

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

JULY 9, 2003

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, 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; Barb Krebs of The York Dispatch; Gary LaBarre; Tom Simmons; Allen Smith of Conewago Contractors; Tony Myers, fire chief; Chris Johnson

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

Christopher Johnson of 218 North Highland Dr. was present regarding the status of the half pipe investigation. Zoning Officer Jeff Keating said he had visited the property ten or eleven times and there was no activity. Alex Johnson called him and invited him up to listen to the skating which Jeff stated he did not find offensive. Mr. Johnson stated his son plans on re-covering the surface and replacing the wheels of the skates.

Tom Simmons of Mid Atlantic Realty regarding the bright lights at the new shopping center. A foot candle test was done June 23 and the glare must be dropped from 5 to 3.4. The bulbs are protruding from the base of the light fixture and create a glare. It was recommended the bulb wattage be reduced from 1000 watts to 500 watts or change to shorter, smaller bulbs.

The agreement is the shields will be installed by July 25 with a foot candle test to be done shortly thereafter. If this does not correct the problem, the bulbs need to be dimmed starting with the perimeter; the occupancy permit will be issued with these conditions. The agreement must be in place by July 14.

C. Skoglund moved to approve the issuance of the conditional occupancy permit providing the light glare problem is resolved.

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

Gary LaBarre stated the open house went well. It's hoped a work detail will happen soon to finish the antenna work. Gary stated they still need a laptop for the EOC. C. Skoglund stated he would see about a used laptop.

APPROVAL OF MINUTES

E. Stoley moved to approve the minutes of the June 11, 2003 meeting.

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

APPROVAL OF EXPENDITURES AND REPORT OF ACCOUNTS

The reports for May will be approved next month.

BILLS

- Kimberly Dettinger bookkeeping hours for June 15 hours \$300.00
- James R. Holley & Associates general engineering \$1,632.40; roof replacement \$50.06; Northbrook sewer extension \$640.10; streets 2004 budget cost \$281.90;
- Codes Enforcement inspection at new shopping center: Chinese restaurant \$108.00; Hair Cuttery \$228.00; Giant ECI \$432.00; North South building Kinsley \$132.00 for a total of \$900.00

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

Reduction in Letter of Credit for Covington Ridge Phase 2 to \$53,900.00

E. Stoley moved to approve the reduction of the letter of credit for Phase 2 to \$53,900.00.

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

Zoning Officer/BOCA Inspector

Jeff stated he is going to perform some measurements to check on the front yard area of a fence that was recently erected. Eng. Holley will discuss the sight clearance issue with Jeff.

OTHER REPORTS

Water & Sewer – Richard R. Buchanan

Caustic Soda Storage Tanks

Stainless steel and poly (high-density plastic) storage tanks were compared. Both tanks would hold 1,550 gallons and possess similar features. The poly tank costs \$5,946 and has a three-year warranty. The steel tank costs \$14,425 and has a one-year warranty. Many of the tank suppliers feel the poly tank will last 15 to 20 years with the proper care. The tank will be insulated and have a mixer without any tank heating devices. The room is heated so the mixer will be sufficient to keep the chemical moving. Three quotes will be received on the 1,550 gallon double-walled poly tanks by the end of the month.

R. Buchanan moved to authorize B. Sweitzer to obtain three quotes for the tanks and to authorize Eng. Holley to design a pit with a grate on top for containment.

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

Sewer Deduct Meters at Wal-Mart

The sewer deduct meters were installed in the lawn and garden department. Wal-Mart is aware that signage must be installed above the meters.

Pumphouse Springs Testing

The wells are on schedule to be tested next week if the hydrogeologist can arrange staffing to monitor the wells for the required 48 hours. It is believed the wells will

not be approved before the Susquehanna River Basin Commission's December meeting. The delay will push back the pumphouse well development until 2004.

TYCO Water Consumption, West Clearview Dr.

For the second quarter reading, 2,150,000 gallons of water went through the meter. After investigation, the problem occurred when an employee inadvertently opened a valve to a blow off which dispelled water into a sump pump nearby and the water was pumped into the sewer system. Their average consumption is 30,000 gallons per quarter and this bill will calculate at \$27,064.10 for water and sewer. All maintenance personnel at the plant agree the water entered the sewer system.

Manhole on South Main St.

The Public Works Department is still working on correcting the manhole lid that rattles near 639 South Main St.

Shopping Center along Constitution Avenue

Allen Smith of DAK Properties/Conewago Contractors was present regarding water and sewer for the 13 lot shopping center; three lots are in the Borough. In 1988, 40 sewer EDUs were paid for property beside and behind the Fit and Fun Center, now the YMCA. It was unclear in the Municipal Authority minutes where the land was located. After discussion, it was the consensus that the 3 lots located in the Borough will be served with Borough water and sewer service; the land that was owned by Conewago (which is in the Township) at the time the sewer EDUs were paid will be served by Borough sewer service but the land that was subsequently acquired (Miller property – three lots) by Conewago Contractors/DAK Properties will not be served by Borough sewer service. Mr. Smith stated he will approach Shrewsbury Township to see if he can purchase sewer EDUs from them for the three lots purchased after he purchased the sewer EDUs from the Borough. Forty sewer EDUs were purchased in 1988 and the YMCA is using eight leaving 32 for the shopping center lots approved for sewer service tonight. Mr. Smith was told the Borough would buy back any excess sewer EDUs at the price paid per EDU which was \$2,350.00.

The water issue for the lots in Shrewsbury Township is unresolved; and Council felt it did not want to push the issue of serving properties in the Township even though the meter would be in the Borough for fear we would qualify for regulation

by the PUC. There was also discussion about wells being drilled in the zone 3 area of the Lutheran and Home wells.

The Municipal Authority will be reminded they have no authority to sell any sewer capacity outside the Borough.

Public Roads & Lighting – Christopher M. Skoglund

Locust Avenue

It was the consensus of Council to leave the alley as it is and not create a one-way in either direction. A letter will be sent to the adjoining property owners advising them of the decision.

Water Runoff Problem on Lisburn Ave.

C. Skoglund said he received a call from a property owner on Lisburn Ave. complaining about the bump put in at his driveway when the road was repaved last year. He said his car scrapes. He was told the bump was installed to keep water from running down the driveways of his home and his neighbor's home at the request of the neighbor.

It was decided the bump will be filled in with rice mix and taken back about four feet to make it less of a transition and a neater appearance. The property owner says the water is coming from Cloverdale Ave. Eng. Holley and Brian will conduct a test to see from which direction the runoff is coming.

Repainting of both F700 Dump Trucks

Gordon's Body Shop will repaint the dump bodies and undercarriages of both dump trucks for \$3,480.00 per truck. The 1992 truck has 10,000 miles and the 1997 truck has 13,000 miles and should last another 10 to 20 years without any major problems.

R. Buchanan moved to approve the painting of certain portions of the trucks as part of routine maintenance.

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

Public Lands & Buildings and Finance

Future Use of Library Building

The Secretary was asked to get a list together of the people and organizations who expressed interest in either purchasing or renting the library building.

Northbrook Lane Sewer Pump Station Lot

Realtor Mike Smelgus will charge \$150.00 for a written appraisal of this lot that measures 50' wide and 80' deep which is not large enough on which to build a home.

R. Buchanan moved to authorize Mike Smelgus to perform the appraisal for \$150.00.

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

Roof on Municipal Building

The roof bill will be a little more because most of the planking had become un-nailed and some wood was rotted.

ENGINEER'S REPORT

Shrewsbury Square Shopping Center

Eng. Holley stated he received a call from Mike Lee that Labor and Industry and electrical approvals were given for Giant, the Hair Cuttery, AAA and the Chinese restaurant.

Act 339

There will be no Act 339 monies distributed this year as it was taken out of the State budget. As a result, we will expect sewer rates to go up about \$8.00 a quarter per residence.

Maintenance of Water Standpipe

Eng. Holley said he received a call from Liquid Engineering who will have contractors in the area this summer. The cost to televise and clean both standpipes will be \$4,270. The Woodlyn tank was cleaned within the past two years so only the AMP tank will need to be checked and cleaned. The price is \$2,900.

Only the AMP tank will be done.

Valley View Grove Final Plan

The plan was ready to be signed as the bond and soil erosion requirements were met.

SOLICITOR'S REPORT

F350 Truck Bids

Bids will be opened and an award made at the August meeting.

Grim's Glass & Plastic

There still has been no decision on the land use appeal. The dumpster has been placed inside an enclosure. The zoning officer has been instructed to send an enforcement notice regarding an illegal temporary sign on the rental property at 121-123 West Railroad Avenue. The parking of the business trucks on Hill St. is also an issue that needs to be resolved.

Southern York County Library

Sol. Rehmeyer is working with the Shrewsbury Township solicitor to obtain approval of the loan modification agreement.

Petition to Vacate Paper Alley

The resident at 201 West Railroad Ave. may not be interested in having the alley vacated although the resident of 125 West Railroad Ave. may be obtaining signatures.

Nuisance Ordinance

This will be discussed further next month.

Refuse Bids

Two bids were received: Penn Waste and Shimmel's. These will be referred to the Finance Committee and the contract will be awarded next month.

Agreement with York Water Company

Sol. Rehmeyer drafted an agreement with the York Water Company.

Utility Billing Software

The company has failed to keep up training and installation in a timely fashion and we have discovered problems with the software itself. The software was purchased in February, 2002 and we are still six months behind entering information. Other municipalities have the same concerns and Sol. Rehmeyer was authorized to work on the Borough's behalf to try to break the contract and recover some of our money.

The Secretary was authorized to check with other companies.

Public Safety, Welfare and Personnel

Secretary's Report – Cindy L. Bosley

Christmas Magic

Our night to sponsor Christmas Magic is December 11. A \$1.00 off coupon will be in the September newsletter.

York Area Earned Income Tax Bureau

Recreation Board/Regional Recreation

A previously submitted report by Fred Noble stated the Peer-to-Peer Study report has been received in the final form and two meetings were held to develop an

action and priority plan for each recommendation. The Board will prepare a cover letter to the municipalities and forward the study by next week.

Planning Commission/Regional Planning Commission – Eric W. Stoley

Southern Regional Police – Richard R. Buchanan

Buck highlighted the June police report.

UNFINISHED BUSINESS

NEW BUSINESS

COMMUNICATIONS

ADJOURNMENT

C. Skoglund 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