MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING
June 2, 2026 at 80 N. Water Street, York New Salem, PA

The Council meeting of New Salem Borough Council was called to order at 7:00 PM followed by pledge to the flag. In attendance were Council Members **William Baldauf, Peter Partridge, Sue Becker, Joseph Shubert , George Donovas, Michael Messinger and Kate Grafton.** Others in attendance were **Solicitor Courtney Buechler, Mayor Bob Boulden , Secretary Judy Albright, Engineer David Lipinski , and Zoning & Codes Officer Michael Hammers.**

President Baldauf explained how the meeting will be handled with full attention to the Council and others at the front of the room. There will be no loud talking or disruption without being recognized by the Chair. You will receive one warning, second time asked to leave and third time officials will be contacted to remove you. If speaking, your name and address will preface any conversation you may have.

2. Approve May 5, 2026 minutes – On a Partridge/Becker motion and carried unanimously, the May 5, 2026 minutes were approved.

3. Engineer Report –
a. ADA ramps Sunoco – Secretary located several invoices totaling $3352.42 and billed the property owner for these engineering charges. Lipinski is to have someone in his company research for other invoices that could be billed to the property owner.
b. Sherwood Dr. sink hole –He continues to monitor the situation.
d. Televise sewer lines – on hold until oil prices drop
e. Estimate to repair curb & sidewalk Robin Hood – continue on hold for additional quotes.
f. Palmer Ave tree removal on property where Kinsley is doing work. On Partridge/Donavos motion and carried unanimously, the tree is to be removed by Mark's Tree Removal for $1200 unless another bid could be received less than $1200 with the same timeframe for completion. Smeltzer Tree Service submitted a bid of $1500 (with delayed time frame) but no one else would provide a bid. Due to the lateness for grass planting, this project will not be completed until fall.
g. Inlet depressions Marian Rd and King Richard Ct. – Engineer checked the area received a quote from Kinsley in the amount of $15,000 for hydro excavation inside and outside, level and repave the area in distress. A verbal quote from Clearview Excavation was also received at $15,000 but not able to complete the work until later. On a Partridge/Messinger motion and carried unanimously, the engineer is authorized to award the job to Kinsley after attempting to get a third bid from Restuccia Construction.

4. Zoning & Building Code Report – He will be out of town from June 21 to 27. 1 permit issued for a fence. He reviewed and issued a permit to Subway at the Plaza Shopping Center but it was never paid for or picked up. He checked with the manager and learned it should be picked up this week. He has been in contact with the new owner of 286 N Main Rear who plans to build a home on this lot. Hammers visited several properties in the borough and spoke to the owners regarding high grass and overhanging tree limbs. During these visits he observed a home where 7 dogs were being kept. He will check further for any dog law violations. A letter was submitted to the solicitor for approval prior to any IPMC violation letters being sent.

He was provided information that the Nottingham Village development has several violations occurring in that area.

- The retaining walls already constructed were never inspected by MDIA as required by the ordinance and permit. Contractor is to work with MDIA to resolve these issues.
- The retaining walls may now need legal certification.
- Permit was issued for the demolition of the barn on the property but required inspections were never requested.
- They indicated the home on the property was to be demolished in July but have already proceeded with demolition without a permit – they have today applied for a permit.

Much discussion ensure regarding these violations. A Stop Work Order was discussed and the Zoning Officer is instructed to issue the Stop Work Order immediately until the issues can be remediated.

5. Public Comment –

Stacy White, 1117 Scarlet – lawn mowing of area abutting her home
Marty Arroyo, 250 N Main – traffic concerns
Sally Fringer, 4143 Robin Hood Dr - making of Mayor's report public, duties of sidewalk committee and the amount of time spent by police at one particular home on Robin Hood Dr.
Ken Worley, 4070 Robin Hood – offered a recycle bin he picked up to anyone – he cannot use it
Patricia Mitzel, 14 S Main – traffic concerns and electric bikes
Bruce Hanley, 240 N Main – neighbor needs recycle bin – he will take Worley's for them

Pres. Baldauf thanked everyone for their comments and concerns.

6. Committee Reports

a. Fire Service – no representation by the Fire Company. Messinger presented information from Station 12, North Codorus Twp Fire Co. The Chief sent a report to him and President Baldauf. Sec Albright asked if she could be provided a copy to be placed with the packet information. Shubert spoke with New Salem Fire Co Chief who indicated he could not be present tonight but would have the financial and training report at the July 7th meeting.

Partridge presented his proposal for releasing funds to New Salem Fire Co whereby they would receive monthly donation of $560 for July through November if they have faithfully met their written reporting obligations in every month, then the December donation would be $600. He also suggested they apply for their LSA grant through the York County Economic Alliance and if they did so, the borough would pay the $600 fee. On a Baldauf/Partridge motion and carried unanimously, a letter will be sent to the Fire Co explaining this proposal. Any decision on the proposal is tabled until next month.

Shubert questioned if council would require the same reporting guidelines from North Codorus Twp Fire in order for them to receive a donation. Since North Codorus Fire Co is part of the township, we could ask for them but their funds are controlled by the township.

b. Police Service – No representation
c. Highway – nothing
d. Building – nothing
e. Sewer – nothing
f. Sidewalks – issued presented under public comment addressed where if anyone sees violations they should either call the Secretary or Zoning Officer for possible action.
g. Personnel – nothing

7. Solicitor's Report – Recreational Vehicle Ordinance
An ordinance of Manchester Township regarding this issue was presented but it was drafted in 2017 and may need several revisions to include electronic bikes and scooters. A breakdown of all electronic and manual bikes, prepared by Pennsylvania State Police was presented from Northern York County Regional Police. Solicitor suggested this chart be incorporated in the ordinance for further clarification. All council members agreed. Solicitor will continue work on the ordinance.

Other items will be covered in the Executive Session.

8. Unfinished Business - Nothing

9. New Business
a. EMC Radio update – Scott Lackey, EMC requested the borough authorize the purchase of a new radio for New Salem Borough at a bulk rate price of $3518.14. This radio should be compatible with any upgrades YCC institutes. On a Partridge/Messinger motion and carried unanimously, the purchase is approved. Albright is to draft a letter to Mr. Lackey regarding the approval.
b. York Co Borough Assoc Quarterly Meeting – to be held June 25th at Rocky Ridge County Park. Reservation must be provided to secretary prior to June 19th. Cost to be covered by Borough.
c. C.M. High Traffic Signal Repairs – Albright presented a quote in the amount of $1974.79 for a pedestrian signal head missing a bottom band footing and to install a service disconnect in a locked cabinet so no one can access live wires. This is tabled until further information can be obtained on these items.
d. Nottingham Village addresses – York County Planning submitted proposed addresses for the new development using a continuation of Friar Rd. Partridge also did a house number proposal using the continuation of N King Richards Ct. Will be tabled until Highway committee and council could review further.

10. Treasurer's Report - The May 2026 financial report was presented. On a Partridge/Donavos motion and carried unanimously, the report is approved as presented.

NEW SALEM BOROUGH BALANCE SHEET AS OF May 29, 2026

ORRSTOWN CHECKING	47,365.69
PLGIT CLASS	33,326.24
PLGIT PRIME	300,755.63

HIGHWAY CLASS	19,838.63
HIGHWAY PRIME	9,752.25
PLGIT SEWER CLASS	9,593.91
PLGIT SEWER PRIME	349,401.25
ORRSTOWN SEWER	122,165.43
PAYROLL TAX HOLDING	672.50
TOTAL ASSETS	**892,871.53**

NET PAYROLL LIABILITIES	37.83
OPENING BALANCE EQUITY	514,176.24
RETAINED EARNINGS	368,723.99
NET INCOME	9,933.47
TOTAL LIABILITIES & EQUITY	**892,871.53**

13. Secretary's Report –written report submitted. YATB paid $894.43 in overages from the 2025 operating fund. Grant reimbursement has been submitted and approved for payment in the amount of $85,268.00. Letter sent to New Salem Fire Co regarding written reporting requirements. Invoice to NIF Holdings for engineering services regarding ADA Ramps at their location in the amount of $3352.42

14. Mayor's Report - written report submitted. At request of a citizen starting next month his report will be posted on Savvy Citizen and the Borough's website.

15. Around the table – Donavos reported he would like to hold another "Stop The Bleed" training in the fall. It was also suggest he offer his services for CPR to the New Salem Fire Co and others. Shubert indicated he felt the street sweeper did a poor job on S. Main St. Albright is to inform the contractor and hope for better service next time.

Meeting adjourned into Executive Session for discussion of confidential Borough enforcement matters at 9:50 pm. Executive session ended and regular session reconvened at 10:20 pm. With no further business, the meeting was adjourned at 10:21 pm. Respectfully submitted by Judy Albright, Secretary.