

MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING

September 3, 2024 at 80 N. Water Street, York New Salem, PA

The New Salem Borough Council met in regular session on Tuesday, September 3, 2024. The meeting was called to order at 7:00 PM by President Martin who led those in attendance with an Invocation and the Pledge of Allegiance to the flag.

COUNCIL MEMBERS PRESENT

Kim Martin, Pres
William Baldauf, VP
Peter Partridge, Pres Pro-tem
Sue Becker
Harvey Thumma Jr.
George Donavos (by phone and in person)
Bryan Pugh

BOROUGH OFFICIALS PRESENT

Edward Mundorf, Mayor
David Lipinski, Eng.
D. Michael Craley, Sol.
Samantha Craley, Asst. Sol.
Judy Albright, Sec/Treas.

COUNCIL MEMBERS ABSENT

Michael Hammers, BCO
Jeff Koons, Z&CEO

Note the following abbreviations

“CP” = Council President “CM” = Council Member “ST” = Secretary Treasurer
“Eng”= Engineer “Sol” = Solicitor “BCO” = Building Code Officer
“Z&CEO” = Zoning & Code Enforcement Officer

1. President’s Apology – CP Martin gave an apology regarding the August 22nd meeting. She is responsible for keeping order and she did not. She also apologized to Cf. Lash NYCPRD for the person who questioned his integrity and the disrespect he was shown. Cf. Lash thanked her. She also apologized when a certain property was being spoken about that has an ongoing investigation, it was later spoken about with the address.

CP Martin indicated that moving forward Roberts Rules of Order will be more tightly followed at the meetings. Council will address the Chair when requesting to speak, Council will not directly address the audience, and CP will recognize any audience member prior to just speaking out. One person at a time will speak and wait to be recognized by the Chair before speaking.

CP Martin also informed everyone that there is a Public Comment period and everyone is welcome to speak with information regarding the Council’s decisions. Each speaker will have five (5) minutes to speak.

2. Engineer’s Report

a. ADA Ramps – work completed, passed his inspection and paperwork forwarded to PennDOT for approval but not received yet.

b. Status of Storm Water inlet work – work to be started next week. Eng expects work to be completed in 1-2 weeks. It is contractor responsibility to notify any resident whose property is affected by their work.

c. Strategy and resolutions for grants- There are two (2) grants available for the Borough's participation. There is a statewide grant available where applications are accepted from September 1st through November 30th. Winners will be announced in September, 2025. There is also a Cat 4-York County grant available where applications are accepted from July 1st thru September 30th and winners are announced in March, 2025. Each application must be accompanied by a Resolution and duly adopted. Possible projects for the York County grant would be road repairs of Robin Hood Dr. and Palmer Ave, The grant for sidewalk and curb repairs and installation of speed tables could be put on the other grant where we will need more time to complete and those repairs may go over \$100,000..

Council agreed to have the Eng prepare a cost estimate for these projects and CM Partridge will prepare the grant applications. This information will be presented to Council at a continuation of this meeting to be held on September 24th at 7:00 PM for approval of the Resolution and any other business.

3. Z&CEO Report – Z&CEO was absent but his written report was presented and will be filed.

4. BCO Report – Absent and no report

5. Public Comment – Mike Messinger, 4129 Robin Hood Dr. would like to know the exact location of the work scheduled for Robin Hood Dr. He will pass this information on to the North Codorus Township Fire Co in case they need to respond during this time with equipment.

Bob Boulden, 4125 Robin Hood Dr. asked if the agenda could be posted on Facebook prior to the meetings. CP Martin agreed to do this. Mayor Mundorf advised it was posted on the website 24 hrs prior.

Stephanie Mundorf, 4070 Sherwood Dr. spoke regarding the police information meeting held on August 22nd. First she felt the notice provided to the residents did not include information that a vote would be taken, then she found out that it was an extension of Council meeting and it didn't say we were doing Roberts Rules, that you had 2 minutes. She further spoke on why now are we following Roberts Rules of Order and saying we are going to be doing it this way but the CP can do what she wants. She felt she was shut down in speaking and suppressed what she wanted to say. Mrs. Mundorf felt the council president suppressed not only herself but other Council Members. She feels all the information was not given at this informational meeting and this was horrible the way it was handled and now Mrs. Mundorf feels the council president wants to bear down and make it worse. She had questions for the Chief that she was not permitted to ask. She also felt that more information should have been given, like the cost, services, what is included and now you are going to vote on it tonight. Mrs Mundorf further indicated she feels that the survey taken at the meeting was bogus and no one else in the borough knew what was going on.

Greg Trinks, 112 S. Main St spoke on the figures presented at the meeting regarding the cost of police. The information given was based on all the residents and the figure was per person. He feels he got shut down when speaking about the cost figures presented by CP Martin. He then emailed the Borough and got the figures which he feels are not correct. He also questioned the two (2) hours patrol each day. He

further questioned the numbers he was provided stating there were two (2) different numbers. CP Martin checked her paperwork and advised she gave him the correct numbers.

Stephanie Mundorf, 4070 Sherwood Dr. indicated Alexis Mundorf wanted to speak. CP acknowledged Alexis and Mrs. Mundorf indicated she would take her five (5) minutes. CP Martin advised that is not the way it works. Mrs. Mundorf had her speaking time.

Sue Barley, 4161 Robin Hood Dr indicated a survey was used when the Borough was making a decision to leave West Manchester Township Police and this survey was no different. She felt most of those in attendance were satisfied with the informational meeting and wanted police protection. Stephanie Mundorf begin interrupting and CP Martin indicated that if she interrupts again she will be asked to leave. Mrs. Mundorf indicated she can leave and promptly left the meeting at 8:30 PM. Stating this is a sham. Mrs Barley continued that most of those in attendance knew these figures were only an estimate and with more research on Councils part at sometime possibly October's budget meeting.

Mayor Mundorf wanted to react and CP Martin informed him of Roberts Rules at which time CM Thumma indicated this is not the way elected officials operate their meeting. Sol. Craley then indicated anyone on Council would have the opportunity to respond after addressing the Chair and CP Martin informed him he would ask the chair if he could speak and she would acknowledge. Mayor Mundorf then addressed the chair and asked to speak and was granted. Mayor Mundorf questioned CP Martin about the notice of the informational meeting and nothing was said about a survey and then do a victory dance with the results. He then spoke to people who said they knew nothing about a survey so believes you are not getting a full response. CP Martin indicated the survey was to get the pulse of the residents. Greg Trinks asked a question about some of his neighbors didn't get the notice of the informational meeting. CP Martin indicated we did the best we could, they were all mailed at the same time. As a matter of fact CM Thumma just received his notice today in the mail and it was dated 8/12.

CP Martin then asked for any further comment. Hearing none she continued with the agenda.

6. Matters of the Borough – Including Information/Recommendations From Committees

a. Fire – CM Partridge reported he was invited by the Fire Company to help with their finances and starting again. He attended their meeting and suggested they purchase Quickbooks for their financials and they agreed to purchase. He is awaiting their set up and will then assist them.

Mayor Mundorf reported he would like to speak with the Auditor General's office on the last audit and their findings. Chief Tim Beyers of the New Salem Fire Company indicated the audit in question was for the Fire Relief Funds and it is separate from the regular fire company funds. Mayor Mundorf asked that Chief Beyers get him the information for his review.

b. Sewer – CP Martin reported when Spring Grove took over the billing they did not carry any delinquencies. Now that York Water Co is handling all of the billing and delinquencies, with the exception of those accounts that Sol. Craley is handling and those that ST Albright has set payment plans with, we should notify all residents that if their delinquencies are not paid by 12/31/24, their property will be liened and all accounts will start the new year at zero. This information will be placed in the newsletter, on the website and on Facebook.

c. Highways – CM Becker indicated there is a “dip” on W. George St where street work was done. Since this is a state highway, she was instructed to contact PennDOT.

d. Building – The painting of the inside of the borough building is referred back to committee. The power washing of the building has been completed. As a result of that washing, more bees were found behind the siding at the rear of the building. DS Pest was contacted again and they came out this afternoon and completed the treatment.

e. Police – ST Albright reported on her conversation with Chief Snyder of West Manchester Township Police where he indicated they would not be interested in quoting service to the Borough. She also spoke with Chief Damon on York County Regional Police who quoted over \$52,000 per unit which equated to over \$78,000 for the 1.5 units. He advised that he is aware his department is higher than Northern York County Regional Police. Then just today an email was received from him with a copy of a contract where they are offering the first year at \$70,000, second year at \$73,500 and a third year at \$77,175.00. Their contract does include a clause regarding overages in time which Sol. Craley is very familiar with.

Sol. Craley reported he is in conversation with Northern York County Regional Police solicitor regarding a clause in their contract. None of the other municipalities in Regional’s territory have this in their contract. He feels the length of the contract and termination clause would prohibit a new Council from terminating their service. Until this is resolved he can not recommend moving forward with signing the contract. Legally he is good with everything else in the contract.

Mayor Mundorf questioned Cf. Lash regarding the two (2) hours to be spent in the Borough daily and how this can be productive. Cf. Lash explained that even though the Borough would contract fifteen (15) hours per week there would be officers available 24/7 if something were to happen. The department uses a formula to determine the best way to handle staffing. As an example if an officer spent 25% of the time on calls, that would leave 75% on pro active duty which includes, vacation home checks, traffic, etc. They account for every fifteen (15) minutes of their time which is computed daily and weekly. He feels the fifteen (15) hours per week is enough at this time.

Mayor Mundorf questioned CP Martin regarding the length of time in the contract and who choose this time since it was not brought before the full Council. CP Martin informed him she did not make any decision about the length, it is only for a starting point of discussion.

CM Partridge indicated he is in favor the shorter length of contract. He also questioned if there would be costs if terminated early

Mayor Mundorf indicated according to the Borough Code he is over the police and should be involved in any discussion on the police and should be included in any emails on this topic.

CM Partridge questioned Cf. Lash if he needs a certain amount of time for notification of service. Cf Lash reported that time would be the first of November. CP Martin indicated our budget meeting is October and a final decision would be made at the November. Cf. Lash indicated this timeframe would be good with him. He indicated his department carries extra hours in their General Fund.

Sol. Craley again voiced his concerns regarding if a new Council would break a contract what the legal and financial ramifications would be to the Borough.

CM Partridge presented his budget illustration regarding paying for police. He researched and found there would be money in the 2025 budget to pay for police with no increase in tax millage increase. He pointed out by doing this it would result in a large negative income at year's end. This could not be sustained for too many years. The question would be if we paid for it in 2025 without increasing taxes, what about the next years. CM Thumma questioned how this would impact repair/maintenance costs for any infrastructure and CM Partridge indicated he took that into consideration when completing these figures.

Mayor Mundorf questioned his figures and the negative income for 2025. CM Partridge reported it was used to forecast out the numbers. Mayor Mundorf questioned if this negative amount included payment for police and Council did not contract with them there would still be a negative amount in 2025 budget. An extended budget will need prepared forecasting out figures.

CM Baldauf feels Council should wait to make any decision until the solicitor gets a response from the police's council.

On a motion by CM Partridge, seconded by CM Donavos and carried (CM Thumma voted no) to resolve the issues at hand and come up with information and reports from the Solicitor.

f. Sidewalks – CM Pugh reported the committee forwarded a report to Z&CEO Koons regarding overhanging weeds. He also checked into patching around the building and parking lot. This is very inexpensive and should not exceed \$100.

Resident Greg Trinks interceded the conversation indicating he could do this tomorrow and this is nothing, why are we wasting time on it. CP Martin advised we need approval from Council. On a motion by CM Partridge, seconded by CM Donavos and unanimously carried, the product necessary is to be purchased and Mr. Trinks is to provide his phone number for assistance in placing it.

g. Personnel – CM Baldauf indicated they will need a committee meeting to discuss compensation for the Z&CEO and BCO.

7. Approval of August 6th and August 22nd Council minutes.

Mayor Mundorf asked for a correction to the August 22nd minutes regarding his report given and his explanation of how municipal taxes are generated. The August 22 minutes will reflect the following correction. He indicated by his calculations, there are 12 properties that would increase by \$600, 63 properties would increase by \$400 and 11 properties would increase by \$300 if the millage would increase by 1.5 mills. He further indicated that CP Martin's statement that each resident would pay \$1.69 per month for police is not how taxes are calculated. Taxes are based on a millage rate of assessed value of a property and that is the number he is showing. On a motion by CM Baldauf, seconded by CM Donavos and unanimously carried the minutes are approved with corrections.

Mayor Mundorf also questioned if a new recorder may be needed since the secretary was not able to understand all of what was recorded at the August 22nd meeting. No decision made.

8. Solicitor's Report

Sol. Craley informed Council that effective the first of the year his rate will be increasing, possibly \$10.00 per hour, as the rate has not increased in ten years

He spoke with Z&CEO Koons about Forry St. between 39 and 51 N. Main St. We will need to check the ordinance adopting this portion of the street. ST Albright is instructed to contact James Lescher at PennDOT to try to determine when this portion was added to the Liquid Fuels list. This will give us a date to research ordinances for the adoption.

9. Unfinished Business

a. New Ordinance for adoption of second kitchen in single family dwelling – Sol Craley advised York Count Planning reviewed and as suspected, did not recommend adoption as written. He recommends moving forward with adoption. **On a motion by CM Thumma, seconded by CM Partridge and unanimously carried,** the Ordinance will be advertised for adoption.

10. New Business

a. Newsletter for review – Discussion ensued regarding the printing and mailing costs. CM Baldauf is to get a quote from DOCEO to print, fold and mail at bulk rate.

It was discussed when this should be mailed. Everyone agreed it should be completed no later than October.

Information will be gotten from Spring Grove about the exact dates for leaf collection and they need to collect full three (3) weekends. CM Pugh will find someone to take charge of placing signs for the yard sale dates. CP Martin would like to include a Community Events area in the newsletter.

Cf. Beyers from the fire company will get information to CP Martin regarding their recruitment and the information will be placed in the newsletter.

CP Martin will send a revised copy to all for approval after the draft is completed.

b. York Co Boroughs Association September 26th meeting and dinner.- Invitation received and anyone interested in participating should contact ST Albright. **On a motion by CM Partridge, seconded by CM Thumma and unanimously carried** the Borough will pay the \$18.00 per person for those attending. The Association is also asking for nominees for the service awards. Anyone having 10,15,20 or more years of service are eligible. If anyone has someone to nominate, let ST Albright know.

c. Social media – CP Martin is working on revising the format for the website. CP Martin is suggesting ST Albright have a record of all logins and passwords. ST Albright indicated there is a book with all the logins and passwords.

Presently our contract expires with Word Press on October 20th. The present cost of their services is around \$1000 and she is proposing designing through Wix at \$19.99 a month. **On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried,** the ST is authorized to cancel the Word Press contract and CP Martin is authorized to move forward with the new Wix account.

11. Treasurer's Report

On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried, the Kinsley Construction bill should be paid from the Sewer Fund. ST Albright is to make the required transfers in Quickbooks.

On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried, the treasurer's report is approved with the above change.

12. Secretary's Report

ST Albright added that Wellspan EMS answered 4 calls in August, 7 calls in July and 6 calls in June. She also reported she did purchase a new phone at a cost of \$250.00 for the Borough. The number is 717-996-1572 and is monitored from 8:00 AM to 4:30 PM Monday thru Friday. It is served through T-mobile and is a second line on her account. This was done so that this line is costing \$30.00 per month but could be placed on its own separate account if required. On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried the Secretary is to be reimbursed for this \$30.00 monthly charge on a recurring basis. ST Albright researched the cost for new letterhead envelopes with the new logo on them and would like to continue researching. CM Baldauf advised if he has the logo he can get us a quote. CP Martin is to forward the logo to him.

Sol. Craley reported that 49 N Water is now in foreclosure so the invoices for mowing and clean up will need to be sent to him for liening of the property. He also suggested we include any sewer delinquencies.

13. Mayor's Report

Mayor Mundorf reported there was a vehicle speeding through Sherwood Forrest. He reported it to Pennsylvania State Police but later was able to find the residence of the speeder. He spoke with the driver's mother who advised she would speak with her son and since that time, there have been no issues. If anyone sees violations, they should call the police and let them research.

Regarding the August 22nd meeting he has a prepared statement but won't read it. What bothered him was getting an anonymous letter that as an elected official he represents them but as an elected mayor he should be able to voice his opinion whether he approves or doesn't approve other peoples messages, it shouldn't matter. He understands there are consequences with what you say but if his opinion bothers someone, there is a problem. He feels it is cowardly to send a letter like this calling me names. Everyone is entitled to their opinion. There are people for police and those against. Whatever Council decides, he will accept and move on but he wants to be sure questions can be asked till the end and then make a decision and live with it. CP Martin agreed with him and stated we are all in this together and this is why we all spend our time on working for the Borough.

14. Around The Table

CM Pugh also agrees everyone is entitled to their opinion and everyone on Council wants what is best for the community. He hears from neighbors for both sides and you will never make everyone happy. He was working on that meeting date and wishes he could have been there.

CM Thumma, nothing

CM Partridge, nothing

CM Donavos – he is willing to contribute 50% of his council member salary to the police budget because he feels that police are necessary.

CM Becker, nothing

CM Baldauf, nothing

Asst Sol Craley reports that the Freyman property has some clean up but no appeal has been filed to the latest court order so a self removal should occur within 30 days. 51 N Main the owner is still in York County Prison and a hearing is scheduled for September. Most likely the Sheriff Sale will be postponed again.

Asst Sol Craley is passionate about suicide prevention and September is suicide prevention month. When you see a purple light on a home it means they are available to talk to anyone needing help with suicide. Keep this in mind.

With no further business, at 9:24 the meeting was recessed until Tuesday, September 24, 2024 at 7:00 PM at the borough building. It will be followed by Committee Night.