

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

FEBRUARY 12, 2003

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Salvatore A. DiPaula, Jr., Michael W. Ridgely and Peter W. Schnabel

OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; James R. Holley, P.E.; Brian L. Sweitzer, Supt. of Public Works; Phil Robinson; Randy Shearer; Gary LaBarre, Anna Walters, Barb Krebs of The York Dispatch; Terri Reuter of The York Daily Record; Fred Noble; Peg Noble; Anthony Gerecht; Michael Wilson; Carroll Herold

The regular meeting of the Borough Council convened at 7:35 p.m. in the Borough Municipal Building, 35 West Railroad Avenue with President Schnabel presiding.

At this time, President Schnabel presented Salvatore A. DiPaula, Jr. with a ten-year service plaque from the York County Boroughs Association.

APPOINTMENT OF COUNCILPERSON

Five letters of interest were received: Michael Caum, Douglas Miller, Edward Gates, Anna Walters and Fred Noble.

S. DiPaula moved to appoint Fred Noble to fill the seat vacated by Joseph Leshko. M. Ridgely seconded. The motion carried with all in favor.

The Oath of Office was administered by Mayor Reedy and Fred took his seat at the table. This seat will be up for a two-year seat at election this year with the term ending 1/2006.

CITIZEN'S COMMENTS

Anthony Gerecht of 69 Woodland Dr. was present to say he has had problems with a dog barking at a home along N. Main St. He has called the Southern Regional Police and Terry Hemler. There is a problem with the existing animal control/barking ordinance in that it may not be enforceable as written. Sol.

Rehmeyer was asked to review the animal control ordinances to see if they need to be amended.

Gary LaBarre said the Club replaced the bad switches in the EOC; the public service radios were ordered; Plexiglas is needed for the tables in the Keeny room to put maps under the Plexiglas. An ad will be placed in the papers and on the information channel asking for a donation of a Pentium-based lap top computer. A public awareness day is tentatively set for May.

APPROVAL OF MINUTES

R. Buchanan moved to approve the minutes of the January 8 meeting.
S. DiPaula seconded. The motion carried with all in favor.

APPROVAL OF EXPENDITURES AND REPORT OF ACCOUNTS

M. Ridgely moved to approve the expenditures and report of accounts for December, 2002.
R. Buchanan seconded. The motion carried with all in favor.

BILLS

- James R. Holley & Associates, Inc. general engineering plan reviews \$1,143.32; Chapter 94 report \$665.25; Northbrook Sewer Extension \$1,959.83; pumping station sale \$680.00; sanitary sewer repairs \$1,400.94; roof replacement borough building \$446.20; shop drawing scout house roof replacement \$68.00; sewer map update \$917.10
- Southern Regional Recreation Board first quarterly contribution \$3,073.00
- Codes Enforcement Giant Food Store and North/South building inspection work \$1,008.00
- CGA Law Firm general account through 12/13/02 \$4,817.29
- Velda Nickell bookkeeping hours for January 26 hours \$650.00

M. Ridgely moved to approve payment of the above invoices.
S. DiPaula seconded. The motion carried with all in favor.

SUBDIVISION AND LAND DEVELOPMENT BUSINESS

**Cornerstone Development Group, Inc. – Valley View Grove development,
Preliminary Subdivision Plan**

The plan is for 34 houses. A homeowners association will be created to maintain the storm water detention pond. The homeowners association agreement gets recorded and there is a mechanism in place for enforcement if the pond is not maintained. A waiver was requested not to require sidewalks.

Craig Mudrock of 16 Kratz Road questioned the need for a homeowners association and he also questioned why Council would allow houses to be built right next to a dog kennel. He said the dogs often bark in the early morning hours. He was told the kennel was there first and the people buying the houses should check into their surroundings before purchasing a home.

Carroll Herold of 14 Kratz Road asked for a copy of the plan and the homeowners association agreement.

S. DiPaula moved to approve the preliminary subdivision plan for Valley View Grove and to grant the waiver from requiring sidewalks.

R. Buchanan seconded. Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Ridgely	yes, in favor
Schnabel	yes, in favor
Noble	yes, in favor

Zoning Officer/BOCA Inspector

The report for January is on file – no permits were issued in January.

OTHER REPORTS

Water & Sewer

Sewer Flows

The flows are back to normal after a very high January and are averaging about 600,000 gallons per day.

New Wells at Pumphouse Springs

A letter was received from DEP stopping the development of the new wells and calling for additional testing. A letter was received from the Susquehanna River Basin Commission calling for green grass to be growing before a permit is to be issued plus they are possibly saying we may not be able to draw 105,000 gallons per day as previously approved. The area disturbed by construction is about 5% of the drainage basin. A meeting with DEP is scheduled for Friday.

Wellhead Protection

The Committee will have a meeting in April to discuss the finished Plan that will be submitted to DEP for approval this year.

Deduct Meter

The draft ordinance was reviewed. The ordinance does not give extra capacity, it just allows for a deduction in the metered sewer charge for water used that does not go into the system.

Sol. Rehmeyer was authorized to advertise the ordinance for adoption next month.

Public Roads & Lighting

New Dump Truck

The F550 truck has been ordered under a State contract at a cost of \$49,000.00.

205 West Railroad Avenue Trees

This intersection was reviewed and it was determined the trees do not yet cause a problem, but they will in a few years. The resident tried to contact the zoning

officer and Brian said he will meet with the resident about the trees being a problem in the future.

Public Lands & Buildings and Finance – Michael W. Ridgely

Municipal Building Roof

Bids are being prepared for the new roof with architectural shingles. The Public Works Department will install a thermostat-controlled ceiling fan in the attic and install vents.

Door Enunciator

R. Buchanan moved to approve the quote of Signal Security & Communications in the amount of \$1,887.00 for a card reader, power supply, rechargeable battery, metal locking enclosure, proximity key fob, electric door strike fail safe, magnetic contact, enunciator and supplies.

M. Ridgely seconded. The motion carried with all in favor.

ENGINEER'S REPORT

Vulnerability Study of Water System

Our system needs a vulnerability study to be completed by June, 2004 and we would have until the end of 2005 to have the protections in place. The wells already have alarms. Eng. Holley will give Brian a diskette and he will help prepare the report.

Planning Module Exemption for Valley View Grove

M. Ridgely moved to authorize the President to sign the planning module waiver for the sewer system.

F. Noble seconded. The motion carried with all in favor.

Shrewsbury Commercial Center – Drainage Pipe

A 36" diameter storm drain needs to be installed at Cardinal Dr. and Sol. Rehmeier was asked to prepare a right of way with the property owner and the

expense will be passed on to the developer, Tom Simmons. The drain was installed this week.

SOLICITOR’S REPORT

Ordinance 2003-1 Amending the Sign Section 301.1 to allow for 20% architectural area

S. DiPaula moved to adopt Ordinance 2003-1.

R. Buchanan seconded. Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Ridgely	yes, in favor
Schnabel	yes, in favor
Noble	yes, in favor

Ordinance 2003-2 to amend the Subdivision and Land Development Ordinance to appoint the York County Conservation District as the Technical Review Agency for the Borough

M. Ridgely moved to adopt Ordinance 2003-2.

R. Buchanan seconded. Roll call vote:

Buchanan	yes, in favor
DiPaula	yes, in favor
Ridgely	yes, in favor
Schnabel	yes, in favor
Noble	yes, in favor

Southern York County Library

Work is continuing to resolve the issues.

Martin Trespass Matter, 21 Woodland Dr.

The shed and fence have been moved off of the Borough’s property.

No-Impact Home Occupations

The draft ordinance was presented to amend the ordinance to allow in the R, R-O, R-A and V zones no-impact home occupations that meet the following criteria: Must be compatible with the residential use of the property and surrounding residential uses; shall employ no employees other than family members residing in the dwelling; shall be no display of retail goods or stockpiling of inventory; no outside appearance of a business use including parking, signs or lights; may not use any equipment which create noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception; may not generate any solid waste or sewage discharge in volume or type, which is not normally associated with the residential use in the neighborhood; the business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area; and the business may not involve any illegal activities.

Payment of EDUs

The attorney for the owner of the Wash and Store on Constitution Ave. submitted a contract including a payment schedule to pay for 12 water and sewer EDUs to be paid off in 30 months. He is currently using eight to ten EDUs and he is purchasing a few extra EDUs.

The contract was felt to be fair and was approved.

Public Safety, Welfare and Personnel – Salvatore A. DiPaula, Jr.

Pension Plan Modifications

C. Skoglund had submitted a written report in his absence that the R.J. Hall & Co. would like to convert the current Deposit Administration contract to a Flexible Pension Investments contract, eliminate the requirement of an annuity purchase when an employee retires and the elimination of the one-year waiting requirement before a new employee can join the plan.

It was decided to wait until next month to discuss the pension modifications.

Secretary's Report – Cindy L. Bosley

The audit for 2002 will begin on Monday.

York Area Earned Income Tax Bureau

Planning Commission/Regional Planning Commission

A Peer-to-Peer questionnaire was distributed to Council and Mayor Reedy for completion by the next Council meeting.

Southern Regional Police – Richard R. Buchanan

Buck reviewed the police report for January. There seem to be a lot of bad checks again. Buck prepared police activity statistics for 2001 and 2002 that give a good picture as to what demands there will be if another municipality asks to join the regional police.

Executive Session

An executive session was called at 10:41 p.m. to discuss land purchase negotiations.

The meeting was reconvened at 10:51 p.m.

UNFINISHED BUSINESS

NEW BUSINESS

Reappointments

John Hoover to Municipal Authority: new term to expire 1/1/08

Joann Melfa to Shade Tree Commission: new term to expire 2/1/08

John S. Morrell to Zoning Hearing Board: new term to expire 1/1/06

S. DiPaula moved to approve the reappointments.

F. Noble seconded. The motion carried with all in favor.

COMMUNICATIONS

York County Assembly of Governments dinner meeting on March 31. Buck, Michael and Pete will attend.

ADJOURNMENT

The meeting was adjourned at 10:53 p.m.

Submitted by,

Cindy L. Bosley, Secretary