

BOROUGH OF JEFFERSON
COUNCIL REGULAR MEETING

Monday May 2, 2022 7:00 pm
P.O. Box 146 • 48 Baltimore St. • Codorus • PA 17311
York County • Pennsylvania

In Attendance-Council:

President Dave Loeffler
Vice-President Daniel Kauffman
Pro-tem Frank Thomas
Councilwoman Anne Loeffler
Councilwoman Gwen Muntz

In Attendance:

Mayor Jim Sanders
Secretary/Treasurer Connie Wentz
Solicitor Devon Myers, CGA Law Firm*
Engineer Cory McCoy, C.S. Davidson
Zoning Officer Rachel Vega
Solicitor John Wilson, CGA Law Firm

Other: (For Council Meeting)

Pat Seitz- Jefferson Fire Co
Ed & Regina Kreiner

*Absent

REGULAR SCHEDULED MEETING

1. CALL REGULAR MEETING TO ORDER

President Loeffler called the May 2nd, 2022, Council Regular Meeting of the governing body to order at 7:00 pm. There were 3 persons in attendance.

2. APRIL 4TH 2022 MINUTES

Councilwoman Loeffler made the motion to accept, the April 4, 2022, Minutes, Councilman Thomas second. **Motion passed.**

3. PUBLIC COMMENTS

- Pat Seitz- First Assistant for the Chief here to answer any questions regarding their request for ARPA Funds. President Loeffler asked why only a 24' ladder. The answer was that was what the truck holds, and the manpower they have, it's the best fit for carrying. Councilwoman Loeffler questioned about the repair and coating of engine room floor. Pat explained there is cracks and such from a lightning strike a few years ago, and from weight of trucks over time.

4. SOLICITOR'S REPORT

- John Wilson, CGA Law Firm in place of Devon Myers. Upon review of Ordinances 2022-02, 2022-03- if agreed and recommended it would need to be motioned and voted for advertisement. Some questions by Devon on the term "transfer of business", and a few other things. Council would need to decide if they want to keep said verbiage to the Ordinances. Also suggests adding noise to it as well. Concerns of 198-66, Letter E, Number 4, verbiage of "Zoning Officer and or owner", to eliminate the word of owner, and suggest adding such to lease agreement. Majority agrees to change/take out "owner". Discussion on whether the Mini Storage facility falls under the Rental Maintenance Agreement. Solicitor Wilson states that it may be a good idea to seek other surrounding Municipalities. Discussion on whether it can be enforced on if a rental pay rent or not. Councilwoman Loeffler makes a motion to advertise for public hearing of Ordinances 2022-02: Combined Ordinance Agreement, Councilman Kauffman seconded, **motion passed.** Ordinance 2022-03 Building Construction Permit: Discussion on changing up amount the permit requires. Proposed Ordinance change to amend current Ordinance No. 1993-01. Councilwoman Loeffler made a motion to advertise Ordinance 2022-03, Councilman Thomas seconded, **motion passed.** Discussion of Ordinance 2022-04 Mixed Use-1 and Mixed Use-2. Discussion of where the Borough line is, and the lines of Mixed Uses allocations on the map provided by Zoning Officer Vega, possible changes and uses for zoning options. Councilwoman Loeffler makes a motion to send Ordinance 2022-04, Ordinance 2022-05 to York County Planning Commission for their review.

Councilman Thomas seconded; **motion passed**. Zoning Officer Vega will go ahead and send it over. Solicitor Wilson reports that Devon has put a lien on the property on York St.

5. ENGINEER REPORT

- Engineer Cory discusses borough streets plan and made up a plan list of street priorities. Discusses streets that are not improved, and whether we would like to improve them up to standards. Reviewed street prioritized by street maintenance budget. Could design plans for next year, to put out for bidding. Councilman Kauffman asked if there was an accident or injury on our parking lot, would/could we be held responsible. The answer Solicitor Wilson gave was yes. The council discusses parking lot issues and if that should be done sooner than later. Concerns on the metal rod in parking lot. Talk of just cutting it down, or getting rid of it, in the meantime of discussion for the paving. President Loeffler will get in contact with H&H, Beckman, and other possibilities for removal of rod in parking lot. Ed Kreiner asks about the channel between Borough yard and their son's property, that it has collapsed and clogged the drain causing rain to overflow. Asks if it can be torn up, or if something needs to be done to fix that.

- **Solicitor & Engineer left the meeting at 9:25 pm**

6. PLANNING COMMISSION

- Minutes from April 20th Planning Commission included

7. ZONING/PERMIT REPORT

- a) Permit & Ordinance Violations – Monthly report included & discussed
- b) Rachel will check into chicken situation
- c) Zoning Officer Vega present change in Zoning Hearing Board Solicitor. Councilwoman Loeffler makes a motion, Councilman Thomas seconded, **motion passed**.
 - Question on if utility companies should be filling out a permit and fee for work done in Borough streets. There is a fee for excavation, \$90.
 - President Loeffler asks for a committee to collaborate on fee schedule. Asks that Councilman Kauffman and Thomas to discuss fees with Rachel.

- **Zoning Officer left the meeting at 9:40 pm**

8. TREASURER'S REPORT

- a) Cash Flow Report, Budget vs. Actual Report, Income & Expense Report – Councilwoman Loeffler made the motion to accept the Cash Flow Report, Councilman Thomas seconded. **Motion Passed.**

9. JEFFERSON CODORUS JOINT SEWER AUTHORITY REPORT

- a) Mayor Sanders would like to resign from his seat on the JCJSA and would like to appoint Ed Kriener as his replacement as his term ends. Councilman Kauffman moves motion to accept Jim Sanders resignation, Councilman Thomas seconded, **motion passed**. Councilman Thomas makes a motion to accept appointment of Ed Kriener, Councilman Kauffman seconded, **motion passed**
- b) Sewer Authority obtained a new loan which puts the Sewer Authority more in debt due to interest on the loan.

10. MAYOR'S REPORT – No report given

11. COMMITTEE REPORTS / COMMITTEE ASSIGNMENTS

- a) Building, Property and Supply – Chairperson D. Loeffler –
 - Maintenance –
- b) Finance – Councilwoman Loeffler – Gives Report
 - YATB – Dan attended the meeting in place of Anne, and there's a summary included.
 - Inform YATB of transfers in the Borough (Connie)
 - PSAB - Anne and Dave will be attending the annual conference
- c) Lights, Water & Gas – Chairwoman Muntz
- d) Public Safety and Welfare – Chairperson F. Thomas
- e) JVFC – Chairperson F. Thomas – Fire Dept Report –
- f) Solid Waste and Sewer – Chairperson D. Kauffman

g) Streets & Sidewalks – Chairperson D. Loeffler – Street sweeping is completed

12. OLD BUSINESS

- Capital Improvement Plan- What can we do? Parking lot would be first. A walking path around the Borough. Possibly connecting to parking lot
- Cannon Wheels - Councilwoman Loeffler would like to see a motion on the Cannon Wheel estimate provided last month. The CAD drawing is included in the estimate given by Wiley. Councilman Thomas makes a motion to go ahead with the purchase of the wheel, Councilwoman Loeffler seconded. **Motion passed.**

13. NEW BUSINESS

- Hersch Concept contract has been cancelled. Borough needs Snow Removal, will be seeking bids.
- Camera upgrades were discussed. Ed Kriener is offering to look and put proposal in.
- EMC Meeting with CR Lloyd- Anne and Dave attended. Councilwoman Loeffler speaks on the meeting
- Pens for events? Councilwoman Loeffler would like to see that at events. Connie to order them.

14. CORRESPONDENCE

15. MEETING AND TRAININGS

Organization	Subject	Date
BORO	Next Council Meeting	May 2, 2022
JCJSA	Sewer Authority Meeting (First Wednesday)	7:00 pm
YCDES	NIMS Training and Exams: http://www.fema.gov/nims-training	NIMS Courses
PSAB	Education Courses & Webinars: www.classes.boroughs.org	PSAB Courses
PA LTAP	Local Technical Assistance Program – Classes Available (PennDot)	LTAP Website

16. **ADJOURNMENT** – Councilwoman Muntz made the motion to adjourn at 11:07 pm., Councilman Thomas second, **motion passed.**

Respectfully Submitted,

Connie Wentz,
Borough of Jefferson Secretary