**Felton Borough, York County ~ Council Meeting**
**Monday, June 8, 2026**

**Meeting Date and Time:** Monday, June 8, 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 and Jordan Keeny and Mayor Bryan McManus
**Council Members Absent:** James Vergos and John Trout
**Other present**: Scott Gingrich of Alliance Fire & Rescue, Chief Quinan of NHTPD, Imelda Waltemyer, Kristen Warner, Byron Trout of Gordan Brown & Assoc, Robin Turner, Anna O'Berry, Lori Allen, Kim McPherson, Lady G, Holly Rider, Dave Gembe, Mary Ellen & Ed Cuthie 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 May 4th 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 $16.15, Met-ED office $60.03, Met-ED Pavilion $25.20, Met-Ed Gazebo $24.16, Shane Fregm $150.00, Mitch Wise $150.00, Skyshooter Fireworks $2,200.00, State Fund: Met-Ed Blinking Light $24.60 was made by Sherry Arnold and 2nd by Jordan Keeny. The motion passed without opposition.
**Called to be on the agenda:** No one called to be on the agenda.

**Public Comment**: **Gary Urey** was present with Imelda Waltemyer of 48 Charles Street to discuss a water drainage issue in their backyard and their neighbor at 42 Charles Street. They are hoping to work with the Borough and the neighbor to resolve the issues. Byron said he did go look at the issue. There is a problem with a buildup of sediment and the resident at 42 Charles Streeet's yard is around 18" lower than the road. The Borough will take a look into this issue more.
**Dave Gembe** was present to ask if the well house and fence to the southwest of the lower portion of Church Lane are going to be moved. He also noted that someone parked directly on the corner of Church Lane over the past weekend. Mr. Gembe suggested that there should be yellow curbs painted. Council informed him that the wellhouse is not going to be moved.

**Solicitor –** Jeff Rehmeyer of CGA Law Firm

- **Church Lane Issues** – Jeff spoke to the Council about the open land behind Turner and Green's residences. Specifically, the legal descriptions for their properties did not connect to the legal description of an adjoining property. Further, they did not even touch the Borough right-of-way, which lies underneath and adjacent to Church Lane. Jeff suggested that they could contact an attorney to investigate the possibility of a Quiet Title Action for that land that is not in their Deeds. It could also be beneficial for the Hildebrechts to consider doing something similar with their land to the west such that the boundary lines of the Hilderbrechts, Turners, and Greens would meet. The Borough right-of-way would still exist and stay on top of the land even though only a portion of it is being utilized for Church Lane. The Borough would not propose a maintenance agreement of any type because the Borough does not own the land but only has the right-of-way that exists on it. Dave Gembe asked what happens if someone is injured by the wellhouse or the fence. It was suggested that the public should be only on Church Lane and not beyond the paving. Jeff said that liability for any injury would be based on the circumstances of the incident.

**Engineer – Byron Trout of Gordon Brown**

- **Covid 19 ARPA Grant – Red Lion Ave Stormwater** – Byron has been down during a rain event and did not observe any issues on the odd numbered side of the street. He saw that the majority of the water was coming down from the upper drains not through the yards. He is going to be contacting Penn Dot about one issue.
- **Transportation Alternatives Set-Aside Program** – Main Street / Church Avenue Sidewalks – We did not receive the grant.
- **Maul Avenue Bridge Replacement** – Byron is going to be getting someone down to look at the bridge to give a good estimate and then we will submit for a Local Share Grant in September.
- **Church Lane Boundary Line** – Byron will paint a boundary line at the upper portion of Church Lane for no cost to the borough. Byron, Imelda, Gary and his wife left the meeting at 7 PM.

**Police: North Hopewell Police** – Chief Quinan

- Chief Tim reported that there were 19 contacts in May of which there were 13 calls for service, 6 traffic stops that resulted in 4 traffic citations issued and 4 written warnings. They spent a total of 30.5 hours in May.
- National Night Out is coming up on Tuesday, August 4th.

**Alliance Fire and Rescue** – Scott Gingrich, Chief

- Scott had sent the reports into the office and Joy provided them by email to the council. There was a total of 106 calls in May of which 3 were in the borough.
- Engine is not here tonight but should be here at the August meeting.
- Gun Raffle tickets are still available but going quickly
- All of the Audit findings have been resolved and the borough should be getting an updated letter soon; they do have to pay back $2,045 for expenses where the receipts could not be located. Scott left the meeting at 7:06 PM

**Solicitor –** Jeff Rehmeyer of CGA Law Firm cont.

- **Ordinance No. 2026-01, Restricting Trucks over 25 feet in length on Charles Street.** The Ordinance has been advertised and is ready for adoption. A motion to adopt Ordinance 2026-01 was made by Dan Green & 2nd by Sherry Arnold. The motion passed without opposition. Dave & Holly left the meeting at 7:07 pm.
- **Traffic Signs -** As a result of traffic and engineering investigations for Ordinance No. 2026-01, traffic signs will need to be installed on Brownton Road which is located in Chanceford Township. We are working on a Memorandum of Understanding with Chanceford Township regarding the installation and maintenance of the signs by Felton Borough.
- **Refuse Contract.** The current contract expires December 31, 2026. There are lot of options in the draft bid based on size of containers and the number of years for the contract. Jeff asked the council to review and let him know if any changes need to made. The following is the timeline for Refuse Bid Process:
  - Proposed Draft Refuse Bid Specification Packet to be provided for the June 8 meeting. The draft was provided to the council for review. Final Draft Refuse Bid Specification Packet to be approved at the July 6 meeting. Legal notice to be sent to the Newspaper by July 7, 2026, to appear on July 13 and July 17, 2026. Bids to be opened at the August 10, 2026 Borough Council meeting. Bid may be awarded at the August 10, 2026 or September 21, 2026 meeting. Refuse Contract to be prepared after a bid is awarded.

- **Zoning Ordinance Text Amendment.** The process to amend language in the Zoning Ordinance is as follows: The Proposed Amendment is to be submitted to the Borough and County Planning Commissions. Upon receipt of comments from both Planning Commissions, the Ordinance needs to be advertised two times for public hearing and intention to adopt. A copy of the proposed Ordinance is required to be submitted to the York County Resource Center. A copy of the adopted Ordinance is to be provided to the York County Planning Commission within 30 days of adoption.
- **JVI Group, Inc –** Jeff said there has been no response to their letter. The council agreed to wait and see what happens.
- **Collection Report** – the council reviewed the report. A motion to filed a lien on 39 Red Lion Avenue was made by Sherry Arnold and 2nd by Zac Klock. The motion passed without opposition.

**Code Enforcement & Zoning Officer – Jeff Koons Memo**

- 348 Main Street – construction without a permit was handled.
- 47 Church Avenue – notice of violation for trash accumulation
- 82 Charles Street – container placement without a permit
- Rental inspections completed
- 8 Charles St – grass violation letter sent

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

- 238 Main Street – Granted extension per site visit / investigation.
- 42 Sechrist Flat Road – NOV issued for high liquid level. He had his Orenco system inspected and noted no issues. Addressed.
- 44 Sechrist Flat Road – Hearing was held on 5/26. Owner found guilty and fined. Unfortunately, the property came to the hearing with his pump out manifest dated a week or 2 after our citation. He is in compliance now and had his Orenco system inspected.
- 297 Main Street – working with hauler and owner regarding manifest noting pump not working. Seemed to be a wiring issue.
- 20 Seitz Road – Received manifests today for us to check into regarding the riser.

**Floodplain Administration –**

- **13 Maul Avenue** – Joy has been in for 2 inspections and took pictures. Will be completed soon.
- **2 Beaver Street** – nothing being done because of insurance issues.

**Old Business:**

- **Local Share Category 4 2024 & York County Open Space Marcellus Shale Grant** — Camera's update: the electric to the dugouts is owned by the baseball team. We need the electric to run the cameras in the dugouts. The borough will need to work something out to pay for our usage. There was a question on the cameras being placed in the dug outs.
- **NIMS** – The site is back online and Joy completed a 4-hour course at the PSAB conference.
- **Accessory Building Height Zoning Ordinance** – Joy provided the council with the height limits in other municipalities for their review.
- **Possible land purchase for Borough parking** – Nothing new
- **Ordinance to adopt the International Property Maintenance Code** – There was brief council discussion.

**New Business:**

- **Ambulance report** – there were 3 calls in the borough in May and they were all handled.
- **Chicken Ordinance update** – Discussion on updated the ordinance. Change wording to allow 3 chickens for those that have less than ¼ acre of land. A couple additional comments were made. Jeff made note of the changes and will provide an updated Ordinance
- **Thank you from Kaltreider-Benfer Library** for donation was received.
- **Celebrate Felton** – Joy asked for help on Sunday to clean up the ballfield. Everyone will meet at 1 pm that day.
- **YCBCA meeting on June 25th** – Picnic at Rocky Ridge Presentation by Ron Grutza & Logan Stover of PSAB – please let Joy know if anyone wants to go.
- **Repainting of curbs** – An issue was brought to Joy's attention last week. Where the new handicap ramps were installed on Main Street, there is a gap in the old yellow painting and someone is parking in the area right at the intersection. Pennell Services gave a quote of $85 per hour for Keith and $35 per hour for his helper. The council asked that Joy find out how many there are that need painted and to get an estimate of time from Pennell.
- **Playground Mulch** – Pennell Services quote is as follows: installation of 100 yards labor and material for $6400 or 60 yards for $4100. Enfield Outdoors quoted 30 yards for $2800. A motion to have Pennell Services install 100 yards for $6400 was made by Zac Klock and Jordan Keeny. The motion passed without opposition. We will have him place any extra in the fall areas of the old playground and have it installed prior to June 27th.

**Comments from Council** –

- **Dan Green –** said that he continues to be opposed to adopting the International Property Maintenance Code
- **Byran McManus** said he is not in favor of the IPMC either.

**Secretary –**

- Tree lighting event – December 4th is the same day Collinsville Library is holding their tree lighting. The council decided to keep it on that day. The event will start at 7 PM.
- Liquid Fuels Audit is going to be done on June 10th
- Conference Update will be coming soon.
- August Meeting – Joy asked the meeting for August could be held on the 10th instead of the 3rd. The council agreed.
- Joy will be out of the office on June 23rd

**Public Comment: None**.

**Adjournment:** A motion to adjourn at 8:01 PM was made by Zac and 2nd by Sherry. The motion passed without opposition.

*Borough Secretary ~ Joy Flinchbaugh*