

JEFFERSON BOROUGH COUNCIL MEETING MINUTES

OCTOBER 6, 2025 - 7:00 pm

<u>Council</u>	<u>In Attendance</u>	<u>Public</u>
Dave Loeffler – President	Jim Sanders – Mayor*	Todd Tyson
Dan Kauffman – Vice President*	Connie Wentz – Secretary/Treasurer	Jason & Margaret Knowles
Frank Thomas – ProTem	Jeff Koons – Zoning Officer	Faith Kreiner
Anne Loeffler – Member	Anthony Lain – CS Davidson – Engineer	Wendy Neiman
Gwen Muntz – Member	Devon Myers – CGA Law Firm – Solicitor	Ronnee Greenstein
		Kelsey Hoke
		Mark & Linda Miller
		Robert & Pauline Fuhrman
		Carolyn Bupp – Codorus Twp.
		Josh Kessler

*absent **late

1. **CALL TO ORDER** – Council President Dave Loeffler called the meeting to order at 7:00 pm.
**Meeting is being recorded by Resident Faith Kreiner.*
 A moment of silence was held on honor of the fallen and injured police officers of York County.
2. **APPROVAL OF SEPTEMBER 2, 2025, MINUTES**
 - A.Loeffler made the motion to approve last month's minutes, G.Muntz. **Motion carried.**
3. **PUBLIC COMMENT**
 - Ronnee Greenstein – Glatfelter Memorial Library Representative – here to thank the Borough for their contributions.
 - Todd Tyson – Hanover St - spoke with Tony Johnson asking if for the old documents to the former bank building.
 - Carla Rebert – Hanover St - asked for an update on pedestrian crossing. - Asking for updates on Miller and Hersh properties. – Also wants an update on the Bank building.
 - Jason Knowles – 52 Berlin St - asking questions about sewer easement obtained by JA Myers to his neighbor’s property. He states JA Myers needs 60 ft of land; however, 42 ft is only available. He is informed that he will need to talk to the Sewer Authority about this. Also states that when the fence is put back up, he would like to see it placed on their property line. He is advised to communicate with JA Myers to discuss placement of fence when its time.
 - Josh Kessler – Burns Rd - states lawyers don’t need to be involved, to send our code enforcement officer. – states why we allowed JA Myers to build townhomes. It is explained that no final plans have been submitted. Asked if we can nix the plan to begin with, the answer is no. We are responsible to enforce Ordinances.
 - Margret Knowles – Berlin St - wants a RTK request for notices for Zoning change
 - Mark Miller – Berlin St – was here that night the Ordinance was changed. Requests an “emporium” be charged per unit. It is stated that nothing is in place.
 - Linda Miller – Berlin St – states a letter was sent out, and people attended the meeting not in favor of JA Myers townhomes. Would like to see control over the number of homes.
 - Robert & Pauline Fuhrman – Berlin St – objects to JA Myers townhomes
 - Wendy Neiman – York St – states instead of saying what we can’t do, tell them what we can do. It is told to public that when plans are submitted to, we will do something when we see plans
4. **SOLICITOR**
 - Discussion regarding letter from York Water Co to Mr. Thomas Baum regarding 5 Spruce St. He also received the same letter. The Borough has no further action regarding this matter
 - Snow Removal contract – looks good to go
 - Resolution 2025-05 – Stipend for Members of JCJSA. Motion made by G.Muntz, second by F.Thomas.
Motion carried.
5. **ENGINEER**
 - Property surveys – appox \$13,000
 - Playground update discussed. Thanks to Jefferson Lions Club for the donation of the gazebo.
 - Met with Nace’s of Hanover St regarding Orange St rolled curb. Contractor can be obtained to do the work necessary, reach out to H&H for a quote.

- 6. **ZONING** - Permit and Ordinance Violation- Reviewed
 - Recommends PAMCA as codes inspections to replace CCIS. A.Loeffler moves to accept PMCA and terminate CCIS contingent contract terms. G.Muntz second. **Motion carried**
 - Data Center Ordinance – YCPC has a model Ordinance for potential data centers. A.Loeffler asks Jeff to take it to the Planning Commission. It was asked if we can include smoke shops. J.Koons will research.

Zoning Officer – exits 8:40 pm Solicitor, Engineer – exits 8:38 pm
- 7. **FINANCIAL REPORT**
 - Cash Flow, Budget vs. Actual, Income & Expense – A.Loeffler motion, G.Muntz second. **Motion carried.**
 - Advertise 2026 Budget – A.Loeffler motion, F.Thomas second. **Motion carried.**
 - Donation to York County Safety Collab – Motion made by F.Thomas, second by G.Muntz. Donate \$500 to the officers. **Motion carried.**
 - Office will be closed Oct 14th- 24th. Contact Council members for emergencies.
- 8. **JEFFERSON CODORUS JOINT SEWER AUTHORITY** – September 3rd, 2025
- 9. **MAYOR REPORT**
- 10. **COMMITTEE REPORTS/ASSIGNMENTS**
 - a. Building, Property, and Supply – D. Loeffler – Motion made by A.Loeffler, second by G.Muntz to approve Dough Boy maintenance for the next 5 years @ \$1800. **Motion carried.**
 - b. Finance – A. Loeffler
 - c. Lights, Water & Gas – G. Muntz
 - d. JVFC/Public Safety and Welfare – F. Thomas
 - e. Solid Waste and Sewer – D. Kauffman
 - f. Streets & Sidewalks –D. Loeffler
- 11. **OLD BUSINESS**
- 12. **NEW BUSINESS**
 - Kindness Week – A.Loeffler moves to pass resolution, G.Muntz second. **Motion carried.**
 - YCBA Annual Dinner -
- 13. **PUBLIC COMMENTS**
 - Grants for Fire Company.

ADJOURNMENT – Meeting adjourned at 9:42 pm.

Upcoming meetings

<u>Organization</u>	<u>Subject</u>	<u>Date</u>
BORO	Council Meeting	1 st Monday @ 7:00 pm
JCSA	Sewer Authority Meeting	1 st Weds (odd months) @ 7:00 pm (as needed)
PC	Jefferson Borough Planning Commission	3 rd Weds @ 7 pm (as needed)
ZHB	Jefferson Zoning Hearing Board	Last Weds @ 7 pm (as needed)