

## MINUTES

### SHREWSBURY BOROUGH COUNCIL

REGULAR MEETING

MARCH 9, 2005

PRESENT: Mayor James W. Reedy, Richard R. Buchanan, Michael R. Caum, Michael W. Ridgely, Peter W. Schnabel, Christopher M. Skoglund and Eric W. Stoley

#### OTHERS

PRESENT: Jeffrey L. Rehmeyer, II, Esq.; David Lipinski, P.E.; Brian L. Sweitzer, Supt. of Public Works; E. Michael Lee of Codes Enforcement; Barb Krebs of The York Daily Record; Craig Womer; Tony Myers, Fire Chief; Tim McKee

The regular meeting of the Borough Council convened at 7:32 p.m. in the Borough Municipal Building, 35 West Railroad Avenue with President Schnabel presiding.

#### CITIZEN'S COMMENTS

Tim McKee of 17 Berkshire Drive stated he is in Phase I of Covington Ridge and there is a retaining wall on a neighboring property that may not conform to the approved plan.

Mike Lee was asked to look at the property and report back to Council.

Craig Womer of 50 E. Church Ave. was present to say he does not wish to change his address unless it is required for emergency or postal reasons. Council stated the note was sent to him asking for his feelings on changing his address.

A letter will be sent to the Township stating Mr. Womer is not in favor of changing his address and the Township should consider leaving it Church Avenue rather than have three names for one road.

#### APPROVAL OF MINUTES

M. Ridgely moved to approve the minutes of the February 9, 2005 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 January.  
E. Stoley seconded. The motion carried with all in favor.

## **BILLS**

The bill list was presented for February: General account: check numbers 6596 thru 6645 totaling \$60,147.29; Water account: check numbers 3180 thru 3198 totaling \$15,168.59; Sewer account: check numbers 2687 thru 2699 totaling \$11,774.04; Highway Aid account: checks 637 and 638 totaling \$3,157.11. Total disbursements for the month \$90,247.03.

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

## **SUBDIVISION AND LAND DEVELOPMENT BUSINESS**

### **Eitzert Farms**

Joel Snyder of RGS was present for guidance pertaining to dead-end streets where the Eitzert property meets the adjoining property owner. One proposal showed the cross street very near the property line and the other showed stubs after the cross street. After discussion, it was the preference of Council that the developer follow the requirements of the ordinances and Liquid Fuels guidelines which call for 40 foot radius cul-de-sacs.

### **Heathcote Glen Planning Module Waiver**

President Schnabel signed the Planning Module Waiver for Heathcote Glen.

## **REPORTS**

**Codes Enforcement** – E. Michael Lee

**Weaver Precast**

An environmental firm was retained and is working with DEP to see what needs to be removed from the property. Corrective work is being done at the property.

### Covington Ridge Phase II

Mike stated a site meeting was held with the developer. Letters were sent to the impacted property owners shortly after the last Council meeting. There is a twenty foot swale at the top of the hill they wish to reduce. Soil Conservation Service was contacted. If the swale can be reduced, a revised plan will need to be submitted.

## **OTHER REPORTS**

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

#### EDU Status of Shrewsbury Square Shopping Center

The shopping center purchased 36 EDUs and used 39 in the fourth quarter. Kimco is asking that the Borough count the shopping center's water usage as one consumer. It is currently set up that each store/unit is assigned one EDU. The Market Square Shopping Center is measured with one EDU assigned for each unit. Shrewsbury Commons is different because they are on a bulk water meter with one bill issued. The standard practice is to assign one EDU per lot/unit. A letter will be sent to the developer that the additional EDUs need to be purchased within 90 days with an advisement to purchase additional buffer EDUs since Chick-fil-A was not open for the full fourth quarter. If not paid within 90 days, no additional permits will be issued.

#### Pumphouse Wells

We are waiting on the pump. The Borough sent the SWIP Monitoring Plan to DEP and approval was granted. The SWIP program monitors the new wells' water quality and evaluates the possibility of surface water affecting the new water. The Public Works Department will test the wells beginning April 1 through September 30 for the seven day per week monitoring. The Borough's time will be billed to Kimco Realty. A letter will be sent to Kimco stating our hourly charges and what the estimated monthly bill will be.

### York Water Emergency Connection

In connection with the agreement with the York Water Company for an emergency connection, the plan is to make the connection at the north end of town at a blow off valve across from Thompson Farms. The York Water Company will install a fire hydrant and the Borough will be able to make an above ground connection from the hydrant to our blow off. Brian was asked to get pricing to connect to the hydrant within 50 feet above ground.

### Sign York County Block Grant Agreement for Stormwater Drainage Study

Sol. Rehmeier stated the agreement is to do a study for a map of the drainage system, not to force corrections if any problems are found.

C. Skoglund moved to approve the signing of the Agreement.  
R. Buchanan seconded. The motion carried with all in favor.

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

#### Street Sweeping

Street sweeping will be done the week of March 28.

#### Road Repairs

More crack sealing, about \$4,000.00, needs to be done in the spring. The Essex Circle Drive sinkhole work needs to be bid as does the storm drain jobs at Gatewood Dr. and Woodland Dr. and South Highland Dr. D. Lipinski was asked that James R. Holley & Assoc. proceed with the bid work.

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

#### Mold in Basement

The mold in the basement was sprayed and the Public Works Department will look at the area again in April.

#### Lease with Penn-Mar for former Library Building

Minor corrective changes were made to the Lease.

M. Ridgely moved that Sol. Rehmeyer resubmit the amended Lease to Penn-Mar for signing.

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

## **ENGINEER'S REPORT**

### Market Square Traffic Signal

D. Lipinski stated a traffic study must be done and submitted to PennDOT in order to determine if left turn signals are warranted based on traffic counts now plus future projections. Eng. Holley requested the County Traffic Engineer to let us know if they can perform the study. They haven't heard back yet. Conewago Contractors will be adding a third lane on Constitution Avenue possibly this year.

### Public Works Building

The project has been rebid for a masonry/steel building. The Borough will do the HVAC, plumbing, electric and paving work.

### Water and Sewer Specifications

Eng. Holley's office was asked to help prepare water and sewer specifications for Brian.

### Shrewsbury Square Shopping Center Intersection

Eng. Holley called TRG and they in turn called PennDOT. The first option is to place the flexible posts to provide guidance. No permit is required. The pork chop cannot be reconfigured very much because of snow removal. The Public Works Department will coordinate the work with TRG and PennDOT.

E. Stoley moved that the Public Works Department place the posts at Cardinal Drive and the shopping center side with the coordination of TRG and PennDOT.

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

The Secretary will check with Codes Enforcement about the signs to be placed at the shopping center instructing motorists how to get back to I-83.

### Street Lights at Valley View Grove and Deer Creek Developments

Brian stated the street lights in place don't conform to our specifications.

## **SOLICITOR'S REPORT**

### Water Treatment Issues

A joint meeting with the Township and New Freedom Borough will be taking place either on March 23 or 30.

### I-83 Rest Stop EDUs

Sol. Rehmeyer sent a follow-up letter.

### Extended Family Dwelling Hardship Permit Proposed Language

Draft wording was presented with comments to be provided to Sol. Rehmeyer prior to the next meeting.

### Windy Hill Road Manhole Issue

Sol. Rehmeyer is still waiting to hear if a highway occupancy permit is required.

### Grim's Glass and Plastics

No plan or update were received. A deadline of March 31 will be given for receiving the same.

M. Ridgely moved to set March 31 as the deadline for receiving the plan and update or we will begin enforcement to correct the violations.

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

### Ordinance Regarding Shopping Centers

Sol. Rehmeyer asked for comments before proceeding.

### Resolution 2005-2 Authorizing the Charging of Legal Fees for Subdivision Plans

E. Stoley moved to adopt Resolution 2005-2 to allow the Borough to collect legal fees in connection subdivision work.

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

### Alarm Ordinance

A draft ordinance was presented.

### Snow Ordinances

C. Skoglund moved to raise the fine to \$50.00.

R. Buchanan seconded. After discussion C. Skoglund amended the motion to be as follows: raise the fine to \$50.00; the first violation a warning be given; and that the time for compliance be increased to twelve (12) hours rather than the existing eight (8) hours.

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

### Test Wells

Sol. Rehmeyer has prepared an agreement based on information obtained from Eng. Holley. It has been submitted to the property owner for signature.

### Rat Complaint

A complaint was received from 33 West Forrest Avenue that rats are being drawn to 35 West Forrest Avenue as the owner is feeding birds and outside cats.

The Secretary was asked to send a friendly letter to 33 West Forrest Avenue asking for cooperation.

### Delinquent Sewer Accounts in Township

Sol. Rehmeyer asked for permission to execute on two sewer liens filed against properties in Shrewsbury Township.

M. Ridgely moved to authorize Sol. Rehmeyer to proceed with the execution.

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

### CGA Law Firm Open House

Sol. Rehmeier announced the open house will be on May 10 from 3 to 7 p.m.

### Eitzert Development

It was discussed whether we want to make the developer provide a water source or pay the capital improvement fees. No water source will be required as \$84,000.00 will be paid in capital improvement fees.

## **Public Safety, Welfare and Personnel**

### Water Classes

Brian contacted other municipalities about potentially attending water classes here at the Borough if we coordinated the classes. We would have to pay the full cost of the course and then bill out to the other participants. Permission was granted for Brian to schedule the classes.

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

#### Quarterly York County Boroughs Assn. Meeting

The next meeting is Thursday, March 24.

### **York Area Tax Bureau**

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

Eric received a call from someone interested in the regional planning commission representative position.

### School Sign

The PTO has donated funds to pay for a larger, nicer sign at the school entrance on South Main Street. They are asking for a 62" by 72" (includes frame) sign. The Subdivision and Land Development Committee is proposing to amend §301.1(g) from 12 sq. ft. to 32 sq. ft.

This will be referred to the Planning Commission.



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

The January and February reports were reviewed. It is unclear why the Borough's time is up so much higher than New Freedom's and Glen Rocks. The Public Safety, Welfare and Personnel Committee and M. Ridgely will meet with Chief Childs for a better explanation.

**UNFINISHED BUSINESS****NEW BUSINESS****OTHER BUSINESS**

Mayor Reedy said he attended CGA Law Firm's ribbon cutting ceremony and he enjoyed it very much.

**COMMUNICATIONS**

C. Skoglund said a question appeared in the Borough News about parking tractor and trailers on Borough streets. The clipping will be put in the file in case the question comes up again.

**ADJOURNMENT**

M. Ridgely moved to adjourn the meeting at 10:44 p.m.

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

Submitted by,

Cindy L. Bosley, Secretary