

## MINUTES

### SHREWSBURY BOROUGH COUNCIL

SPECIAL MEETING

JANUARY 14, 2004

PRESENT: Richard R. Buchanan, Frederick C. Noble, Michael W. Ridgely,  
Peter W. Schnabel and Christopher M. Skoglund

#### OTHERS

PRESENT: Brian L. Sweitzer, Supt. of Public Works; Mary Treffinger; Mary Alt;  
Bill Alt; Mary and Terry Boegner; Joe Ward; Dean Pearson; Frank  
Dittenhafer; Greg Miller; Steve Bates; Gregory Hartman; George  
Smith; Terri Reuter of the York Daily Record

Announcements prior to the meeting: Dean Pearson representing the Shrewsbury Vol. Fire Co. stated the company had 845 calls in 2003, up from the 760 calls in 2002. He invited the Council members and Mayor Reedy to attend a building committee meeting at the fire hall on Thursday, January 22 at 7:30 p.m. to discuss expanding the present building or building a new one elsewhere.

The special meeting to gather information and public comment on the disposition of the former library building at 44 South Main Street began at 7:30 p.m.

Mary Treffinger, 38 S. Main St. read a statement that she'd like to see the Borough maintain ownership of the building as it is an architectural gem and it might meet the needs of the community as a meeting room or rent it out but stipulate no interior or exterior changes without the approval of the Borough. She questioned that if the building was sold, would the new owners have the funds to keep the building maintained properly. She'd like to see the Borough protect and maintain the building.

Mary Boegner, owner of 104 S. Main St. reiterated she and her husband would like to purchase the grass strip where the Christmas tree is located. They would maintain the land and still allow the Borough to keep the Christmas tree tradition.

George Smith, 34 Courtyards Dr. asked if State or Federal funds would be available to help maintain the building.

Gregory Hartman, 204 W. Forrest Ave. stated he was a new resident and was interested in what's going on in the community.

Frank Dittenhafer, 41 N. Main St. and a member of the Southern Community Services Board of Directors stated he agrees the Borough should maintain ownership of this building which has a highly architectural character. It's in the middle of town; he understands the Borough's financial situation but he'd rather see the Borough rent out the building to have a revenue stream rather than have a one quick financial fix and lose control and ownership of the building. The Borough has been a good caretaker of the building and Council has done an excellent job in keeping the quality of life good for the residents and he'd hate to see this Council as being the Council that sold the former library building. Frank feels the best use of the building would be for Southern Community Services in that it's a perfect fit for the community. They allow other community groups to use the building and Penn-Mar does a great job in maintaining its properties.

Southern Community Services felt the parking spaces on the north side of W. Railroad Ave. would be sufficient.

The boiler in the building needs to be replaced and the insulation is not very good.

Joe Ward, owner of 25 S. Main St. stated he would like to see the building preserved as is for the community and if rented out, put a restriction on maintaining and preserving the building.

Mary Alt, Director of Southern Community Services, stated the primary goal is to keep the integrity of the building. Southern Community Services contributes to the health of the community and they direct people to services they need. They have the senior companion program, help low income families with utility bills, buy Christmas presents to those who would otherwise not be able to afford them, help people enroll in governmental programs, have a food bank at Penn-Mar north, budget counseling, Lutheran Social Services comes in once a week, Access York uses the building, Penn State has nutrition programs, Literacy Council, the Courtyards project; housing energy assistance, WICK, landlord-tenant workshops, budgeting workshops and more. Some people are unwilling or afraid to travel to York to get help. SCS has a part-time receptionist, an assistant and Mary; they see about six people a day. One day a month, 30 – 40 people come throughout the day – the first Tuesday) and then groups use the building in the evening, like Catholic Charities and counselors. SCS would need the entire space of the building.

F. Noble stated the Borough received letters from people stating they'd like to convert the building into a home like someone did with the former Methodist Church just down the street. If the building is sold, Fred didn't know if a caveat could be added to the deed that the architectural character must be kept. Fred stated the Borough had to raise taxes 50% and is looking to buy land and put up a maintenance building and he struggles with keeping the building and having the tax payers pay to maintain the building.

R. Buchanan stated several years ago, the Borough spent a lot of money to improve the building, the roof, stained glass, repointing, etc.

Steve Bates, Township resident and patron of the library stated he thinks the building was built in 1908 and he'd hate to see anything happen to the building.

Bill Alt stated the building is a real treasure and asset and he'd hate to see the residents lose what they have.

Greg Miller, Chief Operating Officer at Pen-Mar asked the Council to not be quick to make a decision and that he'd like to have Pen-Mar sit down with the Lands Committee to discuss maintenance and rental (or purchase price) rate. SCS is driven to move into Shrewsbury Borough.

F. Noble stated that if the building is sold, the property would have to be put out for public bid and Council would have the right to reject any or all bids.

The appraised value of the property is about \$185,000.

C. Skoglund stated this was an excellent opportunity to hear what the public has to say and the Committee will assess the comments and come back to the Council at large.

M. Ridgely stated to keep the building, Council would have to:

- 1) make it expense neutral;
- 2) accumulate funds toward major expenses; and
- 3) see if any grant money is available toward keeping the building for a community use. Under a lease arrangement, Council would have control over any changes

Greg Miller stated they have already spoken with Rep. Miller about what funds are there to keep the costs down.

Dean Pearson stated that if so many people are interested in having the Borough keep the building, perhaps they would be willing to contribute toward a preservation fund to upgrade the heating system and insulation, etc.

P. Schnabel stated he didn't think Council wants to change the character of the building but there are financial concerns.

The meeting ended at 8:32 p.m.

Prepared by,

Cindy L. Bosley, Secretary