

June 2, 2025

The regular scheduled meeting of the Borough Council was called to order on the above date. The meeting was called to order at 7:00 pm by Jim O'Connor with the Pledge of Allegiance and the Lord's Prayer. Members who attended were Pat Haley, Rafael Jimenez Gomez, Robert Moyer, Jim O'Connor, Tricia Springer, and Sam Wengert. Member absent, Matt Urban. Also attending were Mayor Larry Minnich, Solicitor Colleen Gallo and Borough Manager, Jonathan Johnson.

Minutes from May 5, 2025, meeting was emailed to Council members prior to the meeting. **Ms. Springer made a motion, seconded by Mr. Haley, to approve May 5, 2025, minutes. Motion Carried.**

The Treasurer's report for May 2025 was read. **A motion was made by Mr. Haley, seconded by Mr. Moyer, to approve the Treasurer's report for May 2025. Motion carried.**

FIRE COMPANY REPORT, Dustin Sider(absent)

Fire Company's report was submitted and are attached to these minutes. Mr. Johnson thanked the Fire Company for replacing the flagpole pulley and restringing the flagpole.

POLICE DEPARTMENT – Chief Farneski (absent)

The police report is attached.

MAYOR'S REPORT – Mayor Larry Minnich

No Report

GUEST SPEAKERS

Rose Kane (owner of 145 Dairy Road) William McCormack (legal representative) discussed the driveway at 145 Dairy Road and the section that is on the Borough right-of-way. Ms. Kane said that she has used and maintained that driveway for the last 33 years and it has never been a problem. She objective to the letter written by the Borough's legal counsel. Mr. McCormack said there was no claim for adverse possession against the Borough. However, he asked if the Borough was willing to negotiate some type of agreement for the property. Mr. O'Connors said the matter will be discussed by the Borough Council during the executive session.

Byran Hoffman (Chairman, Cleona Borough Authority): Mr. Hoffman explained the Cleona Borough Authority's four-tier rate structure. He said that most of Borough's households pay the lowest rate, while commercial and large users pay the highest rate. Mayor Minnich stated that he thought this four-tier rate structure was unfair to families with many children. He also discussed the rate structure in nearby municipalities. Mr. Hoffman countered that the other municipalities are subsidizing their lower rates with tap-in fees. Cleona Borough, he pointed out, has very few tap-in fees. The Mayor and Mr. Hoffman also discussed water pipe sizes, debt levels, utility costs, and consumption. Mr. O'Connor suggested that the Mayor and Mr. Hoffman meet in private to discuss the issue in more detail.

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CITIZEN'S COMMENTS:

Randy Myers and Lori Smith (55 Willow Ave.) discussed the damage caused by a large tree that fell on their property on May 14, 2025, from 58 Willow Avenue. They said the tree totaled their pickup truck and did damage to their house. Myers and Smith also objected to having to pay \$800 for the tree removal. Mr. Myers said the Borough told the tree removal company to split the removal bill three ways. Mr. Johnson said that was not true and the three-way split was likely done by the homeowners insurance company at 58 Willow Ave., not the Borough. After a discussion, Mr. O'Connor said that the Borough Manager will keep Mr. Myers and Ms. Smith updated.

Rose Kane (owner of 145 Dairy Road): Ms. Kane asked if she was going to be reimbursed \$79,200 for maintaining the driveway at 145 Dairy Road. She pointed out that for the last 33 years she has cut the grass, removed the snow and trimmed the trees and bushes. She also pointed out she has had to purchase a rental license for the last 10 to 15 years. Mr. O'Connor said that the issue will be discussed by Borough Council during the executive session.

PRESIDENT'S REPORT/COMMENTS – Jim O'Connor

No comment.

CODE ENFORCEMENT – Rafael Jimenez Gomez

Mr. Jimenez said there was no IPMC meeting in June. He also discussed the meeting with Cleona Celebrates!. He also said that he has been working on the municipal trash ordinance.

PROPERT DEPARTMENT – Bob Moyer

Mr. Moyer said most of the building renovations are nearly complete. Mr. Moyer said the rain gutters were cleaned out, and they found a big ball of aluminum foil that had been clogging the drain. Mr. Moyer said that one of the sump pump pipes in the basement has a leak and it needs to be repaired.

HIGHWAY DEPARTMENT - Sam Wengert

Mr. Wengert said that no bids were received for the snowplowing. He said that the Borough would have to rebid and hopefully get competitive bids. He said he would also talk to previous contractors to see if they would be interested in bidding.

Mr. Wengert discussed the possibility of repaving some of the alleys. He discussed the problems with funding and water runoff.

Mr. Wengert told the Council that he was approached by Keystone Baseball in Manheim about holding a baseball tournament at the park next year.

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RECREATION DEPARTMENT – Pat Haley

Mr. Haley reported that no one applied to be the summer playground director. As a result, the program will be cancelled.

Mr. Haley also said that the repairs to the perimeter of miniature golf course have been completed and that the next step is to lay the carpet.

For the amphitheater, Mr. Haley said they are still looking for a contractor. The original contractor is no longer interested and the second bid the Borough received was 2.5 times the money that was received from the grant. He said he is meeting with a third contractor next week.

Mr. Haley said the replacement part for the tube slide has arrived and he hopes to have it installed next week.

The first movie night is July 18th with Sonic the Hedge Hog.

Mr. Haley thanked LCBC for their Impact PA volunteers. He said the 50 or more volunteers did a great job cleaning the pavilion attic, painting the counters, and cleaning up the park. Next year, Mr. Haley said that he is thinking about partnering with them for future projects.

FIRE SAFETY/POLICE DEPARTMENT – Tricia Springer

Ms. Springer said her report on the police contract negotiations will be discussed in executive session.

FINANCE DEPARTMENT – Matt Urban (absent)

BOROUGH MANAGER-BOROUGH AUTHORITY – Jonathan Johnson

- In 2024, the Cleona Borough's population was 2,040, an increased 1.3 percent from 2020 according to Census Bureau estimates.
- Mr. Johnson thanked the Police Chief for painting most of the Borough Hall hallway.
- Discussed grass and weed problems at ES North Washington.
- Council paychecks will be in the mailed June 6th.
- Distributed budget worksheet and asked Council members to identify projects they would like to see done.

SOLICITOR'S REPORT – Colleen Gallo

Solicitor's report was submitted and are attached to these minutes. Ms. Gallo said that she will be on vacation the last week of July and will be unable to attend the IPMC meeting.

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NEW BUSINESS

Re-Advertise Snowplow Bids:

Ms. Springer made a motion to re-advertise the snowplow bids, Mr. Haely second, the motion was approved.

Increasing Cleona Borough Authority Members' Salary

Mr. Johnson said that Authority members were being paid \$25 per month and that their last increase was before 1988. He said that other municipalities pay their authority members \$50 per month. Ms. Gallo said that the Borough does not approve Authority's salary. After a discussion, Council members agreed with Ms. Gallo and did not vote on changing the salary. Council members did, however, suggest the Authority raise their salary to \$50 per month.

Installing Two Pedestrian Crossing Signs

To increase pedestrian safety, Mr. Johnson suggested two intersections to install pedestrian crossing signs at Mill Street and Penn Ave. and Garfield Street and Penn Ave. After a discussion, **Mr. Moyer made a motion to install pedestrian crossing signs at the intersections of Mill Street and Penn Ave. and Garfield Street and Penn Ave. at a total cost not to exceed \$1,000. Ms. Springer second, the motion was approved.**

Tree Removal Costs at 58 and 55 Willow Street

Mr. O'Connor said the issue was discussed earlier, and it was agreed to wait until the insurance companies responded.

Advertising bids for Workers Compensation and General Insurance

Mr. Johnson discussed insurance expenditure. Ms. Springer asked if the cost included Cleona's portion of the Workers Compensation for the Fire Company. Mr. Johnson said that the Borough has not received a bill for these costs. Mr. Moyer said it was his understanding that the cost was very minimal. **Ms. Springer made a motion to advertise for Workers Compensation and General Insurance, Mr. Haley second, the motion was approved.**

Building Project: Pay Applications

Mr. Johnson said that the project engineer has approved each of the following paying applications:

- Heim Construction Inc. (General Contractor)\$30,896.56
- BJH Electrical Inc. (Electrical Contractor)\$36,015.08
- Mann Plumbing & Heating (HVAC)\$2,868.93

Mr. Moyer made a motion to approve the pay applications, Mr. Haley second, the motion was approved.

Building Project: Change Orders

Mr. Johnson discussed the following change orders based on the recommendations of the project engineer.

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Change Order Number	Brief Description	Estimate Price	Time Extension (Days)
GC #25	Extensive preparation of flooring in PD in order to properly install LVT product of the specified thickness	\$1,000.00	0
GC #26	Modify door into PD to accept locking level. Modify door jamb to accept latch. Approved submittal called for panic hardware into PD would pose a security risk	\$445.00	0

Mr. Johnson said it was up to Council, but these change orders could be tabled until the July meeting. Council agreed.

UNFINISHED BUSINESS:

Ordinance Review – zoning and map ordinance:

No Report

Municipal Trash:

No Report

145 Dairy Road Driveway Issues

Previously discussed with property owner.

Ordinance #333: Parking Restrictions.

Ms. Gallo said Ordinance #333 addresses parking restrictions on:

1. Westside of North Cyrus Street from East Liberty Alley to North Cyrus Street
2. Eastside of North Center Street from East Liberty Alley to East Maple Street

After a discussion, **Mr. Haley made a motion to approve the restrictions outline in Ordinance #333, Mr. Moyer second, the motion was approved.**

Pay May 2025 Bills

Motion by Mr. Jimenez, second by Ms. Springer to pay the bills for May 2025. The motion was approved.

Council adjourned at 8:55 pm. Then went into executive session to discuss two issues:

- Legal litigation
- Police personnel Issues

Respectively Submitted

Jonathan Johnson