budget vs Actual** – It was a great event with more people than in the previous years. The total cost this year was $5519.42 which was under the $6,000 budget.

Public Comment: None.

Adjournment: A motion to adjourn at 8:20 PM was made by James and 2nd by Jordan. The motion passed without opposition.

Borough Secretary ~ Joy Flinchbaugh