MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING
September 1, 2026 at 80 N. Water Street, York New Salem, PA

The 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 and Codes Enforcement Officer Mike Hammers**. **Chief Lash was absent.**

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 a 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 August 4, 2026 minutes– On a Partridge/Becker motion and carried unanimously, the August 4, 2026 minutes were approved

3. Engineer Report –
a. ADA ramps Sunoco – Engineer had copies of his invoices for the ADA ramps since 2022 for work done on the property. The property owner will be billed.
b. Sherwood Dr. sink hole –He continues to monitor the situation.
c. Televise sewer lines – on hold until oil prices drop
d. Estimate to repair curb & sidewalk Robin Hood – continue on hold for additional quotes may be fall until York Water makes the repairs.
e Inlet depressions Marian Rd and King Richard Ct. – A quote from USG was presented to repair 5 of the inlets with problems. USG is covered under CoStars and no formal bidding is required. On a Partridge/Donavos motion and carried unanimously, the bid is awarded to USG in an amount not to exceed $16,500.

Engineer contacted PennDOT regarding construction of speed tables and learned that the only one permitted on roadway must be the approved version as per their guidelines and a traffic study would be required.

The deadline for application through an LSA Statewide grant is September 30, 2026. He presented a Resolution for signature that would permit the Borough to apply for a grant to make repairs to Sherwood Dr. Since this was not a topic on the agenda, on a Partridge/Shubert motion and carried unanimously, the agenda is amended to include to the Resolution to apply for the grant as notice for this grant was just received. The Secretary is to post the amended agenda on the website and Savvy Citizen. On a Partridge/Messinger motion and carried unanimously,

Resolution 2026-10 is adopted. The Resolution and the grant application will be completed upon inclusion of the cost to be supplied by the Engineer.

4. Zoning & Building Code Report – a report was submitted- one permit was issued for replacement of a mobile home on Water St. Four permits were completed for sign installation at Nottingham Village. Courtesy letters were sent to property owners regarding ordinance violations of weeds and shrubbery overgrowth along sidewalks.
Researched the group homes and found both are owned by CSG, a public organization. He has been provided an Occupancy certificate signed by a previous Zoning officer for the home on Robin Hood Dr. but not for the one on Scarlet Dr.

Four violations of the International Property maintenance code have been sent.
36 S Main St – barn falling down to be replaced– property owner working on it.
30 S Main St – barn falling down along W. George St and leaning into a utility pole. A second violation letter will be sent with penalties.
63 N Main St – pool collapse in yard – no response from property owner and a second violation letter will be sent with penalties.
39 N Main St – old uninhabitable trailer on lot – no response from property owner and a second violation letter will be sent with penalties.
52 N Main St high weeds – property is vacant but posting on door listed a maintenance company who was contacted three times but weeds still exists. A formal violation letter will be sent and if not rectified within ten (10) days, the Borough can have Tyke Shubert correct the problem and the Borough will bill the property owner for his work.
301 N Main St Special Exception – Immaculate Grounds to place a dog grooming service within their building making the building a dual use. Still researching.

4154 Robin Hood Dr. - high weeds to rear of the property. Officer has tried three (3) times to reach the property owner with no success. He will send a violation letter.

4153 Robin Hood Dr. - a swimming pool that was never permitted. He will send a letter as the pool would need inspections by MDIA.

5. Public Comment –
Bob Yeater – 4032 Robin Hood Dr. wanted to advise Council that the tax collector is holding checks prior to making deposits. His check was sent July 18 and not cashed until August 24. President Baldauf is to check with Truist bank on their procedures.

6. Committee Reports

a. Fire Service – Chief Miller Brown from Station 8 presented a report indicating they handled 28 calls. He further indicated they continue to hold Tuesday Bingo which is the primary source of revenue for the fire company. The carnival was held for the first time in 40 years and while there are no statistics yet, they feel it was a success.

North Codorus Township Fire Company sent a written report of their activity for council review.

b. Police Service – Chief Lash was not present. A written report was presented indicating 29 calls. There are 40 hours banked for future use.

c. Highway – nothing

d. Building – Partridge questioned installation of the camera in the meeting room. Baldauf is to research what is here and what is needed. Partridge and Baldauf will begin cleanout of the storage room.

e. Sewer – nothing

f. Sidewalks – nothing

g. Personnel – Partridge noted he has the Wage & Salary report as released by Pennsylvania State Association of Borough to be used for budget preparation

7. Solicitor's Report – Recreational Vehicle Ordinance

The draft was presented for review. There will be a few other revisions and then presented at October meeting for final review, then advertisement and finally adopted at the November meeting.

8. Unfinished Business –

a. Approve Newsletter – On a Partridge/Donavos motion and carried unanimously the newsletter is approved with the inclusion of Halloween Trick or Treat dates of October 31st 6:00 PM to 8:00 PM. Other changes to include ordinance website reference placement and change of Stoverstown Rd to Salem Rd.

b. Approve Street Light Change to LED – a second quote was obtained from Brought Electrical Service, Conestoga, PA (which included a photo cell change) along with the original quote received from Snelbecker Electric (which did not include the photo cell change). On a Partridge/Donavos motion and carried unanimously, Brought Electric Service quote, Option C is approved at a cost of $1698.28.

9. New Business

a. Leaf pickup bids – Only one bid received. On a Partridge/Messinger motion and carried unanimously, Tip Top Services, LLC is awarded the bid at a price not to exceed $8900.00.

b. Snow removal bids – Bids received from Tip Top Services LLC and Hersh Concepts, LLC. On a Donavos/Becker motion and carried unanimously, Hersh Concepts is awarded the bid for a two (2) year period.

c. Distributions of donations for 150th Anniversary – As a result of donations, there is an overage of funds available from the celebration. On a Donavos/Partridge motion and carried unanimously, the funds are to be evenly distributed to Spring Grove School District, Music Department, North Codorus Township Fire Company and Northern Regional Police Department.

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

NEW SALEM BOROUGH BALANCE SHEET AS OF AUGUST 27, 2026

ORRSTOWN SAVINGS	30,447.81
PLGIT CLASS	18,883.93
PLGIT PRIME	413,561.42
HIGHWAY CLASS	42,603.88
HIGHWAY PRIME	9,844.19
PLGIT SEWER CLASS	22.341.92
PLGIT SEWER PRIME	352.695.46
ORRSTOWN SEWER	103,361.43
PAYROLL TAX HOLDING	145.34
TOTAL ASSETS	**993,885.38**

NET PAYROLL LIABILITIES	63.34
OPENING BALANCE EQUITY	514,176.24
RETAINED EARNINGS	368,723.99
NET INCOME	110,921.81
TOTAL LIABILITIES & EQUITY	**993,885.38**

Partridge advised the budget meeting is scheduled for the 2nd Tuesday in October at 7:00 PM which is open to the public. He will have a proposed budget packet at the October meeting for review by all council members.

13. Secretary's Report – ARPA final report was filed with the Department of Treasury and successful completion notification received. Justin Heisler from Anstine & Sparler is the attorney representing the Zoning Hearing Board. Jack Sparler is no longer with the firm. 2025 DCED audit was completed and filed successfully. Thank you from Hoffman Home was received for the Council's donation. Webster Bank (holder of the sewer loan) has joined Santander Bank N.A. effective August 26, 2026.

14. Mayor's Report - written report submitted. He received a call from a resident indicating the starting of equipment and work being started at Nottingham Village prior to 7:00 AM daily and even on the weekend. Solicitor is to check ordinances and advise.

15. Around the table – nothing from anyone.

With no further business, the meeting was adjourned at 9:30 PM. Respectfully submitted by Judy Albright, Secretary.