

## MINUTES

### SHREWSBURY BOROUGH COUNCIL

#### REGULAR MEETING

JULY 10, 2002

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Joseph M. Leshko, 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; Jeff Keating, Zoning Officer; Gary LaBarre; Earl Schuckman, Shrewsbury Township Supervisor; Joyce Easton, Shrewsbury Township Supervisor, Bradley Remig of Public Financial Management; Monica Love; Jeff Blum, New Freedom Borough Resident; Dean Pearson; John Frey of Public Financial Management; Barb Krebs of The York Dispatch; interested citizens

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.

#### **SEWER EDU TRANSFER FROM RAILROAD BOROUGH TO SHREWSBURY TOWNSHIP**

Earl Schuckman, Chairman of Shrewsbury Township Supervisors, was present to ask for the Borough's acceptance of the effluent from ten sewer EDUs Shrewsbury Township plans to purchase from Railroad Borough to serve the Shrewsbury Commons Shopping Center.

The Municipal Authority gave its approval at the June 27 meeting.

Jeff Blum, a member of New Freedom Borough Council, but speaking as a resident, said he felt the process was not being followed to amend the agreements between the municipalities. A lengthy discussion took place regarding low EDU

estimates by developers and what will ensure that this will not happen again. We do not want to get in the position where we exceed our capacity in the plant. It was a concern this could start a precedent and that it's a short-term solution. There was also concern that if Railroad Borough sells capacity and a property owner requests capacity and it's not available, there could be litigation to try to reclaim that capacity.

There is no problem with capacity of the gravity pipes. Deer Creek pump station will need a larger wet well in the future. The ten EDUs are included in the calculations for total capacity in the plant. Appropriate documentation would have to be done to keep track of the capacity.

The Borough will also need to do better monitoring and projection of sewer EDUs for commercial and industrial development. A process should be devised for projecting, monitoring and severe penalties/fines should be in place if a business exceeds the original EDU amount and a note should be added to the plan.

It was stated the Shrewsbury Commons shopping center needs 20 more EDUs total. This transfer would supply ten EDUs and ten are needed for two pad sites. The shopping center has cut its water consumption since last year but not enough. The Township has 80 EDUs on reserve for failing septic systems and grey area customers that may be required to connect.

There was also concern that we have not heard from the New Freedom Borough solicitor in response to two letters sent by Sol. Rehmeyer. There is a signature page for New Freedom Borough to sign agreeing to the EDU transfer. The attorneys should also discuss the issue among themselves to try to resolve the issues involving the transfer request and to determine if the agreements need to be amended. We have not heard from New Freedom Borough as to their position.

C. Skoglund moved to send the transfer issue to the Water and Sewer Committee who should meet with the Township representatives to discuss the problems and to also discuss ways to protect Shrewsbury Borough against low EDU estimates and to enact severe penalties for exceeding the limit.

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

In order to close the discussion, J. Leshko moved to approve the proposed Agreement agreeing to accept the effluent from the ten EDUs if the transfer is successful.

R. Buchanan seconded. A roll call vote was taken:

Buchanan	no, opposed
Leshko	no, opposed
Ridgely	no, opposed
Skoglund	no, opposed
Stoley	no, opposed
Schnabel	yes, in favor

Earl Schuckman was asked to meet with the Committee. He asked if an outside meter could be installed to measure the amount of water that does not go into the sewer. The answer was no, that we'd have to do the same for every sewer customer.

### **1972 SEWER BOND REFINANCING**

Bradley Remig of Public Financial Management was present concerning the bank refinancing of the 1972 sewer bond issue. By paying off the old loan and getting a new, lower, fixed interest rate the Borough could save a minimum of \$30,000. Mr. Remig was asked to shorten the payoff span and to include a lump sum, upfront cash payment to save more money. He will be in contact with M. Ridgely.

### **CITIZEN'S COMMENTS**

Dean Pearson of the fire department was present to ask the Borough to consider requiring Knox Boxes at new commercial and industrial businesses. The box is opened by a tone and a key to the door is placed inside. Only the emergency personnel would have access to the keys.

Council didn't feel it could require the installation through an ordinance, but it should be encouraged. The secretary was asked to obtain ordinances from other municipalities.

Gary LaBarre stated the tower is up and he has worked up a detailed equipment list. The Secretary will be authorized to place the orders.

### **APPROVAL OF MINUTES**

E. Stoley moved to approve the minutes of the June 12, 2002 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 May.  
J. Leshko seconded. The motion carried with all in favor.

## **BILLS**

- James R. Holley & Associates sanitary sewer replacement Southern Farms \$382.85; general engineering \$1,074.72; streets 2002 \$71.90; sanitary sewer line repairs Southern Farms \$1,072.90; Scout House roof replacement \$463.55
- Merzan, Inc. tower for EOC/municipal building \$6,761.00
- Velda Nickell bookkeeping services for June \$360.00
- Slonaker McCall Architects scout house work \$1,902.00

C. Skoglund moved to approve payment of the above invoices.  
R. Buchanan seconded. The motion carried with all in favor.

## **SUBDIVISION AND LAND DEVELOPMENT BUSINESS**

### **Covington Ridge Phase II Preliminary/Final Subdivision Plan #2002-2**

The plan is to subdivide the 14-acre plot into 21 building lots. A waiver is requested to allow a 6% street grade as required by PennDOT and a waiver for sidewalks.

R. Buchanan moved to approve the final subdivision plan for Covington Ridge Phase II subject to the following conditions: adding water valves per Brian Sweitzer, the posting of an adequate bond for improvements, a waiver is granted under section 506(b) to allow a 6% grade, a waiver is granted from section 503 which will not require sidewalks, installation of flowable fill around catch basins, installation of tracer wire on water lines, adding a note that property owners are responsible for maintaining the swale, street trees should be planted 20 feet behind the curb, and payment of recreation fees.

C. Skoglund seconded. The motion carried with all in favor.

## **REPORTS**

### **Zoning Officer/BOCA Inspector**

#### Shrewsbury Center

Request for a variance for a larger sign and ordinance interpretation.

It was felt that section 301.1c) pertains to the shopping center and that the sign size would be 56 square feet. The hearing is August 1.

## **OTHER REPORTS**

### **Water & Sewer** – Richard R. Buchanan

#### Wellhead Protection Ordinance

The ordinance was presented for approval. The next wellhead protection meeting will be July 18 at 9:00 a.m.

R. Buchanan moved to adopt the wellhead ordinance.  
E. Stoley seconded. The motion carried with all in favor.

#### Drought Emergency

The drought emergency is still in effect and water production is 1% below last year's totals with twenty additional connections from last year.

#### Trinity Excavating

Trinity Excavating has completed a significant amount of pipe maintenance for the 2002 sewer repairs. The sewer flows are at an all time low due to the repairs and the dry conditions.

### **Public Roads & Lighting** – Christopher M. Skoglund

### New Street Signs

The new street signs will be black writing on a white background and will be larger than installed in the past.

### West Forrest Avenue No Trucks Except Local Deliveries

The signs are ordered and should be installed by next month per the traffic study.

### Resolution for Street Lights in Covington Ridge, Phase I

The President and Secretary were authorized to sign the resolution for ten 70 watt sodium vapor street lights.

## **Public Lands & Buildings and Finance** – Michael W. Ridgely

### Budget Meetings

Next month the budget meetings will be scheduled.

### Surveillance Cameras at Playground

Pricing will be obtained for motion censor lights and security cameras.

## **ENGINEER'S REPORT**

### Trinity Excavating Recommendation of Payment

A recommendation of payment in the amount of \$29,623.06 was presented.

E. Stoley moved to approve the request.

C. Skoglund seconded. The motion carried with all in favor.

### Extension of Time for Trinity Excavating Contract

An extension of time of 45 days was requested.

C. Skoglund moved to extend Trinity Excavating's contract to August 5.

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

### Stream Crossing Permit

A permit was needed to cross the stream for sewer work being done by Trinity Excavating near the Blouse Well. Soil Conservation Service was called and a permit was submitted and approved. It was also noted by the Soil Conservation Service that the dirt at the dump on Whitcraft Lane is at the stream. It needs to be pushed back 50 feet from the stream. The road contractor will be asked to move the dirt back and we will ask DEP to approve 25 feet. The work will cost about \$8,000. Brian stated he would like to place a pole building at the property.

### Contract – Scout House Roof

E. Stoley moved to approve the change order to the scout house roof in the amount of \$7,234.00.

C. Skoglund seconded. The motion carried with all in favor.

## **SOLICITOR’S REPORT**

### Bulk Refuse Ordinance

A draft bulk refuse ordinance was presented. This will be discussed further next month.

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

Brian Copp has resigned from the Borough effective July 5. An advertisement was placed in the paper for a replacement.

### **Secretary’s Report** – Cindy L. Bosley

### Sign at East Forrest Avenue and Mt. Airy Road

The developer of the shopping center sent a sketch of a proposed sign to be placed at the intersection to announce Borough events. Pricing will be obtained for next month.

**York Area Earned Income Tax Bureau** – Joseph M. Leshko

The next meeting will be July 29.

**Recreation Board/Regional Recreation Board** – Joseph M. Leshko

There are some budgetary and personnel issues that need to be resolved. It's noted programming is down.

**Planning Commission/Regional Planning Commission** – Eric W. Stoley

Brad Bobbitt and Nate Kirschman, who are working on our Emergency Operations Plan, should contact Jeff Joy about using his boiler plate plan.

**Southern Regional Police** – Richard R. Buchanan

Last month, the Borough approved the contract to add Glen Rock Borough as a member. The new secretary is at the point where she no longer needs Velda for help. The police will have a substation at the carnival again this year and the budget process will start soon and will hopefully be completed by September.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**New Library Interim Loan**

Eng. Holley is asking the Borough, New Freedom Borough and Shrewsbury Township to guarantee an interim loan and be co-signers of the loan which would total about \$600,000. The individual guarantee amounts would be equal to the municipalities' populations.

M. Ridgely moved to guarantee Shrewsbury Borough's portion of the interim loan by being a co-signer.



C. Skoglund seconded.

M. Ridgely amended the motion to approve the loan based on a pro-rata amount predicated between all three municipalities.

C. Skoglund seconded. The motion carried with all in favor.

## **COMMUNICATIONS**

## **ADJOURNMENT**

C. Skoglund moved to adjourn the meeting at 11:35 p.m.

J. Leshko seconded. The motion carried with all in favor.

Submitted by,

Cindy L. Bosley, Secretary