

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

May 12, 2004

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Frederick C. Noble, Michael W. Ridgely, Peter W. Schnabel and Eric W. Stoley

OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; James R. Holley, P.E.; Brian L. Sweitzer, Supt. of Public Works; Mike Lee of Codes Enforcement; Terri Reuter of The York Daily Record; Barb Krebs of The York Dispatch; Gary LaBarre; Jeff Osman from the York Water Co.; Pete Pellissier of Troop 90; Judy Kroh; several residents of the Presidential Heights subdivision; Tom Simmons; Bill Wegmann

The regular meeting of the Borough Council convened at 7:30 p.m. in the Borough Municipal Building, 35 West Railroad Avenue with President Schnabel presiding.

CITIZEN'S COMMENTS

Jeff Osman, President of the York Water Co. was present in response to a letter the Borough sent to approximately 145 customers in the Presidential Heights subdivision informing them we are not able to obtain accurate and timely readings for our billing. There are at least one fourth of the meters that the Public Works Department cannot read. Mr. Osman assured the Borough that the York Water Co. would repair those meters if Brian would let him know which ones cannot be read. The York Water Company had given the Borough a gun to use that looks outdated and another gun will be supplied to the Borough. Two quarters ago, the Borough had to obtain the readings from York Water via fax which delays our billing cycle due to their meter reading schedule. The printouts from the York Water Co. are difficult to read and time consuming because of the codes on the sheets. We are assuming at this time, the major problem is a faulty read gun. Mr. Osman assured the Borough they will work with us and timely repair any malfunctioning meters. The residents at the meeting were told that if we are unable to read their meter, they will receive a flat rate bill. Brian will meet with a York Water Co. technician to see which meters do not work. The residents were told the Borough does not operate its sewer system for a profit and all users should bear the expenses equally and certain users should not require more time to have their meters read. At this

time, we will let the York Water Co. follow through with their promise to repair the meters and provide another read gun. If we are not able to read the meters, the residents have the option to go on a flat rate or purchase a meter from the Borough.

Gary LaBarre stated the damaged antenna has been replaced and the Public Works Department grounded the panel in the basement.

Pete Pellissier of Troop 90 stated the work in the Venture room and rest rooms is finished and Council and Mayor Reedy were invited to an open house Monday evening around 8 p.m. Three quotes for the glass block were received:

Glass Block of America	\$3,597.00
Maryland Glass Block, Inc.	\$4,136.00
Glass Block of Baltimore	\$4,420.00

F. Noble motioned to accept the low bid from Glass Block of America in the amount of \$3,597.00 plus nine vents at \$39.00 each.

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

APPOINTMENT OF TAX COLLECTOR

Eight applications were received and seven applicants were interviewed, one withdrew.

F. Noble moved to appoint Judith Kroh as Tax Collector effective June 22, 2004 through January 4, 2006.

R. Buchanan seconded. The motion carried with all in favor.

EXECUTIVE SESSION

An executive session was called at 8:25 p.m. to discuss real estate and litigation matters. The meeting was reconvened at 9:18 p.m.

APPROVAL OF MINUTES

F. Noble moved to approve the minutes of the April 14 meeting.

M. Ridgely 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 March.
E. Stoley seconded. The motion carried with all in favor.

BILLS

The bills submitted were not read aloud.

R. Buchanan moved to approve payment of the bills as reviewed.
E. Stoley seconded. The motion carried with all in favor.

SUBDIVISION AND LAND DEVELOPMENT BUSINESS

Deer Creek Development – Bond Reduction

Eng. Holley concurs the bond may be reduced by an amount of \$17,199.00 leaving a balance of \$168,040.00

E. Stoley moved to approve the bond reduction to leave a balance of \$168,040.00.
M. Ridgely seconded. The motion carried with all in favor.

Shrewsbury Square Shopping Center

Two of the three letters of credit may be released in full:

- 1) Number 904074 in the amount of \$8,500.00 which was for the booster pump;
- 2) Number 904105 in the amount of \$114,000.00 for public water and sewer on the property.

E. Stoley moved that these two letters of credit be released.
M. Ridgely seconded. The motion carried with all in favor.

REPORTS

Codes Enforcement – Mike Lee

Peppercorn's Dumpster

Peppercorn's Dumpster is gone.

Exemptions under the New Building Code

Mike handed out a printout on what is exempt under the new building code.

Joint Appeals Board

Mike would like to see the Borough be part of a local appeals board. Shrewsbury Township has appointed two members and we could appoint two with one being an alternate. It was discussed if New Freedom, Railroad and Glen Rock wanted to be a part of a joint board. The Borough will look to appoint two members and it was suggested the alternate switch from year to year between the Borough and the Township.

Detention Pond on Northbrook Ln.

Mike said his office had a complaint about four-wheelers at the detention pond on Northbrook Ln. Mike asked if anyone knows any information about who is riding, to let him know.

Sandwich Signs around Town

Mike was asked to have his office investigate the sandwich signs that have appeared around town.

Doug Miller Fence

Mike stated the fence at 121-123 W. Forrest Ave. (Doug Miller) is now in compliance.

Grading at New Karate Building, North Main St.

The grading including under the fence is being done this week.

Weaver Precast – Onion Blvd.

There is a problem at this location as the detention pond and sewer easement are gone. A copy of the approved plan shows a detention pond and a sewer easement. It looks like the property is completely impervious surface. Water drains to the rear of the property onto the neighbor's field and it's unable to be farmed. The farmer was told he needs to determine where his property markers are.

Codes Enforcement was authorized to visit the site and to prepare a list of violations.

OTHER REPORTS**Water & Sewer** – Richard R. BuchananPumphouse Wells Construction

The construction plan is almost complete and will be submitted to DEP and the SRBC by the deadlines. The wells are permitted for 72,000 GPD and spring #3 can produce 20,000 GPD. The original agreement with Tom Simmons, representing the developer, was for 105,000 GPD which was the amount on the permit. Tom Simmons feels he provided two safe water sources and he said he doesn't believe the Borough was drawing 105,000 GPD prior to earth moving. With the two wells and well houses, the booster pump and fees paid to consultants, he feels his obligation is met. We can either accept the two wells or keep the \$230,000 in the letter of credit and find new sources.

It had been suggested the Borough investigate a new water source outside the Borough. Brian was asked to obtain figures on the acquisition of the parcel and development of a well.

R. Buchanan moved to accept the two wells and put them on line and this would complete Tom Simmons' contract.

The motion died for failure of a second.

E. Stoley suggested that this discussion be tabled until next month.

The water committee will meet to consider the Borough's options.

Thompson Well Nitrates

The well tested 10mg/1 which is the maximum allowed. The farmlands next to the well were recently treated with nitrogen so the well was temporarily shut down. The water was tested again and results should be in by early next week. No notification has to be given since the well is shut down.

Pizza Hut Greasetrap

Pizza Hut had a grease trap blockage inside the restaurant on January 13 and the lines were jetted to clean the pipes. On January 18, the greasetrap was pumped out. New Freedom Borough discussed fining the Borough but we don't know if they have the proof that the grease that was cleaned from the piping in Pizza Hut entered our sewer system. The Plant does not have the dates and times to support their accusations. Maybe a sampling manhole can be installed if future violations occur. Since this incident, Pizza Hut has been forced to pump their greasetrap every month instead of quarterly.

Trees in Rights of Ways

Sol. Rehmeyer was asked to do research to see if an ordinance is necessary to keep trees from being planted in the rights of ways.

Public Roads & LightingOrdinance #2004-3 Prohibiting Parking on North Sunset Dr.; North Highland Dr.; and South Highland Dr.

The ordinance would prohibit parking as follows:

North Sunset Dr. between West Forrest Ave. to West Clearview Dr.
 North Highland Dr. between East Forrest Ave. to East Clearview Dr.
 South Highland Dr. between East Forrest Ave. to Church St.

E. Stoley moved to adopt Ordinance #2004-3.
 M. Ridgely seconded. Roll call vote:

Buchanan - yes, in favor

Noble	-	yes, in favor
Ridgely	-	yes, in favor
Stoley	-	yes, in favor
Schnabel	-	yes, in favor

Resolution for Fire Company Banner

M. Ridgely moved to approve the Resolution to allow a banner to be erected across South Main St. in conjunction with the firemen's annual carnival and parade.
E. Stoley seconded. The motion carried with all in favor.

2004 Street Bids

Road paving will be: Old Farm Lane from the Trail to Covington Dr. and Covington Dr. from Crosswind Dr. to Winchester Rd.

Three bids were received as follows:

Stewart and Tate	Total bid	\$59,649.14
Fitz & Smith, Inc.	Total bid	\$65,610.06
Kinsley Construction, Inc.	Total bid	\$70,827.99

E. Stoley moved to award the bid to Stewart and Tate in the amount of \$21,667.04 for Old Farm Ln. and \$37,982.10 for Covington Dr. for a total of \$59,649.14.
R. Buchanan seconded. The motion carried with all in favor.

Hidden Driveways Signs

The two signs were installed on North Highland Dr.

Right Turn Only Signs at Cardinal Dr. and New Shopping Center

Right Turn Only signs have been installed at Cardinal Dr. and at the south exit of the new shopping center.

Public Lands, Buildings and Finance – Michael W. Ridgely**Former Library Building, 44 South Main St.**

M. Ridgely moved that Council pursue a potential establishment of a lease arrangement for the former library. If a lease option can't materialize, the Borough will entertain an option to sell.

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

ENGINEER'S REPORT

The first staff review was held this morning. Two plans were reviewed, a reverse subdivision and a land development plan for Southern Turf and Tractor. A sketch plan for the 16 acre tract at the end of Kratz Rd. was reviewed and the engineer was told to come back with a development plan based on the zoning. A private, gated PRD-type community of 46 townhomes was proposed with one cul-de-sac with no room for emergency vehicles.

SOLICITOR'S REPORT**Definition of Family in Zoning Ordinance**

A draft ordinance was submitted for review and comment by next month.

Cable Franchise Agreement

Sol. Rehmeyer received the latest draft of the renewal agreement and he is sending comments to their counsel. The amended agreement will then be provided to the Borough.

Marvel/Wallen Zoning Hearing

The hearing is on hold pending the civil matter between the parties.

Burn Ban Ordinance

A draft ordinance was provided for review.

Public Safety, Welfare and Personnel – Frederick C. Noble**Secretary's Report** – Cindy Bosley**Wellhead Program Brochures**

The Secretary asked permission to purchase 2,300 brochures titled “When It Rains, It Drains”, educational brochures on storm drains, for a price of fourteen cents a piece payable from the wellhead grant funds.

Eagle Scout Ceremony

P. Schnabel will attend Steven Payne's ceremony on May 22 and present him with a certificate. Steven organized storm drain stenciling as his project.

York Area Tax Bureau – Frederick C. Noble**Recreation Board/Regional Recreation Board** – Frederick C. Noble

Fred stated he is not aware of any meeting of the audit committee.

Subdivision, Land Development and Zoning – Eric W. Stoley

The committee met with the developer of the Eitzert property. They are proposing 58 homes.

Planning Commission/Regional Planning Commission – Eric W. Stoley**Southern Regional Police Commission** – Richard R. Buchanan

At a work session in April, it was discussed that New Freedom and Shrewsbury Boroughs pay a token sum of money to help Glen Rock. Two percent was proposed for the first year and one percent for the second for a two year contract. This would cost the Borough around \$14,000 over the two year period. If Glen Rock drops out, based on the 2004 budget, a part-time officer, two full-time officers and a part-time clerk will be let go and our increase would be \$14,000. There would also be a cap for catastrophic events. It was the consensus of four to one to agree to subsidize Glen Rock for two years but to also look at cost-cutting

measures to save money in the police budget. This will be discussed at a later time.

UNFINISHED BUSINESS

Junior Council Person

This will be referred to the personnel committee.

NEW BUSINESS

COMMUNICATIONS

ADJOURNMENT

M. Ridgely moved to adjourn the meeting at 11:30 p.m.

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

Submitted by,

Cindy Bosley, Secretary