

MINUTES

SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

June 10, 2015

PRESENT: Mayor Peter W. Schnabel, Fred W. Arbogast, Richard R. Buchanan, Michael Sharkey; Christopher M. Skoglund; Michael W. Ridgely; Eric W. Stoley, and Stanton L. Walters

OTHERS

PRESENT: Brian L. Sweitzer, Supt. of Public Works; Jeffrey L. Rehmeyer, II, Esq.; Mark Clark of James R. Holley & Assoc.; Larry Zimmerman; Nate Kirschman; Keith Hunnings of South Penn Code Consultants; Diane Jacobson; Mark Noack; Andrew Buchanio; Nick Caruccio; Michael Farber

The regular meeting of the Borough Council convened at 7:03 p.m. in the Borough municipal building, 35 West Railroad Avenue, with President Ridgely presiding.

CITIZEN'S COMMENTS

Michael Farber, owner of Imagination Station, 2 South Park Street, was present regarding the numerous calls/complaints about his property and to state he removed three dead evergreen trees and was going to wait to replace them this Fall based on his landscaper's suggestion. The Zoning Hearing Board decision required a buffer between his property and the neighbor to the west. To comply with the decision, Mr. Farber stated he will plant three evergreen trees (Leyland Cypress) when his landscaper can find ones tall enough to serve as a buffer.

Future complaints will need to be made using the complaint form and shown to Council.

APPROVAL OF MINUTES

The minutes of the May 13 meeting were approved by unanimous consent.

APPROVAL OF EXPENDITURES AND REPORT OF ACCOUNTS

C. Skoglund moved to approve the April expenditures and report of accounts.

M. Sharkey seconded. The motion carried with all in favor. The Municipal Authority report was presented for review only.

C. Skoglund moved to approve the May expenditures and report of accounts.
 F. Arbogast seconded. The motion carried with all in favor. The Municipal Authority report was presented for review only.

BILL LIST

The bill list for May was presented: General account: check numbers 12826 thru 12866; Water account: check numbers 5363 thru 5384; Sewer account: check numbers 4992 thru 5001; Highway Aid account: check number 904.

C. Skoglund moved to approve the bill list for May, 2015.
 E. Stoley seconded. The motion carried with all in favor.

APPROVAL OF PAYROLL REGISTER

C. Skoglund moved to approve the May 11 and 26 payroll registers.
 F. Arbogast seconded. The motion carried with all in favor.

SUBDIVISION & LAND DEVELOPMENT

Codes Enforcement – Keith Hunnings

17 Onion Boulevard

Mark Noack and Andrew Buchanio, representing the Environmental Quality Company, EQ Northeast, Inc. (“EQ Northeast”), were present before Council. They came following their submission to the Pennsylvania Department of Environmental Protection for a Pennsylvania Department of Environmental Protection Hazardous Waste Transporter Permit PA-AH-0224, which resulted in a notice to the Borough and its further inquiry. They explained that EQ Northeast has contracts with various drug and other stores to collect damaged merchandise that can’t be sold such as cigarette lighters, cleaners, detergents and more. A technician goes to the store, separates the waste items, and packs the items in containers for shipment. They operate Monday through Friday, all weeks during the year. EQ Northeast has about 11 trucks. The proposed plan is to utilize smaller trucks, which would be filled with waste and then taken to the Onion Boulevard site. The waste would then be segregated into other larger trailers, based upon the appropriate hazard classes. The waste would remain on-site until transported to EQ Northeast’s Detroit’s site. They stated that under state regulations, the waste must be stored inside. Under EQ Northeast’s policies, the waste cannot be in a building unless it has a fire suppression system, fire alarms and surveillance. Accordingly, they are

proposing that any storage on Onion Boulevard be inside a trailer but outside the building. It was noted that many of the chemicals involved in the waste could become flammable, corrosive, or combustible. There are concerns with regard to security. There were questions with regard to fire safety. And since the trucks and trailers do not have any fire suppression or other protective systems, these concerns are exacerbated. EQ Northeast representatives noted there are homes nearby. They were told that the use, as generally proposed, does not appear to be in compliance with the Shrewsbury Borough Zoning Ordinance and is thus not a use by right for this property. To the extent that they desire to use the property in a fashion similar to what is proposed, they would have to seek relief from the Shrewsbury Borough Zoning Hearing Board. The Council members expressed their concern with regard to the hazards of the proposed outside operation, particularly within the close proximity of buildings in the Borough. Mr. Noack and Mr. Buchanio were told the Zoning Ordinance does not allow outside storage. They indicated they understood.

Ten permits were issued in May and there were several complaints.

EXECUTIVE SESSION

An executive session was called at 8:07 p.m. to discuss zoning/legal issues. The meeting was reconvened at 8:29 p.m.

Southern Regional Police Department – Mayor Schnabel

Mayor Schnabel highlighted the report. A part-time clerk and a part-time bookkeeper were hired for the police office. One of the new officers resigned. Contract negotiations are ongoing.

Water & Sewer – Richard R. Buchanan

Wellhead Protection Committee

The Committee will meet on June 24 at 7:00 p.m.

6 Wineberry Drive Storm Sewer

The resident at 6 Wineberry Drive called and asked about a sinkhole that developed near a storm water pipe in their back yard. The bottom of the storm water pipe is rusted and about 40 feet needs to be replaced. This is a private stormwater pipe. Supt. Sweitzer was asked to write up the scope of work required and give the homeowner a price for labor and materials for the Borough to perform the work and then the homeowner can get a price from a contractor for the same work.

R. Buchanan moved to authorize Supt. Sweitzer to write up what is required to make the repair and to give a price based on labor and materials to the homeowner and she can decide who she wants to make the repair.

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

SCADA System Upgrade

The system that monitors levels in the wells now is checked manually. Nate Kirshman and Supt. Sweitzer met with someone from Control Systems 21 to discuss the scope of the project. The project will cost approximately \$120,000.00 in total to complete. This will allow the Public Works Department to control and monitor the water system from the base station or remote location for real time levels. The bid specifications are being developed for all equipment and the FCC radio license will be obtained. The Public Works Department will contribute as much labor as possible to reduce the cost. Control Systems 21 can be engaged to provide the professional installation services, based upon their experience with such systems generally and the Borough system specifically. Nate Kirschman will be the technical advisor to Supt. Sweitzer. Several land line phone bills can be eliminated.

Southern Farms Phase II Sewer Relining

The sewer lateral at 9 Brandywine Drive was cut during the main lining and soil and stone were visible. The repair was made and the project has been completed.

Water Leaks

Six water service leaks and one water main break were repaired in the last two months. The amount of 333,000 gallons per day were pumped in May of this year compared to 311,000 gallons per day in 2014.

518 South Main Street

The property owner has not replaced his water service and the deadline was June 1. There is an old well that the Borough will close up. Sol. Rehmeyer will send a letter.

Blouse and Smith Wells and the Susquehanna River Basin Commission

The SRBC staff discussed a possible waiver for the Blouse Well and the effect on the Thompson and Home Wells' grandfathered status at the June 4 hearing in Baltimore. The SRBC rejected the waiver and another meeting will take place within the next two weeks to discuss the next step for the permitting process. Buck will share his memo with Rep. Moul and Rep. Phillips-Hill.

Public Roads & Lighting – Supt. SweitzerCardinal Drive Curb

The curb is broken and is away from the blacktop. The Public Works Department is in the process of filling the broken areas in with blacktop and a sealant material will be used on the smaller areas.

Mount Airy Road Traffic Redesign

A letter was sent asking for the delineators to the shopping center and PennDOT denied our request for delineators due to maintenance issues. A letter was sent to the shopping center management regarding traffic flow suggestions.

Woodland Drive Paving

Seven areas will be patched temporarily until the street can be repaved, hopefully in 2016.

Essex Circle Drive Sinkholes

There is a 36” deep sinkhole with a water level in the excavation area 30” deep. Several deeper depressions in the blacktop were dug to make sure that other hollow spots did not exist. The geotechnical analysis quote was included in the packet at a cost of \$6,785.00.

M. Sharkey moved to approve the quote of ECS Mid-Atlantic, LLC in the amount of \$6,785.00.

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

Public Lands, Buildings and Finance – Christopher M. SkoglundEnclosed Pavilion Retaining Wall

A part of the wall collapsed and the rest is leaning due to the winter freeze/thaw. An estimate in the amount of \$9,400.00 was received from K J & Sons and \$16,140.00 from Stonewall Landscaping. The insurance company inspected the wall but the policy is they do not pay for retaining wall collapses that aren't attached to a structure. Supt. Sweitzer met with Eng. Lipinski to determine if the building would be compromised if the wall would be eliminated. The yard would need to be resloped to a 3 to 1 slope. The area is

barricaded. The retaining wall was put in originally because of the fitness trail that was behind it that is gone.

C. Skoglund moved to authorize removal of the retaining wall to be replaced with a dirt 3 to 1 slope to be done by the Public Works Department.

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

Camera System for Park

Crime Intervention Alarm company installed the system and it should be working by June 9.

F. Arbogast moved that signs alerting visitors that security cameras are in use be posted.

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

Borough Building Heat System

Trout Plumbing estimated the cost to replace the boiler at \$22,000.00. Supt. Sweitzer was authorized to get quotes and hopefully, the cost can stay below \$18,500.00.

Funds to Do Road Paving and Water Work

C. Skoglund stated \$180,000.00 can be transferred from the water operating line to water capital as funds toward the SCADA project and water line replacement on Lisburn Avenue and Charles Street. Also, there is \$178,000.00 in the highway aid fund with another \$100,000.00 coming in in 2016 and \$200,000.00 could be transferred from the general fund operating line to the general fund reserve line toward road work. Getting a bond issue or a loan from a bank was considered. The bond would be expensive.

Overhead Projector

The overhead project stopped working completely and Nate Kirschman was asked to replace it with a wireless unit without the need to load software periodically.

ENGINEER'S REPORT

Deer Creek Pump Station

Eng. Lipinski's office has developed a different design to provide about triple the storage for the wet well and will triple the response time to about an hour. The surveying is complete. The design of the storage pipe and changing the bubbler system to a float

system are being worked on as are the contract documents. A Water Quality Permit will need to be obtained from DEP and then the project can be put out for bids.

E. Stoley moved to authorize President Ridgely to sign the DEP permit application.
R. Buchanan seconded. The motion carried with all in favor.

Tolna Road Sanitary Sewer Completion

There is an additional milling/paving expense of \$5,910.00 due to PennDOT amending the approved permit.

E. Stoley moved to pay the Borough's share of the amount of \$5,910.00 providing the Municipal Authority votes to pay its share.
R. Buchanan seconded. The motion carried with all in favor.

SOLICITOR'S REPORT

Heathcote Glen II, Phase III

Counsel for the developer, Atty. Stacey MacNeal, made some adjustments to the Declaration of Covenants and Restrictions which were included in the handout. Included is a specific prohibition on the drilling of private wells. If the Association fails to enforce this restriction, there is language allowing the Borough to do the enforcement.

Ordinance 2015-2, Roadway Tree and Vegetation Maintenance Ordinance

The ordinance was advertised and is ready for adoption.

E. Stoley moved to adopt Ordinance 2015-2.

C. Skoglund seconded. Roll call vote:	Arbogast	yes, in favor
	Buchanan	yes, in favor
	Walters	yes, in favor
	Sharkey	yes, in favor
	Stoley	yes, in favor
	Skoglund	yes, in favor
	Ridgely	yes, in favor

Republic Services

The trash collection service appears to have improved and included in the handout is a letter from Mr. O'Donnell of Republic Services.

F. Arbogast reported Republic Services is donating the Dumpsters for the carnival.

Proposed Amendment to Subdivision and Land Development Ordinance

Sol. Rehmeier has prepared an amendment to update the SALDO to comply with the Pennsylvania Municipalities Planning Code to revise Section 307. This section changes the time frame to complete any aspect of the approved development with the terms of such approval to within five years from such approval. The amendment also revises Section 513(e) of the SALDO to also allow recreation fees to be used for acquiring, maintaining, operating or maintaining park or recreational facilities reasonably accessible to the development. The amendment can be implemented by itself or in conjunction with other adjustments to the SALDO.

13 Tree Hollow Drive

A collection letter was sent on May 7 for three additional mowing invoices. Sol. is waiting for confirmation of delivery from the Postal Service. Collection efforts will continue as directed.

Public Safety, Welfare and Personnel – Fred W. Arbogast

CPR Class

The class was held on May 21 with nine participants at a cost of \$270.00.

Secretary's Report – Cindy L. Bosley

York County Boroughs Association Meeting

The next meeting is Thursday, June 25.

York Adams Tax Bureau – Michael Sharkey

M. Sharkey attended the April quarterly meeting and also the finance committee meeting and the audit was reviewed.

Subdivision, Land Development and Zoning – Eric W. Stoley

Planning Commission/Regional Planning Commission – Eric W. Stoley

UNFINISHED BUSINESS

NEW BUSINESS

Carnival Bingo

Wednesday is Council night to help in the Bingo stand.

Issue Control Sheet

The sheet was updated accordingly.

COMMUNICATIONS

Firemen's Relief Audit

F. Arbogast reported the audit showed the bond being renewed every 3 years instead of 1 year. The finding of a duplicate payment was in error.

Glen Rock Park Project

Glen Rock Borough asked for a letter of support to include in their grant application for park upgrading and expansion that will include a dog park. A letter will be sent.

New Freedom Borough Fire Police Request

New Freedom Borough sent a letter asking for approval of the Shrewsbury Vol. Fire Company fire police to help with upcoming events.

ADJOURNMENT

E. Stoley moved to adjourn the meeting at 10:20 p.m.

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

Submitted by Cindy L. Bosley, Sec.