

MINUTES OF SEVEN VALLEYS BOROUGH
COUNCIL MEETING MINUTES
OCTOBER 7, 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
Deborah J. Ferree
Greg Kinard
Mark McWilliams

COUNCIL MEMBERS PRESENT

Gregory Bonas

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
Makannah Stiles – Jr. Councilperson

Number of Visitors in Attendance – 6

APPROVAL OF MINUTES

- REGULAR MEETING HELD SEPTEMBER 5, 2024.
 - Motion by Kinard, second by Landis, and unanimously carried to approve the September 5, 2024 meeting minutes.

PUBLIC COMMENT

- Jessica Valis, 22 Cherry Street – Informed Council that her neighbor, Mandy Karawczuk (18 Cherry Street) had a sick child at home and wished that she could have attended the meeting (re chickens).
- Kayla Royce, 109 Main Street – Reported that she has been working on the feral cat population in the Borough. She noted that a lot of kittens have died because of distemper. Due to the distemper outbreak, she will resume working on the feral cat population in about two weeks.

ENGINEER'S REPORT

- No report.

SOLICITOR'S REPORT

- TRI-COMMUNITY AMBULANCE BUILDING TRANSFER TO BOROUGH
 - Solicitor M. Craley reported that the Tri-Community Ambulance Building, 11 Main Street, was officially transferred by deed to the Borough on September 12, 2024. Zeigler confirmed that the property was fully insured by the Borough on that date.
- MEDIATION - STYCSA/LOGANVILLE BOROUGH RATE ISSUE
 - No report.

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- **STATE POLICE REPORT**
 - No report.

ZONING/UCC/CODES REPORT

- **MONTHLY REPORT**
 - Zeigler reviewed the September 2024 zoning & codes report with the Council and provided updates on several violations.
 - 35/37 Church Street (Landis) – Zeigler informed Council that he recently learned that Earl Landis, owner of this property, was attempting to rent a third dwelling unit on the property. There is an existing duplex/double house on the property that is being rented (with sewer EDUs). The third dwelling (a small “cottage”) has not been occupied for a couple decades. Zeigler shared a copy of a letter that he mailed to Mr. Landis advising him that the “cottage” could not be rented as a third dwelling because it did not meet zoning and that it does not have a sewer EDU assigned to it.
 - 57/59 Main Street (Snyder) - Solicitor M. Craley reported that the two (2) judgements by District Court 19-3-06 have been filed at the Prothonotary’s office for transfer to the York County Court of Common Pleas.
 - 34 Main Street (Global) – Solicitor Craley informed Council that liens have been filed on the property for reimbursement of lawn mowing services that were provided by the Borough.

FIRE COMPANY / EMC REPORT

- No report.

REGIONAL PARKS & RECREATION COMMISSION

- **OUTDOOR MOVIE NIGHT**
 - Kayla Royce and W. Stiles provided updates on past and future events.
 - The movie night held on September 6, 2024, on the open field at the Seven Valleys Fire Company was well attended.
 - The Borough will be meeting with the PA DCNR at the Rail Trail Church Street Trailhead on October 9, 2024, to discuss possible funding for a playground at the parking lot.
 - Pumpkin Trail Walk at Little Creek (Jackson Township) will be held on October 12, 2024, with tethered hot air ballon rides.
 - Halloween parade is scheduled for October 23, 2024 in Spring Grove Borough.
 - Monthly SGRPRC meeting will be held on October 24, 2024.
 - 5K Hot Chocolate Run, originally planned for November 23, 2024 is still being finalized.
 - The Director of the Spring Grove Branch of the YMCA, and Kate King (Director of the SGRPRC) will attend the Council’s November 4, 2024 meeting to provide an update on the transition between the two organizations.

UNFINISHED BUSINESS

- **KEEPING OF CHICKENS IN THE VILLAGE CENTER ZONING DISTRICT**
 - Following the September Council meeting discussion on the keeping of chickens in the Village Center (VC) zoning district, which is prohibited, a lengthy discussion continued among the Council, Mayor, and Solicitor M. Craley. A zoning ordinance amendment would be required to allow chickens in the VC. After discussing the pros and cons of chickens in the VC, the Council

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could take action to have the ordinance committee propose a zoning amendment or take no action. There were no motions or any other action by Council; thereby, the matter is closed.

▪ **MAPLE STREET BRIDGE REPLACEMENT AT CODORUS CREEK**

- Zeigler provided information received regarding the bridge replacement on Maple Street, over the Codorus Creek, which is slated for the 2025/2026 construction season, which is a York County bridge. A proposed detour map was provided for informational purposes.

NEW BUSINESS

▪ **2025 ANIMAL CONTROL SERVICES CONTRACT**

- A motion was made by W. Stiles, seconded by Ferree, to authorize the Borough to enter into an animal control services contract with Klugh Animal Control Services for 2025, with a \$200 retainer fee. The motion carried unanimously.

▪ **CHILDRENS CHRISTMAS TOY DRIVE (THE LEHMAN CENTER CRISIS NURSERY)**

- It was the consensus of the Council to publicize this event on the Borough's website and in the Fall 2024 newsletter.

▪ **COMMUNITY TRICK-ORTREAT; CO-HOST W/THE VALLEY TAVERN**

- A motion was made by Landis, seconded by Kinard, and unanimously carried, to co-host a Community Trick-or-Treat drop-in in the south parking lot of The Valley Tavern, adjacent to the rail trail, on October 31, 2024. The event is co-hosted with The Valley Tavern, and will include hot dogs, drinks, and snacks.

▪ **YORK COUNTY QUICK RESPONSE TEAM CONTRIBUTION**

- A motion was made by W. Stiles, seconded by McWilliams, and unanimously carried, to provide a \$200 contribution to the York County Quick Response Team.

▪ **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

▪ **SEPTEMBER 2024**

- Motion by Landis, second by W. Stiles, and unanimously carried to approve, accept, and file the financial reports for audit, and to authorize the Treasurer to pay regular bills. Receipts totaled \$10,933.26, Expenditures totaled \$7,196.31, and a September 30, 2024 Combined Cash Balance of \$507,821.81.

▪ **2023 AUDIT REPORT**

- The 2023 audit report has been completed by the independent auditing firm and has been provided to the Council. The only outstanding item is the auditor's management letter, which Zeigler will request for the November 4, 2024 Council meeting.

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REPORTS

▪ **SECRETARY'S REPORT**

- Paving of Oak Street and base repair of Union Church has been rescheduled for the week of October 14, 2024, pending the weather. The work will be performed by H&H General Excavating.
- Kinard asked if there has been any contact with H & H Contracting regarding yellow curb paint that is flaking off at certain locations. Zeigler will contact H & H Contracting.
- Zeigler reported that he participated in a virtual Town Hall Meeting with the York County SPCA, along with other York County Borough/Township managers/administrators.

▪ **MAYOR'S REPORT**

- Wagner informed Council that he and Bahn attended the York County Borough's Association meeting, and that the annual dinner meeting will be held on November 16, 2024, and encouraged Council members to attend.
- Wagner noted that he spoke to the plant operator of the STYCSA wastewater treatment plant and shared two items of interest with the Council. First, the STYCSA received a complaint about the smell emitting from the Church Street pump station. He indicated that the vibration of the pumps can cause the hood latched to become loose, which will allow the odor to escape. He also reported that they spoke about manhole #4 in The Valley Tavern parking lot, and whether that repair work has been completed. The sewer main and manhole will be televised next week and report back to Wagner/Borough.

▪ **LIEN COLLECTION REPORT**

- There number of liens increased from three (3) to five (5) with the addition of 34 Main Street and 57/59 Main Street.

▪ **YCSTSA REPORT**

- There remain four (4) EDUs available.
- In addition to the typical monthly report, the delinquent/collection status report was also reviewed by the Council.

▪ **COUNCIL COMMENTS**

- Zeigler reported that Kinard will receive his 30-year service award from the York County Borough's Association this year.
- Makannah Stiles informed Council that there will be a Trunk-or-Treat event held on October 29, 2024, beginning at 5:00 p.m., at the Spring Grove Senior High School football field, which is sponsored by the Fall sports teams. It will include a movie shown on the scoreboard.
- Wagner invited Council members to help with the Trick-or-Treat event at The Valley Tavern.
- Landis reported that he and Mike Runkle met with consulting firm HRG, Inc., who is conducting the stream (Codus Creek) feasibility study on a possible boat launch in the Seven Valleys area. The study is through the York County Economic Alliance. If anyone has questions or suggestion should let Landis know.
- Ferree asked that everyone keep the hurricane/flooding victims in North Carolina and Florida in their prayers, and to donate time or supplies if able to do so. She asked if the Borough would be able to donate; Solicitor Craley stated that it would not be permitted. He also noted that donations can be donated through the Lions Club International.

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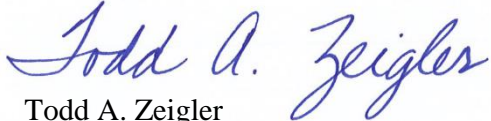
CLOSING PUBLIC COMMENT

- Jessica Valis, 22 Cherry Street – Expressed her disappointment that Council did not take action to allow chickens in the VC, and she asked a few questions directed to specific council members.

ADJOURNMENT

- The meeting was adjourned at 8:01 p.m. by President Stiles. The next Council meeting will be held on Monday, November 4, 2024, at 7:00 p.m., at 11 Main Street, Seven Valleys.

Respectfully submitted,



Todd A. Zeigler
Assistant Secretary