

**Stewartstown Borough Council Meeting Minutes**  
**Tuesday, September 2<sup>nd</sup>, 2025**

**Members present**

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

**Others present**

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

**Visitors**

Suellen Kneller	Rick Kerns	Ann Yost
Joyce & Jeff Ryer	Jack Cogle	Joe Zahn
Erica Rearich	Jordan Ilyes (via Teams)	

1. The meeting was called to order @ 7:00pm. followed by the pledge to the flag.
2. **General Business**
  - **Approval of Meeting Minutes**—Mrs. Bloom made a motion to approve the August 4<sup>th</sup>, 2025 Meeting Minutes. Mr. Elwell seconded. All were in favor; motion carried.
  - **Approval of Financial Statements**
    - **General Funds**—Mrs. Bloom made a motion to approve General Fund bills dated August 2<sup>nd</sup> thru August 28<sup>th</sup>, 2025, totaling \$118,294.82. Mr. Roberts seconded. All were in favor; motion carried.
    - **Sewer Funds**—Mrs. Bloom made a motion to approve Sewer Fund bills dated August 2<sup>nd</sup> thru August 28<sup>th</sup>, 2025, totaling \$339,184.49. Mr. Roberts seconded. All were in favor; motion carried.
    - **Water Funds**—Mrs. Bloom made a motion to approve Water Fund bills dated August 2<sup>nd</sup> thru August 28<sup>th</sup>, 2025, totaling \$42,416.08. Mr. Elwell seconded. All were in favor; motion carried.
3. **Solicitor's Report**—Atty. Sharnetzka presented the proposed Refuse Agreement between the Borough and Casella North America, LLC, beginning November 1<sup>st</sup>, 2025 (for 26 months + a 3-year extension). Two corrections were necessary to the draft before Council tonight. For the 26-month term + 3-year extension (page 2), dates are 11/1/2025 thru 12/31/2027 + 3-year option beginning **1/1/2028** not 1/1/2027 as the draft states, thru 12/31/2030. The other correction is (page 2) under the yearly cost for the 26-month base is listed as \$447,426, should be **\$447,431** for 1/1/2027 thru 12/31/2027 time period. Mrs. Bloom made a motion to approve the Refuse Agreement with Casella North America LLC with the two noted revisions; Mrs. Carl seconded. All were in favor; motion carried.
4. **Public Comment/Visitors**—The following were present to address Council:
  - **Jordan Ilyes (13 Mill Street)** was out of town but was online via Teams to resume discussion from last month about paying recreation fees for his proposed mixed-use development at 13 Mill Street. Per the Borough's Ordinance and the intermunicipal agreement with Hopewell Area Recreation & Parks (HARP), rec fees are to be paid (to HARP) for all newly constructed residential dwellings. In lieu of paying \$3,200 for each of the 117-residential dwellings, Jordan had proposed a "project in lieu of" such as a ball field, playground equipment, etc. that HARP may need. He was not aware of the rec fees when he proposed the project and simply had not budgeted for this additional \$374,400. In an email, Jordan's attorney, Christian Miller stated, due to the April 2024 fire, Jordan has already suffered a severe financial loss, but he wants to remain in his original commitment to the Borough. The email also listed two available options for Jordan at this time:
    - a. Pay \$50,000 cash + \$150,000 worth of in-kind labor (done concurrently)
    - b. Pay \$50,000 cash & the balance of \$150,000 cash over the next 10 years. (of note, Hopewell Township Supervisor said they were fine with this option).

In attending the recent HARP meeting as well as the other municipalities within the agreement, Jordan feels they're understanding of his situation. East Hopewell said they would probably go along with the decision made by Stewartstown Borough & Hopewell Township.

HARP seemed happy with the option of a ballfield project, but they were also happy with the money so they could apply for matching grant funds. Jordan doesn't want to, but because of the financial strain of the rec fees, he may need to walk away from this project and possibly sell the property. There are a lot of loose ends right now, but Jordan would really like the project to move forward and get the developer's agreement in place. Mrs. Carl said, the "in-kind" contribution does not negate the ability for HARP to apply for grants. The options may be limited, but it doesn't eliminate 100% of them.

Ann Yost, architect on HARP's recent playground improvement project, has applied for many, many grants over the years and was present tonight. She said in-kind projects typically only work when the project is done on the same piece of land & the developer can provide "in-kind" amenities. Monetary contributions would go much further than an in-kind project of \$150,000-\$200,000. Ann said she could get a matching grant for any monetary amount given, i.e. \$150,000, \$200,000, but she believes 10 years is too long to drag out the payment. Ann went on to say, because the "impact fees" or recreation fees are associated with Stewartstown Borough's ordinance, it's really Stewartstown's decision on whether to waive them, and not Hopewell's. The money from the fees goes into a pot and goes to a consortium that is HARP. When Hopewell has new development, the fees go to HARP, same with Crossroad Borough and East Hopewell Township. Ann could take Jordan's \$200,000 & if HARP contributes an additional \$50,000, she could find a matching grant and turn that into \$500,000 which could be advantageous for HARP. Jordan has completed approx. 41 redevelopment projects and said, he's never paid Recreation Fees for redeveloped/rehabbed properties.

Atty. Sharnetzka said, although it's ultimately Stewartstown Borough's decision to waive rec fees, we are part of a four-party agreement and when the Borough opted to waive rec fees when Westminster Place was built years ago, Hopewell Township and the Recreation Commission threatened to sue them. That's why he suggested Jordan and/or some Stewartstown Council give the other municipalities a heads up before going ahead & waiving those fees. More discussion was held. Mrs. Carl said if Jordan has to walk away from this project, the property may get sold to someone not as community minded as Jordan.

Mr. Roberts said Jordan is currently working with the Railroad to work out property lines. Being that the Railroad brings patronage to the community, he believes Jordan's proposed commercial uses will also boost community patronage.

Mr. Elwell said Jordan's project will have an impact on HARP and the rec fees & the ordinance are in place for a reason.

Mr. Kurtz said if Stewartstown waives the rec fees, what's to stop East Hopewell or other included municipalities from doing the same. That's a potential for HARP to miss out on additional funds in the future.

Jordan said, at this time, he is more flexible with time than with money. He cannot find any more money than the \$200,000 in the total project, as this is unbudgeted money.

At last month's meeting, Mr. Kurtz made a motion to waive the Recreation Fees until Jordan would get the project moving forward. Mr. Kurtz withdrew that motion tonight.

Atty. Sharnetzka suggested that any other motion tonight be contingent to whatever Council agrees on being acceptable by the other municipalities. Otherwise, we open ourselves up to risk for whatever fees are waived.

Mrs. Bloom made a motion that Jordan visit the other municipalities to make them aware of his dilemma and what options are before him. No 2<sup>nd</sup> to the motion was given.

Mrs. Bloom made a motion that Stewartstown Borough talk to the other municipalities before making a decision. A motion with Council's direction & decision is needed. Otherwise, the same discussion will be held next month.

Mr. Elwell made a motion to accept \$200,000 upfront and have Jordan Ilyes bond the remaining \$174,000, payable in 5 years. Mr. Kurtz seconded. Jordan stated he doesn't have the funds to bond that amount. A vote was taken. Motion carried, 4-2 with Elwell, Burkins, Kurtz, & Bloom in favor, and Carl and Roberts opposing.

- **Rick Kerns, Park Director of HARP** was present to discuss year-to-date activities and programs conducted at HARP, stating they served well over 1,000 children/youth from the area, as well as 400 adults through the Adult Kickball League. Rick presented HARP's proposed 2026 budget for Council's review and asked them to consider increasing the contribution to HARP for 2026. The Borough's contribution in 2025 was \$19,900. The Rec Board is asking for an increase to \$22,344 for 2026. Rick said much of the work at HARP is done by volunteers. Recreation Board members, coaches of sports programs, etc. are all volunteer. Council agreed to recognize HARP's contribution to the community & consider their request at budget time.
- **Jack Cogle, 2601 Oakwood Heights** is visiting tonight with an environmental concern regarding the Salt Shed proposal at the Wastewater Treatment Plant. He recently attended Hopewell Township's Planning Commission meeting where Jason Brenneman presented that proposal and he's concerned with runoff from the salt storage and the potential for it to get into the nearby stream. Jason Brenneman had this on his agenda for discussion tonight, so he proceeded with his report.

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

- **Salt Storage Shed**—Jason attended the Township's Planning Commission meeting to discuss installing this shed & storing the Borough's salt at the Wastewater Treatment Plant. Their concern was runoff from the salt into the stream. Otherwise, the shed met all other township requirements. With this in mind, Jason discussed salt storage with Joe Zahn (snow/ice removal contractor for Borough), who had no other alternative storage options. Jason also researched a BriteSpan structure (32' x 32') for salt storage & obtained a quote of \$92,700 for a precast/concrete pad structure. Plus, any additional items needed for the structure may be upwards of \$120,000 for this. Jason also contacted & met with Hopewell Township reps to discuss storing salt at their facility. Jason Roberts, David Elwell & Pam Almony were also in attendance. The Township proposal of agreement was received today. An annual flat fee of \$5,000 will be charged for all involved costs (building maintenance, required movement of salt, securing/covering the salt, etc.). A per ton fee of \$83.50 was also included in the Township proposal. That would be charged in addition to the \$5,000 annual fee if, for example, it takes two years (or more) to use the Borough's allotted salt that must be purchased through our COSTARS contract. This could be a yearly contract with the Township & would renew each year unless notice is given by the Borough. The Borough's contractor will load all salt with Borough equipment (as currently done), that the Township has agreed to store onsite. Joe Zahn (present tonight) can track the salt usage and let the Borough know what is used/needed. Equipment to load salt would be necessary. Mr. Roberts stated the Authority is considering purchasing a new skid steer for sewer & water use, so the old skid steer may be available to use for a salt-only purpose.

Mr. Elwell made a motion to accept Hopewell Township's offer for salt storage, Mr. Roberts seconded. All were in favor; motion carried.

Jason B. will remove the Salt Storage Shed from the Land Development Plan that the Authority had submitted to the Township.

- **2025 Streets**
  - **East Pennsylvania Avenue**—work continues on this, as there's a lot that goes into it, i.e., tying into existing window wells, working around existing utilities, meeting ADA requirements, etc. Jason is still waiting to hear from the post office regarding resident mailboxes or a common-area mailbox cluster. A resident meeting for Q & A was held in July & six E. PA Ave residents attended.

6. **Water & Sewer Supervisor Report**—Ira Walker, Jr. submitted his report & all expenses will go before the Sewer & Water Authority for action. Of note, he mentioned:
- Staff has been exercising/mapping the main water valves (which exceed 550). There are approx. 30 to do yet, so this work should be finished this week.
  - The Authority's new utility pickup truck arrived today which will mostly be used by sewer staff. The old utility truck is posted on MuniBid.
  - Mid Atlantic Storage recently inspected both water towers and the Authority will be discussing refurbishing the larger water tower in the next year or so.
7. **President/Vice President's Report**—no report
8. **Treasurer's Report**—Stacy Myers reported:
- **Street Sweeping**—Council had approved \$1,760 for this in July, but New Freedom Borough needed 3 days to complete the sweeping which resulted in an additional cost of \$715. Mr. Roberts made a motion to approve the additional \$715, Mrs. Bloom seconded. All were in favor; motion carried. This will be paid with liquid fuels.
  - **YCBA Dinner**—The quarterly dinner will be held Thursday, September 25<sup>th</sup> @ 6:30pm at John Wright Restaurant. Council wishing to attend, please let Stacy or Jillian know by September 18<sup>th</sup>.
  - **Christmas lights/First Energy update**—An invoice for the work on the additional 31 poles (for the Christmas decorations) was expected today but was not received. Because of a staff decrease, First Energy won't get to the project until early 2026 but have agreed to invoice us at 2025 prices. Dorn Electric has agreed to do what's necessary to have Christmas lights this season.
9. **Mayor's/Police Report**—Mayor Barnette reported:
- At the recent Police Commission meeting, discussion was held on purchasing 8 rifle-rated shields for the officers. More discussion on costs will be held at tomorrow night's meeting, 9/3. Donations are welcome but the purchase cannot wait until those funds are raised.
  - **Mason Dixon Library update**—At the beginning of August, they were given a letter of termination from York County Library System, giving a 45-day notice to either become a branch library or remain a member library. MDL Board held a meeting to begin investigating becoming a branch. If no notice is given by the 45-day deadline, MDL is dropped from YCLS. They will remain a member library through the end of 2025 & then changes will begin in 2026. York County Commissioners will not meet with MDL's Board, nor will YCLS's Board. Both Paul Smith Library & Mason Dixon Library boards believe the County Commissioners should play a bigger role in this as the funds are approved & allocated by them. YCLS Board is made up of people appointed by Robert Lambert (Board President) and they aren't going to disagree with him. Right now, both Paul Smith Library & MDL are still member libraries but it's unknown what will become of them. If a branch library, MDL's board would dissolve & become a "Friends Group" and could then fundraise, but YCLS would control that. More information will be shared as it's learned.
  - Mayor received a Thank You note from Lydia Schlitzkus & therapy dog, Colton for their citation and recognition given at last month's meeting.
  - The Ordinance regarding the restriction of large trucks on Borough streets will be forwarded to SRPD.
10. **Executive Session**—At 9:03pm, Mr. Elwell made a motion to recess to Executive Session to discuss personnel matters. Council reconvened at 9:22pm. No decisions were made in Executive Session. Mr. Elwell made a motion to approve the following performance based wage increases:
- Keith Trahan & Jonathan Perry—increased to \$32.56/hr.
  - Felicia Markline--increased to \$31.50/hr.
  - Ira Walker, Jr.--increased to \$40.03/hr.
- Mr. Roberts seconded. All were in favor, motion carried.
- Mr. Elwell made a motion to approve the Lead Differential coverage for both Water & Wastewater positions (in Council packets) by \$1/hr. for those who fill those roles. Mrs. Carl seconded. All were in favor; motion carried.

Mr. Elwell made a motion to approve the Time Reporting Policy and the work week hours as distributed tonight which will become part of the Employee Handbook. Mr. Roberts seconded. All were in favor; motion carried.

11. **Adjournment**—With no further business before Council, Mr. Kurtz made a motion to adjourn @ 9:25pm. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary