

**MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024**

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 W. Stiles, followed by the pledge to the flag.

COUNCIL MEMBERS PRESENT

Zachary W. Stiles - President
William Stiles, II – Vice President
Gary Landis – President Pro Tem
Gregory Bonas
Deborah J. Ferree
Greg Kinard
Mark McWilliams

ALSO IN ATTENDANCE

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

Number of Visitors in Attendance – 18

APPROVAL OF MINUTES

- REGULAR MEETING HELD AUGUST 5, 2024.
 - Motion by Ferree, second by Bonas, and unanimously carried to approve the August 5, 2024 meeting minutes.

PUBLIC COMMENT

The following public comment, which included dialogue with Council and the Mayor, was on the topic of allowing chickens in the Village Center zoning district:

- Jessica Valis, 22 Cherry Street – Introduced the topic of chickens and explained that there would be several persons addressing Council on the subject.
- Mandy Karawczuk & Jerome Chilton, 18 Cherry Street – Spoke in favor of chickens. They currently have 6 chickens, which they have had for approximately 3 years.
- Chris Mikijanick, 9 Cherry Street – Spoke in favor of chickens.
- Taylor & Dakota Mason, 38 Main Street – Spoke in favor of chickens. They stated that they currently have 20 chickens & a rooster, which they have had for a few years and are unaware of any complaints. They stated that the property located to the rear of them also have chickens.
- Jessica Valis spoke on behalf of Jamie Zupo, 42 Church Street (who was present) - Zupo is in favor of chickens. She had chickens previously which she had to give up in 2014.
- Jessica Valis, 22 Cherry Street – Spoke in favor of chickens.
- Keith Becker, 54 Maple Street – Expressed his opposition to chickens.
- Kayla Royce, 109 Main Street – Spoke in favor of chickens.
- Elena Shultz, 16 Church Street – Spoke in favor of chickens.
- Stacey Fraley, 61 Main Street – Spoke in favor of chickens.

ENGINEER'S REPORT

- No report.

**MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024**

SOLICITOR'S REPORT

▪ **MEDIATION - STYCSA/LOGANVILLE BOROUGH RATE ISSUE**

- Solicitor M. Craley drew Council's attention to the STYCSA monthly report; specifically, the July 17, 2024 meeting minutes. One of the issues mentioned in the minutes addresses future budgeting for system improvements, including some of the items outlined in Brandon Brenneman's notes dated August 26, 2024 (which he shared with Council), as well as upgrades to the treatment plant's aeration system, which is a shared cost. It is important to note the upcoming projects because it could impact user fees. He also noted that the current bonds are scheduled to be paid off in 2027, but then there will be costs thereafter for the upgrades/improvements. These are issues related to mediation. No new mediation date is scheduled.

▪ **TRI-COMMUNITY AMBULANCE BUILDING**

- W. Stiles made a motion, seconded by Kinard, authorizing Zeigler to secure insurance coverage on the 11 Main Street property, to be effective the day that the property is transferred to the Borough by deed. Motion carried unanimously.

▪ **STATE POLICE REPORT**

- No report.

ZONING/UCC/CODES REPORT

▪ **MONTHLY REPORT**

- Zeigler reviewed the August 2024 zoning & codes report with Council and provided updates on several violations and answered questions from Council.

FIRE COMPANY / EMC REPORT

▪ **SEVEN VALLEYS FIRE COMPANY – PROVIDE 1ST DUE SERVICE TO NEW SALEM BOROUGH**

- Solicitor Craley informed Council that the preliminary discussions between Seven Valleys Fire Company and New Salem Borough Council to provide 1st due coverage to the Borough has been placed on hold. The New Salem Fire Company is reorganizing and is taking steps to improve their performance and New Salem Borough wants to give them the opportunity to correct their deficiencies.

REGIONAL PARKS & RECREATION COMMISSION

▪ **OUTDOOR MOVIE NIGHT**

- A movie night will be held Friday, September 6th, from 5:00 p.m. to dusk, on the open field at the Seven Valleys Fire Company, which will be an opportunity for the Commission to be introduced to the Borough residents.
- Other upcoming events of the Commission include a Pumpkin Trail at Little Creek Golf Course and a 5K Hot Chocolate Run on November 23rd at 9:00 a.m.
- W. Stiles noted that Commission Director Kate King is working with the volunteer group of Borough residents to develop a park at the trailhead of the York County Rail Trail on Church Street.

**MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024**

UNFINISHED BUSINESS

▪ **PROCLAMATION OF KINDNESS WEEK WORLDWIDE**

- A motion was made by W. Stiles, seconded by Kinard, and unanimously carried to approve the following proclamation.

Whereas, Kindness is an expression of love that brings out the best in others and in ourselves, with overwhelmingly positive implications for health and broader peace and well-being.

Whereas, Kindness, like a life vest, keeps us afloat. It makes us believe in ourselves, instills hope, builds self-esteem, and fosters connectedness.

Whereas, experiencing and performing acts of kindness are known to provide greater happiness and optimism, reduced feelings of helplessness and depression, and an increased sense of self-worth.

Whereas, acts of kindness often inspire others to "*pay it forward*" in meaningful ways, thereby having significant coattails in which their influence extends well beyond the initial acts themselves.

Whereas, no act of kindness is too small to make a difference and change a life, and anyone can make a lasting impact and change the world through kind actions.

Whereas, as humanity's greatest asset, Kindness is a choice that should be encouraged, recognized, rewarded, and celebrated to achieve more of it locally and beyond.

Now, therefore, in conjunction with World Kindness Day, the **Borough of Seven Valleys, York County, Pennsylvania**, hereby proclaims "Kindness Week" effective November 9th through 16th, 2024. During this time individuals, families, schools, businesses, faith-based and service organizations, and all community constituents are encouraged to personify the theme "*See the Good. Be the Good. Go the Extra Mile*" for Kindness in various ways limited only by the bounds of imagination and creativity.

Through this proclamation and broad "*Community Call to Action*," all are challenged to perform kind acts, big and small, and subsequently "*pay it forward*" for the collective betterment of one another and for the "*greater good*."

NEW BUSINESS

▪ **CHURCH STREET CURB & SIDEWALK COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) (#2) - \$130,000.**

- A motion was made by Landis, seconded by Ferree, and passed unanimously, to authorize the Council President and Assistant Secretary to execute a \$130,000 CDBG. The grant is for sidewalk & curb replacement on the south side of Church Street, between Main Street and Mason Avenue. This grant supplements the existing \$170,000 CDGB for curb & sidewalk replacement on the south side of Church Street, between Mason Avenue & Park Street.

**MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024**

- **YORK COUNTY OPEN SPACE LAND & PRESERVATION GRANT PROGRAM**
 - Landis made a motion, seconded by McWilliams, to authorize Zeigler to apply for funding through the York County Open Space & Land Preservation Grant Program to update the Borough’s Comprehensive Plan, and to allocated up to \$2,500 in matching Borough funds. The motion was approved unanimously.
- **YORK COUNTY SPCA VIRTUAL TOWN HALL MEETING**
 - Zeigler informed the Council that he will participate in a virtual town hall meeting with the York County SPCA and other municipal officials. The SPCA is seeking input from municipalities on the sustainability of the York County SPCA.
- **GRANDFATHERING THE KEEPING OF CHICKENS IN THE VILLAGE CENTER ZONING DISTRICT**
 - After hearing the previous public comments regarding chickens being allowed in the Village Center zoning district, Bahn raised the question as to whether those who currently have chickens could be grandfathered, and that the Borough begin enforcement from this point forward. There was a brief period of discussion, with Solicitor Craley stating that the ordinance is existing and such action would be considered selective enforcement.

FINANCIAL REPORT

- **JULY 2024**
 - Motion by Kinard, second by Bonas, and unanimously carried to approve, accept, and file the financial reports for audit, and to authorize the Treasurer to pay regular bills. Receipts totaled \$10,533.18, Expenditures totaled \$11,074.21, and an August 31, 2024 Combined Cash Balance of \$501,623.34.

REPORTS

- **SECRETARY’S REPORT**
 - Zeigler informed Council that the York County Boroughs Association’s quarterly dinner meeting will be held on September 26, 2024. Anyone interested in attending should let him know as soon as possible.
 - Paving of Oak Street and base repair of Union Church is tentatively scheduled for the week of September 23, 2024, pending the weather. The work will be performed by H&H General Excavating.
 - Wellspan reported that there were 6 EMS calls in July and 9 calls in August in the Borough.
- **MAYOR’S REPORT**
 - Wagner would like to attend the PSAB Annual Fall Conference but is uncertain at this time due to his employment commitments. Bahn stated that she won a free conference registration, but it has no value to her personally because she is a member of the PSAB Board of Directors; therefore, she has no cost to attend the conference. He will let Zeigler know before the registration deadline. Council had no objections to covering the cost for Wagner’s lodging.
 - Wagner strongly encouraged other Council members to attend the York County Boroughs Association meetings.
 - Bahn reported that she spoke to others at the York County Boroughs Association, and that she gathered information and sample ordinances on the use of fireworks. She noted that a municipality can ban some consumer grade fireworks, but that also requires enforcement. Zeigler will forward the information and sample ordinances on to Borough Council and Mayor.

MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024

▪ **LIEN COLLECTION REPORT**

- There remain three (3) outstanding liens.

▪ **YCSTSA REPORT**

- There remain four (4) EDUs available.
- In addition to what Solicitor M. Craley reported earlier in the meeting, he also noted the Church Street pump station mentioned in the July 2024 minutes, and confirmed that the Authority approved the transfer of two (2) additional sewer EDUs to The Valley Tavern, 1 Cherry Street.

▪ **COUNCIL COMMENTS**

- Asst. Solicitor S. Craley reminded everyone that September is Suicide Prevention & Awareness Month. Purple lights are symbolic of this cause, and she noted that “It is okay to not be okay.”
- Bonas commented that he is open to Bahn’s suggestion to grandfather chickens if a property already has them.
- Landis reported that on September 13th the state will be conducting a stream survey, beginning at Hanover Junction and downstream through Seven Valleys Borough. This could play an important part of the Trail Towns program. Landis will try to attend.
- Kinard questioned the proposed bridge replacement on Maple Street. He asked if anyone knew when the work would begin.
- Kinard reported a street light being out at Oak & Park Streets. Zeigler will report the light to Met-Ed.
- Ferree reiterated her opposition to chickens; however, she stated that she would be open to grandfathering as suggested by Bahn.
- W. Stiles commented that there were many pros and cons presented this evening on the keeping of chickens in the Village Center zoning district. He noted that when he chaired the past meetings (in the absence of Z. Stiles) he asked the Ordinance Committee if they wanted to revisit/consider and amendment, and the full committee expressed no interest. He further stated that the Zoning Officer needs to continue doing enforcement until Council makes a final determination on whether it will make concessions on the chicken/zoning ordinance regulations.
- Solicitor M. Craley remarked that the Zoning Officer has done his job, it is his discretion whether he continues enforcement until this matter is settled, and that the grandfathering suggestion would be considered selective enforcement.
- Wagner questioned is a trail period could be considered for chickens in the Village Center. He noted that there would need to be regulations, such as setbacks, limited number of chickens, etc.
- Z. Stiles commented that those who have reached out to him are not in favor of chickens, and he wishes that those people would take the online survey that was conducted by Jessica Valis because he does not believe the sample size is accurate.
- Solicitor M. Craley stated that you cannot temporarily say you can do it (referencing trial period) and then later say that you cannot. He noted that Council can place the enforcement on hold if Council wants to consider a zoning ordinance amendment to allow chickens in the Village Center zoning district. The zoning amendment process can take 4 – 6 months, at minimum.

MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
SEPTEMBER 5, 2024

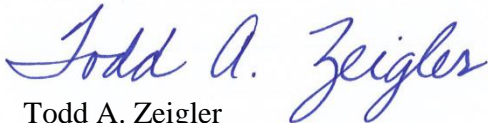
CLOSING PUBLIC COMMENT

- Mandy Karawczuk & Jerome Chilton, 18 Cherry Street – Reiterated their support to allow chickens in the Village Center and shared their reasons for wanting to keep the chickens that they already have.
- Shawn Snyder, 59 Main Street – Addressed Council regarding his ongoing violations with the accumulation of junk and operating a home business without zoning hearing board approval, both of which he does not agree with the Zoning Officer. He accused Zeigler of harassing him. Zeigler reminded Snyder that the violations were before the District Court, which ruled in favor of the Borough. Zeigler, again, welcomed Snyder to meet with him to review the violations and discuss a pathway to resolve the violations, to which Snyder expressed his unwillingness to meet in person.
- John Neal, 96 Church Street – Spoke in opposition to the keeping of chickens in the Village Center.
- Chris Mikijanick, 9 Cherry Street – Reiterated his support for chickens in the Village Center.
- Sharon Dillon, 52 Church Street – Questioned the process for filing complaints; must they be reported at a Council meeting or to an individual. She was directed to contact the Zoning & Codes Enforcement Officer with any concerns or complaints.

ADJOURNMENT

- The meeting was adjourned at 9:13 p.m. by Vice President W. Stiles. The next Council meeting will be held on Monday, October 7, 2024, at 7:00 p.m., at 11 Main Street, Seven Valleys.

Respectfully submitted,



Todd A. Zeigler
Assistant Secretary