

MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING
AUGUST 7, 2023

The meeting was held at the Tri-Community Ambulance Building, 11 Main Street, and was called to order at 7:00 p.m. by Vice President Kinard, followed by the pledge to the flag.

COUNCIL MEMBERS PRESENT

Gregory W. Kinard – Vice President
Gregory Bonas
Deborah J. Ferree
Gary Landis
John J. Neal
William H. Stiles, II

COUNCIL MEMBERS ABSENT

Zachary W. Stiles - President

ALSO IN ATTENDANCE

Douglas J. Wagner – Mayor
Makannah Stiles, Jr. Councilperson
Cheryl Bahn, Secretary
Todd A. Zeigler – Treasurer & Asst. Secretary
D. Michael Craley – Solicitor
Samantha Craley - Assistant Solicitor

ALSO ABSENT

Makannah Stiles, Jr. Councilperson

Number of Visitors in Attendance – 19

APPROVAL OF MINUTES

- REGULAR MEETING HELD July 6, 2023
 - Motion by Landis, seconded by Neal, and unanimously carried to approve the July 6, 2023, meeting minutes.

PUBLIC COMMENT

Jessica Valis, 22 Cherry Street

1. Valis questioned Bahn as to her official position with the Borough and asked what her responsibilities were as Borough Secretary. Bahn responded with an explanation and description of her role with the Borough.
2. Valis questioned Zeigler on his official role with the Borough, including Treasurer and Right-to-Know (RTK) Officer, to which Zeigler responded. She also shared her thoughts regarding a string of emails regarding zoning permit information that Zeigler provided to Council members, and that she did not believe that Zeigler responded to her inquiry responsibly as the RTK Officer. Zeigler disagreed with her interpretation of events and explained the reasoning for his email responses.

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3. Valis stated to the following: “I would like to call for the Council to remove Todd because he is not sharing all information willingly and I would like to appoint myself interim until a new assistant secretary and treasurer can be found.”

** At this time the 3-minute public comment time limit expired. After a brief period of debate regarding the time limit, it was agreed that Valis could return to the podium after all other speakers had the opportunity to speak.

Brandon Brenneman, 81 Main Street

1. Brenneman commented on the public comment guidelines saying that last year Council noted that the public did not attend, and now that more of the public is attending the guidelines have been implemented.
2. Brenneman asked if Council members ever owned/operated a business, and that the Borough should be run as a business. He stated that he is disappointed in how Council operates the Borough and that if Council were his employees, he would give most of them a three (3) day suspension and in some cases termination.
3. Brenneman commented that the Borough has been operating at a deficit and that the Council has not reported it to the citizens. He further commented that communication with the citizens is poor, at best.
4. Brenneman shared his ideas of how he would make changes: distribute questionnaires to the citizens, door-to-door; welcome all comment regardless of how long it takes (the public comments agitate people); he would show to the citizens that he cares by giving the citizens the means of contact.
5. Brenneman stated that he wants to see businesses return to the Borough.
6. Brenneman announced that he is running for Borough Council in the November election. He would appreciate all write-in votes.

Chad Gibbs, 81 Main Street

1. Gibbs asked when the public comment guidelines were first implemented and why. Zeigler responded that it was last month (July meeting) and it was to the lack of control and respect by the public.
2. Gibbs stated that this is the first time that this number of members of the public has appeared before Council and that Council now wants to control public comment, which he finds ridiculous. Zeigler commented that it is not uncommon for governing bodies to limit public comment (to keep order). Gibbs asked if it could be extended to at least five (5) minutes.

Mike Runkle, 125 Main Street

1. Runkle asked if Council could look into the possibility of having Penn Waste provide wheeled carts for trash and recycling, as is done in many other municipalities.
2. Runkle informed Council of an instance of fireworks being discharged on July 8, 2023, at a time nearing midnight. He asked Borough Council to consider requirements for a permit to discharge professional fireworks.

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Sharon Dillon, 52 Church Street

1. Dillon asked Council if there is anything that can be done to stop, or better control, large/delivery trucks using College Avenue. She stated that she was almost struck by a large truck. Dillon was made aware that a similar issue was raised at the previous meeting regarding Cherry Street, and the Borough will be exploring a means to better improve signage to advise truck drivers.

Shawn Snyder, 59 Main Street

1. Snyder addressed Council regarding a recent civil complaint that Zeigler filed with District Court for allegedly storing rubbish and junk. He stated that the former Zoning Officer, Jeff Koons, would call him and let him know when a new violation came up. His point was that Zeigler filed the complaint without talking to him first, or with a proper violation notice. Zeigler reminded Snyder of the violation notice issued by Jeff Koons, dated April 12, 2023. Snyder disagreed that the letter was a formal violation notice. There was a lengthy discussion regarding the judgement issued by Judge Reilly, which was in favor of the Borough and assessed a \$75.00 fine upon Snyder.

Tina Stiles, 79 Church Street

1. T. Stiles stated that she was disheartened by the bickering and division being displayed in the Council meeting room. She further stated that she has been a lifelong resident of the Borough and has never witnessed this behavior.
2. T. Stiles questioned who Brian Brenneman was, the author of at least two (2) letters that were mailed to Borough Council and the majority of the Borough residents, which calls for residents to attend Council meetings and demand that the zoning ordinance, and other Borough ordinances, be rescinded by Council. She commented that she understood he is not a Borough resident or property owner. T. Stiles further commented that because of the Brenneman letter, an elderly lady visited her home to try to learn what the letter was about and ended up losing her balance and falling on her steps. Her point being that the letter prompted her visit.

Deb Ferree, Borough Council

1. Ferree stated that she does not believe that the Borough needs zoning and that she does not agree with the fees. Landis questioned why she feels that way when just a few months ago she was upset with Council when Jeff Koons resigned, at which time she told Council that Koons did a great job as the zoning and codes enforcement officer, and she asked that Council ask him to return.

Jim Gotshall, 119 Church Street

1. Gotshall noted that he also owns the neighboring property at 113 Church Street.
2. Gotshall stated that he has lived in the Borough for 22 years and that the last 10 years have been a headache.
3. Gotshall acknowledged that he erected a shed without a permit and that the matter was resolved.

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4. Gotshall commented that he has been accused of having a second dwelling unit on the property, and that a former zoning officer, John McLucas, had to inspect the property to assure that was not the case.
5. Gotshall stated that he believes he is being targeted and he does not know why but wants to know why.

Jamie Rivario, 24 Church Street

1. Feliciano informed Council that he had to cleanup a large tree on his property and that the tree limbs/debris is piled at one location and that he plans to burn it slowly in a barrel, so it may be there for a few months. Council indicated that they understood and that they had no objections.

Bonnie Fairchild, 95 Main Street

1. Fairchild noted that she has owned property in Weiglestown for the past 12 years and that only once did she receive a letter (from the municipality) about high grass. She had that issue resolved with her tenants. Fairchild continued by stating that while in Seven Valleys she has never had anyone visit or property or be asked to have her property inspected.
2. Fairchild commented that she observed that on the Borough website there are no meeting minutes after February 2023. Valis responded that she is rebuilding the website, which is why the most recent minutes are not online.
3. Fairchild said that about three (3) years ago when she voted there was a lady who was working at the polls who approached her friend and asked that she write-in the name of her friend (of the poll worker). That activity is not permitted under election law and she considers that corruption.

Tracey Bitner, 18 Church Street

1. Bitner addressed Council on the matter of the placement of mailboxes on public sidewalks (within the street right-of-way). As she informed Council in the past, the owner of 11 Church Street will not allow her to place the mailbox on his sidewalk. She asked that Council require him to allow her to do so. It was explained that the sidewalk (and curb) is the property owner's responsibility to repair/replace and should the sidewalk become damaged due to the mailbox placement, the owner of the sidewalk would be required to make the repair. It was suggested by another property owner that she ask permission from another property owner near her home.

Jessica Valis, 22 Cherry Street

1. Valis stated that it is very telling that more people are attending meetings and that there is a common denominator, and that being permitting and Todd Zeigler. She further stated that these issues occurred before Zeigler was appointed zoning officer.
2. Valis commented on the zoning ordinance as of 1999 the general requirements for a permit, and that the 2005 and 2008 ordinance amendments, which she said Bahn signed, made a blanket statement that anything you do to your property requires a permit a permit. She asked that Council consider repealing the ordinance amendment from 2008 or 2005. Bahn commented that the ordinance amendment did remove the blanket statement requiring most anything to require a permit, as referenced by Valis. Valis stated that she did not receive a

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copy of the 2005 or 2008 amendment, as requested for the website update. She went on to say that she requested a list from Zeigler of projects that do require a permit; Zeigler responded that he cannot provide a comprehensive list, it would be impossible because of the all the variations in projects. Most common would be sheds, decks, swimming pools. Bahn responded and informed Valis that the zoning ordinance was amended in 2005 to delete and replace Subsection 701.a., which relates to zoning permits.

3. Valis reminded everyone that there is an upcoming local election and that local elections affect local people.

ENGINEER'S REPORT

- **COVID-19 ARPA PA SMALL WATER AND SEWER GRANT APPLICATION**
 - Grants awards were expected to be announced in July 2023; however, the Commonwealth Financing Authority (CFA) did not take any action and the grant awards have been delayed until November 2023. If received, the Borough will use the funds to make stormwater inlet repairs/replacements along the section of Church Street where curb and sidewalk will be repaired/replaced.
- **CHURCH STREET CURB & SIDEWALK IMPROVEMENT PROJECT (Main St to Park St)**
 - Zeigler reported that it is the recommendation of the Borough Engineer to postpone the curb and sidewalk improvements until Spring 2024. This will allow time to incorporate the stormwater inlet repairs/replacements, should the CFA award the above-mentioned grant.

SOLICITOR'S REPORT

- **REAL ESTATE TRANSFER TO BOROUGH – 11 MAIN STREET**
 - CGA Law Firm has informed the Borough that it submitted an approval request to the PA Attorney General, which could take up to 60 days, after which the request will be submitted to the York County Orphans Court for approval. Upon approval from both agencies, the real estate transfer from Tri-Community Ambulance Association to the Borough can occur.
- **STYCSA RATE ISSUE – MEDIATION**
 - Solicitor Craley informed Council that it has been requested that one (1) Borough official attend the sewer mediation meeting scheduled for September 20, 2023, along with Solicitor Craley.
- **STATE POLICE REPORT**
 - Assistant Solicitor S. Craley provided Council with a PA State Police report. She noted that the information can also be found online, but that the data is not always current.

ZONING/UCC/CODE ENFORCEMENT REPORT

- **MONTHLY REPORT**
 - The zoning & code enforcement officer's report for July 2023, prepared by Zeigler, was presented to Council. There were no questions about the report.

FIRE COMPANY / EMC REPORT

- No Report.

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UNFINISHED BUSINESS

▪ **WEBSITE REBUILD**

- Jessica Valis, 22 Cherry Street, owner of Harford Designs, has completed developing a new website for the Borough. The transfer of the current web address to a new website host, and uploading the new website, will require the services of a different person. After a brief period of discussion, a motion was made by W. Stiles II, and seconded by Neal, to authorize Zeigler to enter into an agreement for the above referenced services at the cost of \$350.00. Motion carried.

▪ **COMMUNITY YARD SALE DATE (2024)**

- There was no new discussion on this matter.

NEW BUSINESS

▪ **ROAD BANK CLEARING – MAPLE STREET & SOUTH ROAD**

- A motion was made by W. Stiles II, seconded by Bonas, to authorize Springfield Township to perform work to clear the road banks of overgrown shrubbery and trees. The Township currently performs annual roadside mowing for the Borough. Motion carried unanimously.

▪ **STOP SIGN RELOCATION/PAVEMENT MARKING (MAIN STREET AT UNDERPASS)**

- Zeigler updated Council by informing them that he sent email communication to PennDOT asking why the stop sign was placed (is there a traffic study?), relocating the existing stop sign if it must remain, and about the possibility of placing a stop bar at the stop sign.

▪ **TRUCK SIGNAGE – COLLEGE AVENUE & CHERRY STREET**

- Zeigler reported that the signage at Church Street and College Avenue, as well as the signage at College Avenue and Cherry Street, will be reviewed with recommendations to the Council in coming months for improved warning signs for truck traffic.

▪ **STREET LIGHTING at CODURS CREEK BRIDGE (MAIN STREET)**

- There is a streetlight on each side of the Main Street bridge crossing the Codorus Creek; however, the lighting is dim. Zeigler will contact Met-Ed to inquire about updating the wattage, and about the last contract for streetlights, which was approximately 8 years ago.

FINANCIAL REPORT

▪ **JULY 2023**

- There was no report for the Council to act upon. Zeigler stated that an update to QuickBooks has caused the program to freeze up and that the computer will need to be repaired by an IT person. Zeigler noted that the July and August 2023 reports will be presented at the September 7, 2023 meeting. A motion was made by Landis, seconded by Bonas, authorizing Zeigler to pay regular bills during the month of August 2023. Motion carried unanimously.

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REPORTS

▪ **SECRETARY'S REPORT**

- Zeigler had no report.
- Bahn informed Council that the YMCA will be occupying the former Spring Grove Area Middle School, and that the Spring Grove Area Recreation Commission will be incorporated into the YMCA facility/programming. Residents of any municipality that is a member of the regional parks commission will receive a discount on programs. Zeigler will contact Kate King, Executive Director, to inquire about the possibility of Seven Valleys Borough becoming a member.

▪ **MAYOR'S REPORT**

- Mayor Wagner reported that the “Free Library” that was installed along the Rail Trail is full, which was funded by the Trail Towns group. He is pleased with the outcome.

▪ **LIEN COLLECTION REPORT**

- There remain three (3) outstanding liens.

▪ **YCSTSA REPORT**

- There remain six (6) EDUs available.

▪ **COUNCIL COMMENTS**

- Ferree stated that the bickering (at meetings) must stop and that everyone needs to work together.

CLOSING PUBLIC COMMENT

Brian Brenneman, 81 Main Street

1. Brenneman asked for an explanation of the reason for the September 20, 2023, STYCSA meeting. Solicitor Craley explain that there is a dispute with Loganville Borough over sewer rate increase (that occurred several years ago). Under the sewer agreement there is a section related to disputes that require mediation. There was not a rate increase to Seven Valleys Borough at the time. Brenneman asked if that was an open public meeting; Solicitor Craley stated that it not.

Jessica Valis, 22 Cherry Street

1. Valis extended her thanks to Mayor Wagner for his assistance in securing the Free Little Library, now located on the Rail Trail.
2. Valis thanked Council for looking into the stop sign matter on Main Street, at the Rail Trail overpass, as well as the truck traffic concerns on College Avenue and Cherry Street.
3. Valis commented that there is a no parking sign located on Church Street, right in front of the Stiles home, which is really faded and may need to be replaced.

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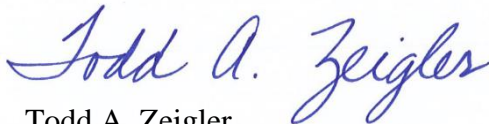
Ted Brower, 106 Church Street

1. Brower asked if there is a current recreation commission in the Borough. There is none, so he suggested that one be created to provide programs, raise funds, get to know the community, and maybe a farmers' market.
2. Kinard noted that this was raised at the last meeting.
3. Ferree commented that many municipalities hold a National Night Out event (1st Tuesday of August). Bahn mentioned that most events are coordinated by the local police department. The Borough is covered by State Police, but that does not prevent the Borough from holding an event.
4. Valis commented that there is an interest in the community. She also mentioned that there is interest in expanding the Halloween event in the Borough. It was noted that door-to-door trick-or-treating has dwindled significantly, so maybe a trunk-or-treat at the fire hall might be better.
5. The Solicitor recommended that Borough Council establish guidelines for a recreation commission so that all parties understand the expectations and limitations. Valis will coordinate a date and time for any interested Borough resident to attend a meeting in the Borough meeting room.

ADJOURNMENT

- The meeting was adjourned at 8:59 p.m. by Vice President Kinard. The next regular Council meeting will be held on Thursday, September 7, 2023, at 7:00 p.m., at 11 Main Street, Seven Valleys.

Respectfully submitted,



Todd A. Zeigler
Assistant Secretary