

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

June 9, 2004

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

OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; Brian L. Sweitzer, Supt. of Public Works; Mike Lee of Codes Enforcement; Barb Krebs of The York Dispatch; Terri Reuter of The York Daily Record; Gary LaBarre; Jeff Shank; Tom Whitcraft; Phil Robinson; James Shenk; Christine Bland; George Smith

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.

A plaque was presented to outgoing tax collector, Richard Fairbend for his 18 years of service.

CITIZEN'S COMMENTS

James Shenk stated he is interested in purchasing the former library building. He was told we are negotiating a lease arrangement with a tenant. If the Borough would decide to sell, interested parties would receive a courtesy notification.

Gary LaBarre stated two emergency response personnel would like keys to the EOC as they work in the area and would be available for a quick response. Permission was given; names and addresses will be provided to the Secretary.

Tony Myers, Fire Chief, stated there are some hydrants that are obstructed in some way which would impede fire fighters from gaining access. Sol. Rehmeyer will work with Tony as far as diameter, access, ingress and egress and prepare an ordinance for enforcement.

APPROVAL OF MINUTES

F. Noble moved to approve the minutes of the May 12 meeting.
E. Stoley 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 April.
E. Stoley seconded. The motion carried with all in favor.

BILLS

The bill list was presented for May. General account: check numbers 6133 thru 6185 totaling \$81,025.53; Water account: check numbers 2976 thru 3000 totaling \$21,319.11; Sewer account: check numbers 2522 thru 2543 totaling \$214,787.76; Highway Aid account: checks 624 and 625 totaling \$1,258.65. Total disbursements for the month were \$318,391.05.

M. Ridgely moved to approve payment of the bill list as presented.
E. Stoley seconded. The motion carried with all in favor.

SUBDIVISION AND LAND DEVELOPMENT BUSINESS**Southern York Turf and Tractor – Final Reverse Subdivision Plan**

A note should be added that states because of the creation of a larger irregular-shaped lot, that this will not give rise to any variances in the future.

E. Stoley moved to approve the final reverse subdivision plan contingent on the adding of a note stating that because a larger irregular-shaped lot is being created, that this will not give rise to any variances in the future.

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

Valley View Grove – Letter of Credit Reduction #5

Eng. Holley concurs the letter of credit may be reduced(request #5) by an amount of \$100,850.00 leaving a balance of \$380,557.85. He also concurs the letter of credit may be reduced (request #6) by an amount of \$136,136.00 leaving a new balance of \$244,421.85.

E. Stoley moved to approve the reductions in the letter of credit leaving a balance of \$380,557.85.

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

Deer Creek Dev. Bond Reduction

Eng. Holley concurs the bond may be reduced by an amount of \$37,925.00 leaving a balance of \$130,115.00.

E. Stoley moved to approve the reduction in the bond leaving a balance of \$130,115.00.

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

REPORTS

Codes Enforcement – Mike Lee

Weed Complaints

Two properties are still in violation.

Sign at 241 N. Main St.

A permit for the large, lighted sign, and other signs, at this location was issued last December. Drawings were attached to the permit application. The owner has agreed to change the red lighting to white and he has stopped the flashing. The signs are in violation of the Zoning Ordinance.

21 N. Main St. Paving

The new owner would like to do some paving, more than allowed. Mike will meet with Eng. Holley at the site.

Trees on N. Highland Dr.

The evergreen trees at the rear of 41 N. Main St. have not been trimmed.

Signs

The temporary signs advertising new home sales disappeared; Mike stated they have been telling foremen that the signs should be taken down. Codes Enforcement was authorized to take a section of town and review the signs to see if they fall under the ordinance. Mike stated his office will eventually take care of the sign issues when construction slows down.

An executive session was called at 8:18 p.m. to discuss possible zoning litigation. The meeting was reconvened at 8:42 p.m.

R. Buchanan arrived at 8:35 p.m.

OTHER REPORTS

Water & Sewer – Richard R. Buchanan

Presidential Heights Sewer Customers

After the May meeting, the York Water Co. investigated the touch read meter problems. Forty-three out of the 152 meters could not be read. The York Water Co. agreed with the Public Works Department about the problem meters, despite the claim at the meeting that all meters were operable. On May 24, the York Water Co. notified the Department that all meters were repaired. Upon checking, three still were unreadable. On June 7, the Department checked the three problem meters and one was repaired. The York Water Co. was asked to study the feasibility of connecting the touch read system to the bulk meter pits. They will install a remote readout at the opening of the pit. R. Buchanan and B. Sweitzer attended the homeowner's association meeting this evening. The Presidential Heights residents are asking the Borough to tell the builders the problem we are having. A letter will be sent to both builders. A letter will also be sent to the home

owners informing them that for now the requirement to purchase a meter is on hold. If a meter fails, in addition to informing the York Water Co. we will also notify the home owner that they should see that the York Water Co. repairs the meter. If the problems with the York Water Co. continue, we could require that no home be sold until a Borough meter is installed. All new construction now is required to install a Borough meter. Booster pumps may be required to help with volume. If we decide to require the residents in this section to purchase meters, we may allow them one year to pay off the meter.

New Well Site

Paul Miller, Hydrogeologist, and Brian Sweitzer studied the proposed Keeney well site. Paul picked two potential areas for water and his proposal was presented for review. Phil Robinson represents Carroll Anderson and Cornerstone Development (Paul Smith property). Before any testing is done, Mr. Anderson wants to know how much the Borough will pay for the required land. Cornerstone Development is not too concerned with major reimbursement as long as they can develop their residential development around the well. Phase I is the Pre-Drilling Plan which is to send a formal pre-drilling plan to DEP and the SRBC. Phase II is the actual exploratory drilling. The amounts listed in Mr. Miller's proposal is \$2,020.00 for Phase I and \$16,735.00 for Phase II. Eng. Holley has not seen the proposal.

E. Stoley moved to authorize Mr. Miller to go ahead with Phase I and Phase II of his proposal dated 6/2/04, and to approve expenditures up to \$20,000.00, upon the advice of Eng. Holley after his review of the proposal and identification of the best site.

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

Pumphouse Wells

Council will ask Tom Simmons to contribute an additional \$8,000.00 for the second flume to measure the creek flow in the hopes that in the future we can ask for more gallons to be permitted at the wells.

R. Buchanan moved to accept the two wells prepared by Tom Simmons (Kimco) with the condition that he provide the second flume and the ability to collect all data to later try to negotiate with the SRBC for additional flows.

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

This motion is no tie to the issuance of building permits at the shopping center.

Ordinance Amendment

The ordinances will be amended that accurate as-builts will be required before occupancy is granted.

Wellhead Protection Plan

DEP will be at the July meeting to award the Borough with a plaque for achieving an approved Wellhead Protection Plan.

Public Roads & Lighting

Essex Circle Sinkhole

A significant sinkhole over the past winter and spring has developed. A test hole was dug to determine the extent of the problem. The stone base and ground underneath the road did not have any large cavities. The hole was temporarily patched to prevent damage to vehicles. B. Sweitzer met with a geotechnical engineer for possible permanent solutions. This area was repaired several times in the past ten years. A report will be ready next month from the geotechnical engineer.

Arrows and Stop Bars at the Squares

The Department paints the arrows and stop bars at both squares each year. B. Sweitzer is checking into a more permanent and quicker drying method that should last three to five years. The cost will be about \$2,600.00 which includes the cost of the heat gun and supplies. Brian was asked to track the time and expenses for painting this year and to consider the other method for next year.

Covington Dr. Storm Sewer Pipe

A pipe is deteriorated and the Public Works Department will replace the pipe with plastic before paving.

Public Lands, Buildings and Finance – Michael W. Ridgely**New Public Works Building**

M. Ridgely asked the status of the building and he would like to see the plans. The right of way to the new building needs to be verified.

Basketball Court

Permission was given for SYC to use the court for practice on a specific night this summer.

ENGINEER'S REPORT**SOLICITOR'S REPORT**

Sol. Rehmeyer introduced paralegal Christine Bland from the firm who does a lot of the municipal work.

Grim's Glass & Plastics

Hearings were rescheduled before the District Magistrate concerning the complaints against the property in the land use appeal; the complaints were withdrawn and will be re-filed after the land use appeal is concluded. A brief in support of the Zoning Hearing Board was filed in the Commonwealth Court. A potential settlement counter-offer was presented for Council's review.

Uniform Construction Code Board of Appeals

Sol. Rehmeyer is working with the Township's solicitor to establish a Board of Appeals that will serve on a local level.

Loitering and Curfew Ordinances

Sol. Rehmeyer is drafting a loitering ordinance with the help of Chief Childs.

Burn Ban Ordinance

Sol. Rehmeier would like comments this month so he can forward it to the fire company for its comments.

Amendment to definition of Family in the Zoning Ordinance

E. Stoley moved to authorize Sol. Rehmeier to advertise the ordinance for adoption at next month's meeting.

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

Public Safety, Welfare and Personnel – Frederick C. Noble

New Tax Collector

Judy Kroh is making the transition. There are about \$9,000.00 in taxes yet to be collected. The Secretary was asked to arrange for an audit of Richard Fairbend's books.

Secretary's Report – Cindy L. Bosley

York County Borough's Assn. next meeting is June 24.

York Area Tax Bureau – Frederick C. Noble

Recreation Board/Regional Recreation Board – Frederick C. Noble

The audit has not been scheduled.

Subdivision, Land Development and Zoning – Eric W. Stoley

The next meeting will be to review the Southern Turf and Tractor land development plan.

Planning Commission/Regional Planning Commission – Eric W. Stoley

Southern Regional Police Commission – Richard R. Buchanan

The agreement was to set the major incident cap at 500 hours that will be tracked to that municipality. Glen Rock's loitering problem moves to the rail trail when they are moved out of Glen Rock. The police were given permission to assist the park police, if requested.

UNFINISHED BUSINESS**NEW BUSINESS**

A letter was received from the York County Libraries asking for letters of support for library funding.

COMMUNICATIONS**ADJOURNMENT**

F. Noble moved to adjourn the meeting at 10:27 p.m.

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

Submitted by,

Cindy Bosley, Secretary