

**Stewartstown Borough Council Meeting Minutes**  
**Monday, November 3<sup>rd</sup>, 2025**

**Members present**

Pamela Almony  
Roy Burkins  
Donna Bloom  
Jason Roberts  
David Elwell  
Kimberly Carl  
Kenton Kurtz

**Others present**

Mayor Brittany Barnette  
Craig Sharnetzka, Solicitor  
Jason Brenneman, Engineer  
Ira Walker, Jr., Sewer/Water (via Teams)  
Stacy Myers, Recording Secretary

**Visitors**

Linda Miller  
Tom Stifler  
Jeff & Joyce Ryer  
Meghan Webb

Christian Miller  
Jared Briggs  
Kevin Brunicke  
Todd Werner

Jordan Ilyes  
Randy Babcock  
Paul & Louise Roscosky  
Jack Cogle

1. The meeting was called to order @ 7:00pm. followed by the pledge to the flag. Tonight's meeting is being held via Microsoft Teams (and recorded) with a link that has been shared on the Borough's Facebook page.
2. **General Business**
  - **Approval of October 6<sup>th</sup>, 2025 Meeting Minutes**—Mr. Kurtz made a motion to approve the October 6<sup>th</sup>, 2025 Meeting Minutes; Mrs. Carl seconded. All were in favor; motion carried.  
*Of note, it was stated at the Oct 6<sup>th</sup> meeting that the developers of the Bailey Hotel had paid Recreation Fees at the time of their plan submission. That was an incorrect statement, as the plan was submitted as a commercial use (hotel) and therefore, no Rec Fees were charged or paid.*
  - **Approval of Financial Statements**
    - **General Funds**—Mrs. Bloom made a motion to approve General Fund bills & payroll dated Oct 4<sup>th</sup> thru Oct 29<sup>th</sup>, 2025, totaling \$35,098.28; Mr. Burkins seconded. All were in favor; motion carried.
    - **Sewer Funds**—Mrs. Bloom made a motion to approve Sewer Fund bills & payroll dated Oct 4<sup>th</sup> thru Oct 29<sup>th</sup>, 2025, totaling \$95,144.13; Mr. Burkins seconded. All were in favor; motion carried.
    - **Water Funds**—Mrs. Bloom made a motion to approve Water Fund bills & payroll dated Oct 4<sup>th</sup> thru Oct 29<sup>th</sup>, 2025, totaling \$157,580.30; Mr. Burkins seconded. All were in favor; motion carried.
3. **Public Comment/Visitors**
  - **Jared Briggs, 70 Poplar Springs Blvd.** was present to follow up on last month's discussion about his neighbor shooting crossbow in close proximity to neighboring houses, and toward Jared's house/yard. Two ordinances (from Conewago Township and Lower Saucon) noting firearm restrictions were distributed to Council for their review & discussion. One ordinance prohibited use within 150 yards of an occupied structure while the other prohibited use within 150 feet. Different types of weapons were listed among those prohibited. Jared and at least one other neighbor had reported the neighbor shooting the crossbow on multiple occasions. While Jared isn't opposed to hunting at all, he feels target shooting should be done at a gun range or at least not in a residential area. Should Council adopt an ordinance prohibiting such activity, Jared suggested giving the police the ability to use common sense when issuing fines, especially in areas that have a safe area or setup in which to shoot. Mayor Barnette stated the Southern Regional Police Commission meets this Wednesday, 11/5, and she can mention it there to gather input from the officers. In the meantime, Atty. Sharnetzka can begin a draft ordinance combining language from both presented ordinances regarding target shooting & discharging firearms in the Borough.  
Mr. Elwell made a motion authorizing Atty. Sharnetzka to begin the draft to present next month for more discussion; Mrs. Bloom seconded. All were in favor; motion carried.
  - **Jordan Ilyes, 13 Mill Street** was present to continue discussion about paying Recreation Fees for his multi-use project. He & his attorney, Christian Miller obtained some updated portions of the Borough's SALDO (Subdivision and Land Development Ordinance) to review, as they had made previous judgement calls off the joint Recreation Board Agreement. He said the fact that redevelopment multi-family projects in York County haven't paid rec fees and that Stewartstown Borough hasn't charged the fees for redeveloped multi-family prior to this, he feels as though he's being treated a bit unfairly. There's a memorandum that talks about "a fee in lieu of" which is close to what Jordan had offered, regarding the offer of a Rec project/work in place of paying the full Rec Fee amount. Jordan feels like the project is teetering at this time, although he knows it

would be great for Stewartstown, as his projects have been for other towns. Jordan said the school board was also excited about the proposed project because it offers a place for people to come back & live in the Southeastern School District, which appeals to many, to live in their alma mater.

He stated, at previous meetings, he had received support from the borough, township & HARP, until the mention of Stewartstown Borough nearly getting sued because of NOT charging rec fees to Westminster Place (senior living). Atty. Sharnetzka mentioned that situation, not because he's against Jordan's project, but he's the only one (of the current Council) who were present at the time of Westminster Place being built, so he wanted Council to be aware of that situation.

The SALDO states the fee is charged "per lot, NOT per unit", and Atty. Miller said the Borough has the ability to waive their own SALDO, as it's their ordinance. The interpretation of the agreement may waiver from municipality to municipality. This project is much different from a development where lots/homes are sold. Jordan doesn't have a chance to sell off homes with this project, so it's difficult to compare the two.

Regarding the property lines between Jordan's property & the Stewartstown Railroad, he said he's still in discussion with the RR and trying to work things out, but he does have a Plan B, should he need it which would require changes to his LDP. To date though, the Railroad hasn't signed any agreement with Jordan. He said the Wisnom's have been great to work with in resolving those property lines/land swaps.

While most of Council want to see Jordan's project move forward, Ms. Almony stated she doesn't think it's fair to set a precedent of waiving fees that are in the Joint Municipal Rec Agreement. The September Council meeting motion (Jordan to pay \$200,000 upfront & bond the additional \$175,000 fees to be payable over 5 years) still stands. Jordan thanked Council for their time and more discussion.

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

- **2025 Streets**

- **E. College Avenue** sinkhole/storm sewer pipe replacement—Zahn Contracting completed this repair which was considered an emergency. Invoice submitted for the work totals \$18,757.

Ms. Almony made a motion to pay \$18,757 to Zahn Contracting; Mr. Elwell seconded. All were in favor; motion carried.

- **LSA grant design/E. Pennsylvania Ave.**—Design work continues. Jason is waiting for a response from the post office regarding mailbox placement/cluster mailbox option. He would like to get the storm sewer & sanitary sewer out for bid shortly and the street, curb & sidewalk work bid out around April for work to be completed next summer.

- **Truck study**—Jason received an email from LTAPS to include Springwood, Ovelton, Fulton & Memory on the prohibited truck traffic ordinance.

- **Stifler/Stoltzfus Reverse Subdivision Plan (20 Trout Lane)**—The plan is to reverse subdivide and join two of Stifler's existing building lots at the end of Trout Lane extended and add them to the rest of Stifler's property and then re-route the driveway back to his neighbor's (Stoltzfus) property further away from his (Stifler) house. This plan was previously before Council. Atty. Sharnetzka has reviewed & supplied comments to an access agreement. Once all fees are paid, Jason said Council can sign the plan.

Mr. Kurtz made a motion to approve a Preliminary Plan Waiver (Section 303) and to conditionally approve the plan based on addressing all outstanding items noted in Jason Brenneman's letter, the access agreement being finalized and all fees paid. Ms. Almony seconded. All were in favor; motion carried.

- **Stewartstown United Methodist Church**—The church submitted Reduction Request #1 in the amount of \$100,722.16 which will leave a remaining escrow amount of \$19,099.70. Jason supports this request as the reduction request value includes all installed improvements to date, including engineering & inspections. Ms. Almony made a motion to approve the surety reduction in the amount of \$100,722.16. Mr. Burkins seconded. All were in favor; motion carried.

Mrs. Bloom mentioned the sloping sidewalk at the church (26 S. Main), which is a hazard to pedestrians. The sidewalk isn't noted on the plan, so the sidewalk ordinance will be reviewed to possibly send notice to the church.

5. **Solicitor's Report**—Atty. Sharnetzka reported:

- **2026 Budget**—Atty. Sharnetzka said if a tax increase is proposed, an Ordinance must be adopted. If no tax increase is planned for 2026, a Resolution can be passed. The Budget Committee met and have gone over several items, especially EMS and police costs that largely make up the general budget expenses. Mr. Elwell (Budget Committee) led discussion and answered questions raised by other Council. One budget item to be updated in the draft is to add streets & roads projects, as Council is planning to improve High Street in 2026. Although that cost will come mostly from Liquid Fuels tax funds, there will be a shortfall, as High Street could cost approx. \$200,000-\$250,000. So, the balance to cover the shortfall should be shown in the budget.

The cost for ambulance and police services will, most likely, continue to increase, but most Council were not in favor of a tax increase for 2026 knowing that the Borough has a PLGIT account (PA Local Government Investment Trust) that continues to grow each month with tax revenue and/or interest. This may not be the case next year, when a tax increase may be inevitable. Of note, real estate taxes have remained at 2.85mils for nearly 20 years.

- **Resolution covering Council's new Rules & Policies related to meetings held via Microsoft Teams**—Atty. Sharnetzka will prepare this for the December meeting.
6. **Sewer & Water Supervisor Report**—Ira Walker, Jr. was present via Teams & reported:
- Meter Replacement Program—To date, there are only 150 old meters yet to be replaced.
  - Three water leaks in the system were recently found—one has been fixed and the other two will be fixed very soon.
  - Kudos to Felicia Markline—the Borough received a nice email from a resident regarding Felicia's professionalism when conducting her meter replacement. The resident said it's nice to see a female in a male-dominated role.
7. **President/Vice President Report**—Ms. Almony reported:
- **Kings Way parking**—Parking restrictions are needed, especially on trash days, so the trash truck can get through Kings Way to collect trash on Winters Avenue which had been missed on two or three occasions because of vehicles parked on both sides of Kings Way. The Borough placed letters on vehicles that were parked along there on a trash day, and since that time, parking has improved and the trash truck has been able to accommodate Winters Avenue. In order to install "No Parking" signs and make it enforceable, a traffic study must be done and an ordinance adopted. Jason Brenneman said he can ask LTAPS about conducting a traffic and/or a no parking study, and if they would not, he'll contact TRG.
  - **Sign for Bailey Drive**—The depressed curb in the middle of Bailey Drive (when turning from Rt. 851) is often missed and some motorists turn onto the wrong side of it. The yellow paint is very faded and it's unsure whether a sign with traffic arrows was ever installed there. Ms. Almony will create a list of the curbs/areas that need to be painted in the Borough.
  - **Of note:**
    - Funeral service for Jerry Writer (former Borough Council member) is planned for Saturday, November 15<sup>th</sup> at the Stewartstown Presbyterian Church on College Avenue.
    - A Zoning Hearing Board alternate is needed to serve when a member is absent. When needed, Zoning Hearings are held the 3<sup>rd</sup> Thursday of the month. You must be a Borough resident to serve. Contact the Borough Office, if interested.
8. **Treasurer's Report**—Stacy Myers reported:
- **2026 Budget**-- Ms. Almony made a motion to advertise the 2026 Budget with the few revisions discussed tonight; Mrs. Bloom seconded. All were in favor; motion carried. After advertising, the budget will be available for public view at the Borough Office.  
With no tax increase proposed, a Resolution will be prepared for the December Council meeting when the 2026 Budget will be adopted.
  - **YCBA Annual Dinner/Awards Meeting**—This is planned for Saturday, November 22<sup>nd</sup> @ Heritage Hills Resort. Any Council interested in attending, let Stacy or Jillian know by Thursday, November 13<sup>th</sup>.
9. **Mayor's/Police Report**—Mayor Barnette reported:
- **Police Commission Meeting**—Wednesday, November 5<sup>th</sup>
  - **Mayor received treats and a nice note** from a gentleman as a Thank You regarding the Celebration of the Festival of Lights.
  - **Christmas Tree Lighting** is tentatively scheduled for Saturday, December 6<sup>th</sup>.
10. **Adjournment**—With no further business before Council, Ms. Almony made a motion to adjourn @ 8:55pm. Mr. Burkins seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary