

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

APRIL 12, 2006

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Michael R. Caum, Thomas D. Metz, Michael W. Ridgely, Peter W. Schnabel, Christopher M. Skoglund and Eric W. Stoley

OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; James R. Holley, P.E.; Brian L. Sweitzer, Supt. of Public Works; E. Michael Lee of Codes Enforcement; Barb Krebs of The York Daily Record; Joel Snyder of RGS; Doug Cann of Nottingham Properties; Robert Katherman, Esq.; Phil Robinson; Andrea Senn; Keith Wills; Tyler Harpster of the SPCG; Nate Kirschman; Fred Miranda;

The regular meeting of the Borough Council convened at 7:31 p.m. in the Borough Municipal Building, 35 West Railroad Avenue with President Schnabel presiding.

CITIZEN'S COMMENTS

Andrea Senn, representing the Shrewsbury Elementary School PTO, presented a letter of support from the school to pursue a larger sign for the school entrance on South Main Street. The PTO is asking the Borough to amend the Zoning Ordinance as they felt a variance was costly with a risk of nonapproval. They felt the transportation signs would do no more than the current sign is doing. Neighbor, Fred Miranda, is opposed to a larger sign. The Subdivision, Land Development and Zoning Committee invited residents and business owners, through a newsletter, to a special meeting last October to discuss this topic and other issues involving the Zoning Ordinance. The majority in attendance wanted to see larger signs allowed for non-profits, public schools and houses of worship. The current size now is 12 square feet maximum and the proposal is to increase that to 24 square feet with the decorative area counting toward the total square footage. There should be a limit to the number of times temporary signs can be put out for special events, grandfathering those who already use those signs.

Sol. Rehmeyer was directed to draft an amendment to the Zoning Ordinance for discussion next month.

Keith Wills of 15 Tree Hollow Drive asked the status of the storm water pond at the Valley View Grove development. The matter has been turned over to DEP and we understand documents are being prepared for legal action against the developer. Mike Lee said the tree planting is now going out for bid. Keith was concerned about the area around the pond, weeds and holes. He was told these items need to be fixed before the final approval and that fencing around the pond is not a requirement of the Borough. The bond covers required improvements that the Borough adopts. Mike Lee was asked to notify Keith before the final inspection takes place.

Tyler Harpster of the Southern Pennsylvania Communications Group stated they received a generator from the County for use at the repeater site.

Nate Kirschman inquired about the status of the tower site on Woodland Dr. ahe stated since the Township enacted a fire tax, people are not donating directly to the Shrewsbury Fire Co. which could result in financial shortfalls for the fire company.

APPROVAL OF MINUTES

C. Skoglund moved to approve the minutes of the March 8 meeting.
M. Caum seconded. The motion carried with all in favor with E. Stoley abstaining as he was not at the last meeting.

APPROVAL OF EXPENDITURES AND REPORT OF ACCOUNTS

M. Ridgely moved to approve the February expenditures and report of accounts.
C. Skoglund seconded. The motion carried with all in favor.

BILL LIST

The bill list was presented for March: General account: check numbers 7608 thru 7643; Water account: check numbers 3549 thru 3576; Sewer account: check numbers 3540 thru 3559; Highway Aid account: check number 711 in the amount of \$137.30.

M. Ridgely moved to approve the bill list for March.
E. Stoley seconded. The motion carried with all in favor.

SUBDIVISION AND LAND DEVELOPMENT BUSINESS

Eitzert Farms Preliminary Subdivision Plan

The Planning Commission tabled the plan at their March 27 meeting until Council approved the traffic study which does not require the widening of South Sunset Drive. Atty. Bob Katherman was present to state he felt the Planning Commission should have voted one way or the other and not table the plan as they did. Eng. Holley stated RGS performed the traffic study and the Borough had Transportation Resource Group review the study. Comments were suggested and addressed in the study. South Sunset Drive is fully developed to its maximum width. Three hundred linear feet of this development borders South Sunset Drive. Atty. Katherman asked Council to preliminarily approve the plan tonight. Council was not prepared to approve the plan as the Subdivision, Land Development and Zoning Committee had not reviewed the plan with the applicants and the Planning Commission did not take action on the Preliminary Plan. The plan will go back to the Planning Commission for action at the April 24 meeting.

E. Stoley moved to accept the traffic study as done by RGS and reviewed by TRG and to authorize the Planning Commission to act on the Preliminary Plan at their April 24 meeting.

M. Ridgely seconded. The motion carried with M. Caum abstaining due to a professional conflict.

Keith Beck Plan

The preliminary plan for 211 West Forrest Avenue that was first reviewed at a staff review meeting on January 10, 2006 never proceeded through the review and approval process so Council must act on the plan this evening.

E. Stoley moved to disapprove the plan of Keith Beck for failure to move forward through the process.

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

REPORTS

Codes Enforcement – Michael Lee26 Plank Road

A letter was sent regarding junked motor vehicles at this property with no response.

Council authorized Sol. Rehmeyer to send a letter.

Sign Tabulation

The signs have been tabulated and Mike's office is trying to match them up with old permits, some of which are missing.

380 North Main Street

A buyer would like to have an auto service, sales and detailing business at the former Agway property at the corner of North Main Street and Valley Road. Mike feels a special exception is needed and will advise the buyer to proceed in that direction. The wellhead protection zone will be checked.

Buffer Zone behind Cardinal Drive

A homeowner wants to put a shed in the buffer zone which will be very close to a tree. The developer and the homeowners were in the process of signing an agreement for the homeowners to take over maintenance only of the buffer area which includes mowing. The shed will encroach on the trees. We are trying to determine if the agreement was finalized.

Rear of 30/32 North Main Street

The roof of the large building in the rear of 30/32 North Main Street has collapsed. Mike's office is going to send an unsafe structure notice to this property and also to a property in the first block of South Main Street that has an unsafe chimney.

Water & Sewer – Richard R. BuchananKeeny Wells

Brian has tried contacting Cornerstone without success but will continue his efforts. Sol. Rehmeyer will contact the attorney for Cornerstone to let him know we are proceeding with the test drilling as per the agreement.

Reverse 911

It's possible that after DEP reviews our current Emergency Response Plan, they will not approve the current practice of notifying residents of a water problem or emergency by hand delivering notices and media announcements. With the upcoming reverse 911 communications system, customers can be notified within 40 minutes of the voice message system activation. The service would cost between \$25.00 and \$50.00 per month. We would have to provide phone numbers which would need updating quarterly.

Sewer Stations

The sewer stations do not have exterior lighting and during a recent break down, lighting had to be put in place before repairs could be started. Brockmeyer Electrical quoted a price of \$1,500.00 for the lights.

E. Stoley moved to authorize the placement lights with a switch at a cost not to exceed \$1,500.00.

M. Ridgely seconded.

C. Skoglund amended the motion to make it not to exceed \$1,600.00.

E. Stoley seconded. The motion carried with all in favor.

Water and Sewer Specifications

The specifications are almost ready for review which will be done by the Water and Sewer Committee prior to the next Council meeting. The Municipal Authority will approve the sewer specifications at their April 26 meeting.

Bird Flu

A State agency is predicting the bird flu to strike later this year and they suggested that one member of the Public Works Department stay home to avoid illness to be ready to run the water system if the others become ill.

New Billing System

For the first quarter, the number of gallons pumped exceeds the number of gallons billed by 929,000 gallons.

Wellhead Protection Agreement Extension

R. Buchanan moved to authorize the signing of the agreement to extend the time period to June 30, 2007 to spend the grant money.

E. Stoley seconded. The motion carried with all in favor.

Deer Creek Study

Phil Robinson left Council know a baseline study taking place on the first mile of Deer Creek which will be done before final commitment to a proposed sewer treatment plant in the Tolna area. Shrewsbury Township has committed to pay \$5,000.00 toward the full-blown study. Two other groups are doing different studies: one will determine quality and quantity for the Harford County drawdown; a DEP study to rate the stream; and Phil's study on the first mile to determine water quality. Phil was told our weir measuring data will be available to his group.

Public Roads & Lighting – Christopher M. Skoglund

2006 Street Project Bids

Bids were opened last month. Due to previous problems with the high bidder, which are documented in the minutes, we will award the bid to the second lowest bidder.

T. Metz left the room at 9:26 p.m.

C. Skoglund moved to award the road bid to Fitz and Smith in the amount of \$59,046.00.

E. Stoley seconded. The motion carried with all in favor.

Mount Airy Road Delineators

Brian spoke with the Traffic Engineer about the possibility of redesigning the traffic pattern on Mount Airy road to prevent left turns out of the shopping center. The request is in response to the damage and lack of effectiveness of the delineators. The idea of a concrete barrier was discussed.

T. Metz returned to the meeting at 9:29 p.m.

Kimco Realty will be contacted about placing some additional signage near Chick-fil-A to direct motorists to the exit with the light.

LED Traffic Lights

Several months ago, the Township approached the County for a grant to upgrade the traffic signals at I-83, of which we share 25% of the expenses, without asking the Borough's blessing. They are asking the Borough to pay a little over \$1,000.00. C. Skoglund will attend a Township meeting regarding this issue.

Public Lands & Buildings and Finance – Michael W. Ridgely

Penn-Mar Office

Penn-Mar is requesting at least the south side windows be tinted with the work being paid for by Penn-Mar.

Permission was given for placement of a darkening film on the windows.

Public Works Garage Open House

The Public Works Department will have an Open House on Wednesday, May 31 at 7:00 p.m. The tour will include the new garage behind the Christ Lutheran Cemetery and the garage at 35 West Railroad Avenue.

Donated Generator

New Freedom Borough has offered a CAT generator for use by the Borough in exchange for our EOC being the primary EOC and their building being the secondary/back-up EOC. New Freedom Borough would like the generator moved out as soon as possible.

C. Skoglund moved to accept the generator and store it with no commitment at this point regarding the EOCs.

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

Maintenance Contract for HVAC

The Secretary was asked to obtain a price for a maintenance contract for the heating and cooling systems. The contract does not include catastrophic failure and a list of the equipment they will cover.

Clarification needs to be made for the next meeting.

ENGINEER'S REPORT

Ed Howes Mini-Storage Unit Plan

The final plan needs to be resigned as the ownership of the property was not acceptable by the Recorder of Deeds Office.

House Bill 2541

Eng. Holley states this bill is to change the MPC that Counties will offer a mediation option to any municipality that believes that its citizens will experience harm as the result of an applicant's proposed subdivision or development of land in a contiguous municipality if the municipalities agree. There is no guidance or definitions in the bill. It looks like a step toward County-wide ruling.

Capital Improvement Fee Study

Eng. Holley's office is working on our water capital improvement fee study.

SOLICITOR'S REPORT

Rest Stop EDU Issues

The agreement is currently under final review by PennDOT's Contracts section. They expect to have it to us for next month's meeting.

Tapping Fee matters – Shrewsbury Township

The Indemnification Agreement was signed by the Township last week.

Pinnacle Towers Bill of Sale and Termination of Ground Lease

M. Caum moved to sign the Bill of Sale and Termination of Ground Lease from Global Signal.

T. Metz seconded. The motion carried with all in favor.

Superpave

Due to new PennDOT road paving specifications, Sol. Rehmeyer drafted an amendment to the Utility Cut Ordinance, 2005-10 to require Superpave or any other specifications mandated by PennDOT. This ordinance will be ready for adoption at the May meeting.

Televising Sewer Lines

This ordinance will be ready to adopt next month.

Community Map Guide

Sol. Rehmeyer's office is in contact with the State Attorney General's Office to obtain information as to how the Borough can become a part of the lawsuit that was filed against CMC, Inc. in Berks County.

Public Safety, Welfare and Personnel – Michael R. Caum

National Incident Management System Training

There is an all-day training class at the Stewartstown Fire Hall on May 24 that will cover two required courses. Deadline to register is April 26.

Secretary's Report – Cindy L. Bosley

Extra Refuse Bag Purchases

A few residents have chosen to purchase orange bags from Penn Waste to be able to place more trash out. As long as we aren't being charged additional for tipping fees, Council had no issue with this practice.

The Secretary was asked to check into the tipping fee charge, if any, and whether the contract could be amended to push back the three months for leaf collection from 11/1 thru 1/31 for the extra two bags.

York Adams Tax Bureau – Thomas D. Metz

T. Metz will have more to report in May.

Subdivision, Land Development and Zoning –Eric W. Stoley

Planning Commission/Regional Planning Commission

The Regional Planning Commission will be seeking a grant to pay for the update to the regional comprehensive plan.

Southern Regional Police – Richard R. Buchanan

Our hours are double those of New Freedom. Glen Rock Borough's and the School's activity have increased. Kay Carman responded to Buck's letter regarding the task force, but didn't address the issue of municipalities who do not have their own police force.

UNFINISHED BUSINESS

NEW BUSINESS

OTHER BUSINESS

COMMUNICATIONS

ADJOURNMENT

M. Caum moved to adjourn the meeting at 10:25 p.m.

E. Stoley seconded. The motion carried with all in favor.

Submitted by,

Cindy L. Bosley, Secretary