

**Stewartstown Borough Council**  
**Meeting Minutes**  
**Monday, April 3<sup>rd</sup>, 2023**

**Members present**

Pamela Almony  
Donna Bloom  
Polly Kreiss  
Kimberly Carl  
Roy Burkins  
Bill Gemmill  
Dave Elwell

**Others present**

Mayor Brittany Barnette  
Craig Sharnetzka, Solicitor  
Jason Brenneman, Engineer  
Ira Walker, Jr., Sewer/Water  
Stacy Myers, Recording Sec'y

**Visitors**

Linda Miller  
Jason Roberts  
Bob Hersey  
Erica Rearich

Charles Tolson  
Wayne McElwain  
John Barnette  
Rick Kerns

Robert Fisher  
Gordon Wisnom, Sr.  
Roger McElwain  
Dan & Meghan Webb

1. The meeting was called to order @ 7:00pm followed by the pledge to the flag.

2. **Public Comment/Visitors**

- **Rick Kerns, HARP Director**, was present to request Council approval in order for HARP to apply for a grant in Stewartstown Borough's name. HARP is proposing to improve the playground area (splitting it into two separate areas for younger & older children), adding benches, a pavilion, fencing & some other items. HARP will contribute \$200,000 from their Capital Fund as a match for the DCNR Grant in the amount of \$200,000.

Atty. Sharnetzka explained the property proposed for improvement is owned by the Presbyterian Church & the Borough has had a lease with the church for many years that allowed for 5-year renewals. Due to the grant requirements, he created a 25-year lease allowing the Borough to lease the property from the church & then allow HARP to operate on the Borough's lease of the property. The Borough already has liability coverage for the property which is adequate for the grant requirements.

Roger McElwain represented Stewartstown Presbyterian Church tonight. He suggested one small revision to the lease. Where it states, "Hopewell Recreation & Parks", he suggested Hopewell **Area** Recreation & Parks. Other than that, the church was agreeable to the lease. Mr. Burkins made a motion to approve the lease between Stewartstown Borough & Stewartstown Presbyterian Church for the 25-year term; Mrs. Bloom seconded. All were in favor; motion carried.

Mrs. Carl made a motion to permit Hopewell Area Recreation & Parks to submit a grant in Stewartstown Borough's name & to authorize the Council President to execute the appropriate documentation; Mrs. Bloom seconded. All were in favor; motion carried.

- **Dan & Meghan Webb, 5 Broadway** had some questions regarding Bailey Hotel that's being built in Bailey Springs Plaza.

- **How is the town & citizens made aware of large-scale changes such as the hotel?**

*All meetings are public & everyone is welcome to attend. President Almony explained the process that took place. When someone submits a Land Development Plan, such as the hotel, it must go to York County Planning Commission for review. YCPC submits a list of comments to be addressed by the Borough's engineer, solicitor, staff, sewer & water, etc. This is a review process by all parties. Once all YCPC's comments are addressed, it goes back to them again for another review. The plan comes to Stewartstown Borough's Planning Commission, but that committee*

*only recommends approval/denial to Borough Council. The plan then comes to Borough Council for action.*

*Council was aware of the proposed plan for the hotel prior to it coming to them for action. Ms. Almony said Council cannot tell anyone what to build or not build on their private property, as all the proper paperwork & filings were done. If Council would've denied the plan, Atty. Sharnetzka said the property owner (Upside Investments) could've sued the Borough because they had complied with the Borough's Zoning Ordinance on all counts. The hotel is in the Commercial Zone & the use is permitted in that Zone.*

- **What's the need for the hotel in this area?** *Mr. Burkins stated there is a demand for a hotel due to several wedding venues in the area & currently, the closest hotel would be Maryland or Shrewsbury. It will also be convenient for out-of-town relatives during holidays, company parties, etc. Mrs. Carl stated the developer of the hotel (Upside Investments) is her landlord, Sam Juffe. He also feels the need for the hotel for possible extended-stay, out-of-town corporate/businesspeople. Going forward, Mrs. Carl welcomed the Webb's to possibly get involved with the newly formed Economic Development Committee which will be looking at how to develop businesses in town, researching what businesses are needed, how to attract commerce, etc. This committee will be adding a page to the Borough's new website where their meeting minutes, ideas, etc. will be shared.*
- **Was a traffic study done prior to construction being started?** *York County Planning Commission determined a study was not necessary.*
- **We don't want it to become a place of illegal activity.** *No one wants to see businesses come to town & fail. Should anyone see suspicious activity, they should call 911. The developer followed the proper channels & a hotel is allowed in the Commercial Zone & Borough Council could not stop it.*

### 3. **General Business**

- **Approval of Meeting Minutes**—Mrs. Bloom made a motion to approve the March 6<sup>th</sup>, 2023 Meeting Minutes; Ms. Kreiss seconded. All were in favor; motion carried.
- **Approval of Financial Statements**
  - **General Funds**—Ms. Kreiss made a motion to approve General Fund bills dated March 2<sup>nd</sup> thru March 31<sup>st</sup>, 2023, totaling \$25,752.75; Mr. Burkins seconded. All were in favor; motion carried.
  - **Sewer Funds**—Mr. Burkins made a motion to approve Sewer Fund bills dated March 2<sup>nd</sup> thru March 31<sup>st</sup>, 2023, totaling \$79,610.45; Ms. Kreiss seconded. All were in favor; motion carried.
  - **Water Funds**—Mrs. Bloom made a motion to approve Water Fund bills dated March 2<sup>nd</sup> thru March 31<sup>st</sup>, 2023, totaling \$76,305.73; Mr. Burkins seconded. All were in favor; motion carried.

### 4. **Solicitor's Report**—Atty. Sharnetzka reported:

- **Annual ARPA (American Rescue Plan Act) Reporting** is due by April 30<sup>th</sup>, 2023. Borough staff will submit the report prior to the deadline.
- **Senate Bill 231, Amending Advertising Requirements**—legislature is proposing to amend the requirements of notices, such as bids, meetings, Ordinances. This bill says a municipality could post the notice on their website & at their office, rather than advertising it in the newspaper. More information on this as it develops.
- **Municipal Night at the Ballpark**—Friday, May 12<sup>th</sup>, 2023. Council & staff can let Craig know if they plan to attend.
- **Lease with Stewartstown Presbyterian Church**—Craig will make the small revision as discussed above & that can be signed at the end of tonight's meeting.

5. **Engineer's Report**—Jason Brenneman reported:

- **56/58 South Main St. Storm Sewer work**—Jason & Craig met with the homeowners last month & discussed an easement agreement. Aaron Manifold completed the emergency/temporary repair, tying into the new pipe & extending it just short of the concrete structure/Main Street.

Craig met again with the owners (Fisher & Cramblitt) prior to tonight's meeting. They understand Aaron will be back later to plant grass seed. The agreement allows the Borough temporary access to both properties to replace what has already been done & allows the Borough temporary access to go further & extend through the driveway/sidewalk to the right-of-way. It also allows the Borough a permanent easement, allowing them to go back to conduct topical maintenance.

Mr. Gemmill wanted to bring one issue to Council's attention. The one A/C compressor at 58 South Main wasn't working when it was disconnected. This was noted on video & Aaron said the homeowner was made aware of it. Bill is getting a price for the homeowner to replace the compressor if they want to do so. The Easement Agreement states everything must be put back the way it was found prior to the repair, so it's not the Borough's responsibility to replace/repair the unit, as it was not working prior to being removed.

Last month, Council had approved moving forward with the additional necessary work in this area. It involves 40 linear feet of pipe, 10 sq. yds. of concrete drive restoration & 15 sq. yds. of sidewalk restoration. This estimate was \$12,500.

Aaron Manifold arrived at tonight's meeting & said some of the existing pipe extending to the ROW is in good condition & **may** last several more years, while other sections were very thin.

PENNDOT permitting, flagging, etc. will be necessary for the permanent repair. Jason said phone quotes will be necessary to complete the additional work. Aaron suggested waiting to do the additional work until the area dries out, possibly until May or June. It may be a few months until the PENNDOT permit is received anyway. Mr. Gemmill recommended paying Aaron Manifold for the work completed to date.

Mr. Burkins made a motion to authorize President Almony to sign the Easement Agreement between the Borough & the homeowners of 56 & 58 South Main. Mrs. Bloom seconded. All were in favor; motion carried.

- **Streets/curbs/sidewalk/storm sewer**—Jason met with the committee on 3/27 to discuss the proposed street work & possible grant funding which he has started reviewing. Their next meeting is scheduled for Thursday, April 6<sup>th</sup> to discuss these items. He will update Council at their May meeting.

6. **President/Vice President Report**—Ms. Almony reported:

- The invoice for the "25mph" street markings came in \$244 over what Council approved last month. Mrs. Bloom made a motion to approve the additional \$244; Ms. Kreiss seconded. All were in favor; motion carried.
- She & Mr. Burkins attended the recent York County Boroughs Association dinner at Yorktowne Hotel & said it was very nice.

7. **Treasurer's Report**—Stacy Myers reported:

- **Fire Police requests**—Mrs. Bloom made a motion to approve Fire Police requests for Springfield Township & Dallastown Borough events. Mr. Burkins seconded. All were in favor; motion carried.
- **Dorn Electric invoice**—invoice for \$999.94 was submitted for repair of the Christmas light wire that had been knocked down. Mr. Gemmill made a motion to approve the expense; Mrs. Carl seconded. All were in favor; motion carried.

- **Informational items**
  - Training webinar is scheduled with M & T Bank for April 5<sup>th</sup> regarding the new Borough bank accounts.
  - 2023 Liquid Fuels allocation in the amount of \$61,261.34 has been received.
  - New Borough website is live. Training will take place April 4<sup>th</sup>.
  - Invoice Cloud bill pay site is live.
  - Of note, since Earl Long's passing, a new Planning Commission member is needed.
- 8. **Sewer & Water Supervisor Report**—Ira Walker, Jr. submitted his report to Council. All expenses will go before the Sewer & Water Authority for approval.
- 9. **Mayor/Police Report**—Mayor Barnette reported:
  - Stewartstown Senior Center is teaming up with the Stewartstown Food Pantry, Mason Dixon Library & the Historical Society for “Give Local York” on Friday, May 5<sup>th</sup>. Food, drinks, donations are welcome.
  - Southern York County Rotary Club is conducting a “Flags for Heroes” event at the Freedom Green Community Park on Wednesday, May 24<sup>th</sup>. Flags can be sponsored for veterans, etc. & this year they're extending it to First Responders also. The ceremony will take place Saturday, June 3<sup>rd</sup> to honor these heroes.
  - Wednesday, April 5<sup>th</sup> is the next SRPD Commission Meeting—no report, other than from a recent Senate Appropriations Committee Budget Hearing where discussion was held on recruiting challenges that PSP is facing. Two interviews were held for SRPD officers. More will be reported as it's known.
- 10. **Committee Discussion/Other Business**
  - Mrs. Bloom/IGA Committee—at the recent IGA Meeting, discussion was held on Glen Rock Borough's contract offer of a \$300,000, 7-year term with SRPD, to be renewed in 3 years with an annual increase of 1.5% & one seat at the table. Mrs. Bloom said the contract would be **reviewed** after 3 years (not necessarily renewed) to see how everything is going. Prior to the 7-year term end, another review would take place. The SRPD Commission has the ultimate decision, so more will be reported as it's known.
- 11. **Adjournment**—With no further business before Council, Mr. Gemmill made a motion to adjourn the meeting @ 8:21p.m. Mr. Burkins seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary