

## March 2, 2026

The Regular Meeting of the Cleona Borough Council was held on March 2, 2026, at Cleona Borough Hall, 140 W Walnut Street, Cleona, PA 17042. The meeting was called to order at 7:00 PM by President O'Connor, followed by the Pledge of Allegiance and the Lord's Prayer.

**Members Present:** President Jim O'Connor, Ms. Tricia Springer, Mr. Matt Urban, Mr. Larry Minnich, Mr. Pat Haley, Mayor Matt Zechman **Members Absent:** Mr. Bob Moyer, Mr. Sam Wengert **Staff Present:** Solicitor Colleen Gallo, Manager Mike Peiffer

President O'Connor announced that the meeting was being recorded and asked if anyone else was recording.

### APPROVAL OF FEBRUARY 2, 2026 MINUTES

**Motion:** Ms. Springer made a motion to approve the February 2, 2026 minutes. **Second:** Mr. Haley **Motion carried unanimously.**

### TREASURER'S REPORT – FEBRUARY 2026

The Treasurer's Report was presented with the following balances:

- **General Fund:** Beginning \$1,012,785.09; receipts \$170,820.23; disbursements \$140,309.19; ending \$1,043,296.13
- **Capital Fund:** Beginning \$84,874.46; receipts \$59.73; disbursements \$46,236.00; ending \$38,698.19
- **Highway Fund:** Beginning \$65,463.83; receipts \$78.39; no disbursements; ending \$65,542.22
- **Payroll Account:** Beginning \$5,898.49; receipts \$54,294.01; disbursements \$53,613.08; ending \$6,579.42
- **Park & Recreation:** Beginning \$3,120.97; receipts \$4.11; no disbursements; ending \$3,125.08
- **Police Department Fund:** Beginning \$521.82; receipts \$0.60; no disbursements; ending \$522.42

**Motion:** Mr. Urban made a motion to approve the Treasurer's Report. **Second:** Ms. Springer **Motion carried unanimously.**

### ANNVILLE FREE LIBRARY – RONICE NOLT

Ms. Nolt reported that **67% of Cleona residents hold library cards**, a strong indicator of community engagement. She noted increases in circulation, program participation, and patron counts in 2025. She highlighted:

- The upcoming **Library of Things** program
- Installation of a **3D printer**
- The annual **book sale**
- Hiring for two positions
- The June **5K fundraiser**
- Monthly **Silent Book Club**
- The **Annvile Miniatures** program

Council thanked Ms. Nolt for her report.

### 250TH ANNIVERSARY PARADE – ANGELINA MARCO

Ms. Marco requested a **\$250 sponsorship** for the July 3, 2026 America's 250th Parade in Jonestown. Sponsorship includes logo placement on banners and promotional materials. Checks should be made payable to **Jonestown Borough**. The preferred deadline is **the end of May**.

**DEPARTMENT REPORTS:**

**FIRE COMPANY REPORT – DUSTIN SIDER**

Mr. Sider was not present, and no written report was submitted.

**POLICE DEPARTMENT – CHIEF FARNESKI**

Chief Farneski reported **322 total incidents**, including **108 in the Borough**. He provided expanded detail on several significant calls:

- A **vehicle pursuit** originating on Route 422 ended safely in North Cornwall Township with the suspect taken into custody.
- A suspect in a **\$12,000 theft** from a local coin shop was apprehended and is currently incarcerated.
- A **long-term harassment case** at Pine Tree Apartments resulted in an arrest after months of investigation and repeated calls for service.
- The department received a **commendation email** from a resident whose child was experiencing atrial fibrillation. The officer's discretion and quick judgment allowed the family to reach Hershey Medical Center without delay. Great job officer Todd Soderberg!

Chief Farneski and Manager Peiffer reviewed the status of the two police vehicles that were totaled earlier in the year. Insurance settlements and the LSA grant will cover nearly all costs for two replacement vehicles and upfitting, leaving the Borough approximately **\$1,700 ahead**. One high-mileage vehicle, the one used for the SRO, will still need replacement next year, and the department is monitoring mileage and maintenance closely.

**MAYOR'S REPORT – MAYOR ZECHMAN**

Mayor Zechman provided a detailed update on the **RRFB project**, including a **\$27,302 quote** from Tapco and LTAP assistance. He reviewed intersection conditions from the 2023 traffic study and noted which locations may require new poles or ADA improvements.

He also provided updates on **Cleona's 250th celebration** scheduled for June 20, 2026, including reenactors, live music, a rubber duck race, mini-golf reopening, and food vendors. The website **cleonacelebrates.com** is active for donations and volunteer sign-ups.

He is reviewing a **data center ordinance** and recently completed ride-along with officers, including the School Resource Officer.

**PRESIDENT'S REPORT – PRESIDENT O'CONNOR**

President O'Connor reported on **IT modernization efforts**, including restructuring internal systems and implementing upgrades budgeted for 2026.

**CODE ENFORCEMENT – MR. MINNICH**

Mr. Minnich provided a more detailed update on ongoing enforcement and ordinance work. He reported that the IMPC Committee continues to monitor several active cases, including properties with exterior maintenance violations and ongoing compliance issues.

He noted that **Zoning Ordinance 336** received approximately **25 comments** from County Planning and the Planning Commission. He and Solicitor Gallo are consolidating the comments and preparing a revised draft for Council review before scheduling a public hearing.

He also reported that revisions to the **Solid Waste Ordinance** are underway. The Borough is coordinating with the Authority to determine whether any Borough-based disposal options are feasible and to ensure consistency with regional waste management requirements.

**PROPERTY DEPARTMENT – MR. MOYER**

No report was provided. Routine maintenance continues, and no new issues were raised during the meeting.

**HIGHWAY DEPARTMENT – MR. WENGERT**

Manager Peiffer delivered the report in Mr. Wengert’s absence. He noted that the Borough is preparing for a potential winter weather event. Annville Borough has limited salt supply, so Cleona may need to salt independently if conditions worsen.

The Borough has used **93% of its snow removal budget**, leaving approximately **\$2,200** for the remainder of the year; which includes the beginning of the next winter season through December 31st.

**RECREATION DEPARTMENT – MR. HALEY**

Mr. Haley reported that the **Easter Candy Scramble** will be held March 28 at 9:00 AM. Preparations are underway, and volunteers are being coordinated.

He announced that the Borough will host **12 sixth-grade students** on May 22 for a Day of Service. Students will assist with cleanup along the Quittapahilla Creek and may help with indoor tasks depending on staffing and weather.

He also provided an update on the **bank restoration project** near South Garfield Street. The Borough will meet with the engineer to review proposed adjustments to the parking area and assess impacts on the walking trail. Invasive species removal efforts continue and appear to be effective.

**FIRE SAFETY / POLICE DEPARTMENT – MS. SPRINGER**

Ms. Springer reported that regional fire coordination meetings continue. Mr. Zechman will attend the next meeting on March 10<sup>th</sup>, in place of Ms. Springer and Mr. Moyer. She and Manager Peiffer are refining new purchasing and bidding processes for police vehicle upfitting to ensure consistency and cost control.

**FINANCE DEPARTMENT – MR. URBAN**

Mr. Urban reported that Borough finances remain stable. Property tax bills have been mailed by the County Treasurer, and revenues will begin increasing as payments are received. He noted that expenditures are tracking within expected ranges for this point in the fiscal year.

**BOROUGH MANAGER / BOROUGH AUTHORITY – MANAGER PEIFFER**

Manager Peiffer reported that the Borough recently **signed the 2026 employee medical insurance plan**, finalizing coverage for the year.

He confirmed that the Borough received the **insurance settlement for the 2023 Ford Explorer**, which had been totaled. Those funds are being incorporated into the police fleet replacement plan discussed earlier in the meeting.

He provided updates on two **LSA grants**:

- The **fire company’s LSA grant** has been close-out and now we’re just waiting for the \$25,000 check.
- The **playground LSA grant**- earlier delays occurred due to missing documentation from a prior phase of the project, but those issues have now been resolved. Documents have been re-submitted and now we wait for approval of the \$11,304 grant.

**SOLICITOR’S REPORT – MS. GALLO**

The Solicitor’s report was submitted.

**CITIZEN’S COMMENTS**

Gail Kerkeslager – Chickens / Property Impact Concerns

Ms. Kerkeslager, a resident living adjacent to a property that keeps chickens, expressed ongoing concerns regarding the birds entering her yard. She is frustrated with how long it is taking to update and pass a new version of the zoning ordinance. She stated that this has been dragging on for years.

Mr. Minnich responded that Zoning Ordinance 336 is still under review, and that the Borough is actively working through comments from County Planning and the Planning Commission. He stated that the ordinance will include updated language regarding the keeping of poultry in residential districts, and that residents will have the opportunity to provide formal input once the revised draft is advertised for public comment. He encouraged Ms. Kerkeslager to attend that hearing so her concerns can be incorporated into the final version. Mr. Minnich further explained the enforcement of the ordinance lies with County Planning. Ms. Kerkeslager said she will go and speak to Julie Cheyney, who oversees County Planning.

Margaret Bowman – 330 E. Chestnut Street / Property Maintenance & Safety Issues

Ms. Bowman addressed Council regarding the condition of the property at 330 E. Chestnut Street, stating that the property has been a long-standing concern for neighbors. She described several issues, including deteriorating exterior conditions, accumulation of debris, and what she believes may be structural or safety hazards visible from the street.

She asked whether the Borough has the authority to compel repairs or cleanup, and whether any enforcement actions have been taken to date. She also asked for clarification on the timeline for enforcement under the International Property Maintenance Code (IMPC) process and whether the Borough can issue citations or require remediation if the owner does not voluntarily comply.

Mr. Minnich confirmed that the property is under active review and that the Borough has already initiated steps through the IMPC enforcement process. He explained that enforcement actions must follow statutory timelines, including notices of violation, opportunities for correction, and follow-up inspections. He stated that the Borough is monitoring the property closely and will continue to escalate enforcement as permitted by law if compliance is not achieved.

In the meantime, Mayor Zechman agreed to reach out the property owner at 330 E Chestnut and discuss some of the issues related to business that quasi-operates out of the residence.

## **NEW BUSINESS**

### **Streetlight Conversion & Repair Program**

PUC gave all PA Electric companies until 2029 to convert all streetlights to LED's (community owned streetlights are not part of this)

- Municipalities must sign an LED contract, although they don't have any details yet as to what is in that contract as its still with their consultant.
- This will be tremendous savings in electricity costs, but we don't yet know what our hard costs will be for the removal & installation of LED's. It's still with their consultant.
- The current plan is to install 4k's along highways, which is a "Cool" light. It's a little brighter and more obnoxious. 3k's will be installed in residential areas, which is a "Warm" light. It's softer and more subtle.
- I'm supposed to have information sent to me as it unfolds.

## **UNFINISHED BUSINESS**

### **Zoning Ordinance #336**

Council revisited the status of Zoning Ordinance #336. Mr. Minnich noted that the ordinance remains under review by both County Planning and the Planning Commission. Comments are still being consolidated, and no action was taken at this meeting.

### **Police Vehicles Upfitting & Purchase of Second Vehicle**

Council discussed the upfitting quotes associated with the two replacement police vehicles. Chief Farneski and Manager Peiffer reviewed the projected costs and confirmed that insurance proceeds and the LSA grant will cover all expenses.

**Motion:** Ms. Springer made a motion to approve the vendor Elite to do the upfitting for the first vehicle, not including graphics, at a cost of \$18,854, contingent upon the work being complete within 30 days of them receiving the vehicle. **Second:** Mr. Haley. **Motion carried unanimously.**

After lengthy discussion it was decided to defer the purchase of the second police vehicle until next month. It was agreed that 3 written quotes will be obtained with all the required specs listed to enable a direct comparison. The council agreed that this will be our process on purchasing all vehicles whether they are purchased with CoStar vendors or not.

#### **Comcast Franchise Agreement**

The Comcast franchise agreement remains under review. Solicitor Gallo indicated that the Borough is awaiting Comcast's next round of revisions. No action was taken.

#### **145 Dairy Road**

Solicitor Gallo reported that she prepared the complaint to be filed for enforcement.

#### **Municipal Trash**

Council briefly revisited the topic of municipal trash. President O'Connor noted that the issue remains open for future discussion, but no new information was presented during this meeting. The matter remains tabled until additional data is available.

#### **PAYMENT OF BILLS**

**Motion:** Mr. Haley made a motion to approve payment of the February 2026 bills. **Second:** Mr. Minnich  
**Motion carried.**

#### **ADJOURNMENT**

The meeting adjourned at 9:22 pm.