

GLEN ROCK BOROUGH
Council Meeting
November 19, 2025

Present: Rollin Apgar, Amanda Rombach, John Locke, Mike Shaver, Jason Siesko, Karen Hoffmanner, Mayor Trout

Others Present: Evan Gabel, Esq., Becky Magnani, Secretary, Ann Merrick, Treasurer, Steve Bowers, Public Works

Zoom: Three online.

Visitors: Ten in person.

The meeting was Called to Order at 7:01PM by President R Apgar with the pledge to the flag.

Announcements/Vacancies

- a. GR Water & Sewer has one vacancy
- b. Planning Commission has two vacancies

Fire Chief, EMS Reports, EMA Reports:

- a. Fire Chief Cody Stiffler emailed reports to the Borough Secretary on November 19th which were forwarded to Borough Council members.
- b. No reports received from EMA.

Public Comment – none

Engineer's Report

- a. M Shaver made a motion for Solicitor Gabel to draft an agreement to provide to the owner of the Glen Rock Mill Inn for maintenance of the GR Mill Race. K Hoffmanner seconded the motion which carried unanimously.
- b. A Rombach made a motion to authorize the Borough Engineer to apply for GP3 and GP4 permits for Krebs Park. M Shaver seconded the motion which carried unanimously.
- c. Update on Glen Rock Park Trail – discussions will be tabled until 2026.
- d. Update on Main Street Improvement Project – no update provided.
- e. Update on Traffic Signal Project (ARLE grant) – the ADA ramps on three corners of Main/Baltimore/Manchester/Hanover streets have been installed. Any recessed areas on the triangle of ground between Baltimore Street and Main Street will have recessed areas filled in by the public works staff.

Executive Session – at 7:16pm council entered into Executive Session to discuss a personnel issue; at 7:19pm council returned from Executive Session and the Borough Council meeting resumed.

Persons on Agenda

- a. York County Library – Ellen Helfrick reported that the grand opening was a resounding success.
- b. Garry and Susan Ferree reported they are having an issue with their

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neighbor regarding the sidewalk in front of their house at 1 Glenvue Road. A council member took pictures of the sidewalk on November 19th prior to the council meeting and all council members noted the sidewalk was in excellent condition.

- c. Jenine Hearn – Ms. Hearn requested an appeal to her Rental Revocation letter dated November 5, 2025 and stated that she had scheduled the inspection. After consideration, J Siesko made a motion to waive the penalties assessed with A Rombach seconding the motion, which carried unanimously. The treasurer will refund the fines assessed.

Complaints – the Borough Secretary received an email with complaints regarding potholes on Lester Court. Borough Council decided that there will be no action taken at this time.

Meeting Minutes

M Shaver made a motion to approve October 15, 2025 Meeting minutes; the motion was seconded by A Rombach and it carried unanimously.

New Business – none.

Friends of Glen Rock Borough

- a. Christmas in Glen Rock will be held on December 6 & 7; the Borough Secretary will post events on Facebook.

GR Recreation Board

- a. The contractor selected to make repairs to the building at the park will submit Worker's Compensation Insurance verification to the borough office.

Solicitor's Report

- a. 133-135 Main Street – the owner has until December 1, 2025 to respond to the judicial action.
- b. 138 Park Avenue will be going to the Sheriff's sale in February 2026. The owner, Levi Morfoot requested an invoice from the Borough Solicitor.
- c. 35 Junior Street – the structure is not secure so the Borough Solicitor will send a Notice of Violation that it needs to be secured within 10 days and repaired in 90 days (both from date of letter).
- d. M Shaver made a motion to adopt Ordinance 533 for Permitting and Blighted Property issues; A Rombach seconded the motion which carried unanimously.
- e. 27 Hanover Street
 - a) A shed was placed on the property without a complete zoning permit application. Once the fee was received, the Zoning Officer reviewed the application and sent correspondence to the owner stating that a permit from the Department of Environmental Protection needed to be obtained before further review.

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- b) A Rental Revocation letter was sent with action to be completed in December. This will be reviewed in January.

Work Supervisor's Report

- a. Quotes were received to purchase a new tractor; the Borough Solicitor has all of the information if it needs to go out to bid; the dealer has a state contract and the Solicitor is verifying that a Co-Stars purchase can be made through the state contract.
 - a. M Shaver made a motion to authorize the Borough Solicitor to contact the dealer regarding the purchase; K Hoffmanner seconded the motion which carried unanimously.
 - b. If we are unable to purchase directly through the dealer, M Shaver made a motion to authorize the solicitor to go out to bid; J Siesko seconded the motion which carried unanimously.

Secretary's Report

- a. J Locke made a motion to authorize the Borough Solicitor to offer a compromise to the developer to waive the land development process to change the foot print of the new construction in exchange for stormwater management; K Hoffmanner seconded the motion which carried unanimously.
- b. M Shaver made a motion for the Borough Secretary to send a letter to the resident with an outstanding chicken permit (with late fees) requiring response within 15 days of the date of the letter; A Rombach seconded the motion which carried unanimously.
- c. Rental Revocation Letter Updates:
 - a. Sal Cilluffo, Sandra Wedderien, and Mario Serruto paid the fees to reinstate the licenses and scheduled inspections with South Penn Code Consultants.
 - b. Josh McBride called the Borough Office and was advised the Borough Council meeting was going to be held on November 19, 2025; no appeal fee or reinstatement fees were received. There has never been revocation letters sent in the past.
 - c. Lawrence (Bill) Vance emailed the Borough Office and was advised the Borough council meeting was going to be held on November 19, 2025; no appeal fee or reinstatement fees were received but the inspection was scheduled. Mr. Vance has owned the property since 2006 and the following issues were noted:
 - i. Late fees were assessed and paid in 2009
 - ii. Rental inspection was not paid for in 2019
 - iii. A penalty was assessed and paid for non-payment of license in 2021
 - iv. Inspection was not completed by due date in 2022; Borough Council waived the revocation of the rental license.
 - v. M Shaver made a motion to require Mr. Vance satisfy the outstanding rental invoice for revocation of rental license in full and have the inspection completed within 30 days of the first letter sent.; J Locke seconded the motion which carried

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unanimously.

- d. David Prueitt and Ten Point Corporation have been resolved.

Treasurer's Report

- a. J Siesko made a motion for the Council President to sign the Definiti Services agreement when received; K Hoffmanner seconded the motion which carried unanimously.
- b. A Rombach made a motion to authorize the transfer of \$25,000 from the Rental Fund to the General Fund to be used on budgeted expenses; M Shaver seconded the motion which carried unanimously.
- c. A Rombach made a motion to authorize the transfer of \$5333.83 from the Recreation Fund to the General Fund to reimburse for Summer Playground Program payroll expenses; M Shaver seconded the motion which carried unanimously.

Michellee Klugh, ACO Report – no report

Zoning Officer's Report

- a. No permits have been applied for the building (for Use & Occupancy) or zoning for the Tattoo shop on Main Street. A letter was sent to the business owners from South Penn Code Consultants with a ten-day deadline to comply in October; SPCC nor the Borough office has received a response. This issue will be tabled until January.

Mayor John Trout – Southern York Regional Police will have additional coverage in the Borough for Christmas Eve and the Sheriff's office will also assist.

Committee Reports

- a. Beautification
 - a. Beautification Clean Up Day went very well and the decorating of the statue and bridge will happen on November 29, 2025.
- b. Building and Property – water is leaking into the Municipal building and the Borough Secretary has contacted Raintree Services to investigate the issue.
- c. Ordinance – outstanding issues will be added to the agenda in the future; M Shaver will follow up with anything outstanding for next actions.
- d. Public Safety – the Borough Secretary will investigate getting painted crosswalks on Main Street with PennDot.
- e. Special Projects – Rollin Apgar
 - a. President R Apgar reports he is working with various community members to sell shirts/mugs/hats and create events to celebrate and commemorate America's 250th celebration.
- f. Strategic Planning – none
- g. Personnel – the leaf collection crew did an awesome job this year.
- h. {A Rombach left the meeting at 9:08pm}

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i. Finance

- a. After much discussion, J Siesko made a motion to increase the tax mil from 3.45 to 5.2; K Hoffmanner seconded the motion which carried unanimously.
- b. J Siesko made a motion for the Borough Solicitor to advertise the 2026 Budget; K Hoffmanner seconded the motion which carried unanimously.
- c. J Locke made a motion to approve payment of invoices from the General Fund over \$1000; M Shaver seconded the motion which carried unanimously.

CGA Law Firm	September	\$ 6,212.58
	October	\$ 3,827.00
JR Holley & Associates, Inc.		\$ 2,047.50
HRG, Inc.		\$ 6,934.43
Ream, Carr, Markey etc.		\$ 3,130.00
South Penn Code Consultants, LLC	\$ 1,304.68	

- d. The updated fee schedule will be discussed in December.
- e. J Locke made a motion to approve monthly journal entries and check lists; J Siesko seconded the motion which carried unanimously.

Old Business - none

President's Report – President Apgar requested a line item on the agendas for the Junior Council Person.

Executive Session – none

M Shaver made a motion to adjourn the meeting at 9:41pm.

Respectfully submitted,

Rebecca Magnani, Secretary