

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, October 25, 2017 at 7:00 p.m. at the Sinking Spring Borough Hall by Council President James Pachuillo. After the Pledge to the Flag, Elizabeth Eagelman called the roll reflecting the following Council Members present:

James Pachuillo
TJ Huckleberry
H. David Miller
Denise Stine (Absent)
Lisa Gantner
Tracy Peterson
Brian Hoffa

Other officials present were: Mayor Gary Cirulli; Charles Haws, Barley Snyder; Robert Ludgate Sr., Ludgate Engineering; Brad Smith, ARRO Consulting; Michael Hart, Borough Manager; Bryce Zohner, Public Works Director; Police Chief Lee Schweyer, and Elizabeth Eagelman, Borough Secretary, who recorded the minutes of the proceeding.

VISITORS/PUBLIC COMMENT:

Stew and Amanda Wenrich from 224 Woodrow Avenue addressed Council concerning noise issues with F. M. Brown's and the Railroad House Sports Bar. Mr. Wenrich stated that in recent weeks F. M. Brown's, which is located on Woodrow Avenue, has been running a second shift until midnight and that they have a large turbo blower on top of the Silo that they sometimes run until 2 a.m. He also mentioned that if it is raining or damp outside they run a type of vibration unit which makes it impossible to listen to anything in the living room without have the volume up very high. He stated that they have filed two reports with the police department and the officers have verified the vibration noise not just the blower unit. He stated that every Thursday, Friday, Saturday and Sunday around 1:45 a.m. there is yelling, screaming and cars doing burn outs at the Railroad House until about 2:45 a.m. and sometimes later. He stated that they were looking for Council's assistance with addressing the issue and asked about a Noise Ordinance. Mr. Hart stated that the Borough does not have a Noise Ordinance at this time. He mentioned that under the Industrial Zone we have a level of noise there but we have no way of measuring it because it is done by decibels. Multiple discussions ensued. Mr. Hart stated that it would be part of the Nuisance Ordinance that he is looking to create. Mr. Pachuillo stated that we should also have something to measure the noise level. Chief Schweyer stated that he will have the owner of the Railroad House come in for another meeting. Mr. Pachuillo also suggested a police presence there. Chief Schweyer also asked that Mr. & Mrs. Wenrich call the police station each time it happens so they can document it.

JUNIOR COUNCIL MEMBER:

Mr. Pachuiilo stated that the next item of business is to discuss the Junior Council Member. He stated that he would like someone to make a motion to accept Jack Malandra to our Junior Council Member position. Mrs. Gantner made a motion to accept Jack Malandra to the Borough's Junior Council Member position; seconded by Mr. Hoffa. AYES -6, NAYS - 0, ABSENT - 1. Motion carried. Mayor Cirulli administered the Oath to Mr. Malandra.

CORRESPONDENCE:

Mr. Pachuiilo stated that the first item is a letter from PennDOT. Mr. Hart stated that he sent PennDOT a letter concerning the curbing, sidewalk and paving issues. He stated that he received a letter back dated October 3rd stating that the contractor would be completing the curb ramps and sidewalk this year but may not get to the reconstruction before winter and that they have extended the completion date to June 25, 2018. He stated that the next week he received a call from the contractor stating that they are going to start working down here and wanted the streets posted.

Mr. Pachuiilo stated that the next item is a letter from CELG outlining meetings that they are having in the next few months. Mr. Hart mentioned that they do host a lot of good educational programs that are worthwhile going to.

REVITALIZATION:

Mr. Hoffa went over a few things that were discussed at the BOSS 2020 meeting. He mentioned that he received a call from Senator Argall's aid. He stated that they want to be part of the ground breaking and invite some County members and the press. Mr. Hoffa suggested that maybe in March or April when we start, we can get a bunch of them together with shovels and they can dig in our empty lot down here and it will be symbolic of us starting the project.

Mr. Hoffa mentioned that a lot of the programs for DCED and Multi Model are being held up right now because we don't have a budget in Pennsylvania so once that happens we are going to reapply for the Façade Program. He mentioned that they had a meeting with Kathy and Paul Miller about the Historical Society. He stated that he was looking for some of their members to help with the Gateway Project. He mentioned that Mr. Loth met with Mrs. Miller earlier this week and went over a list of the Historical Society's needs to get projects done. He stated that Mr. Loth is going to look to foundations to get them some funds. He mentioned that they also discussed phase three section two and that they are ready to file for multi-model funds for that.

Mr. Ludgate talked about a TND (Traditional Neighborhood Development). He stated that he looked at a way to actually look at planning the development of the Downtown as opposed to planning the highway configuration of the Downtown. He mentioned that he met with Representative Cox about adding an exception to permit a limited use of eminent domain to secure a TND Plan. He stated that the TND would offer more control of development and also guidance to perspective developers. Mr. Hoffa mentioned that we need to decide what we want our Downtown to look like so we have something to show developers. He stated that they did authorize Mr. Loth

REVITALIZATION (Cont.):

to go out and look for funding for the TND. He stated that it will cost about \$50,000.00 to \$70,000.00. Mrs. Gantner mentioned that we can have our guidelines in place but we don't own the property so the developers can come in and do their vision and we won't have a say in it.

Mr. Ludgate mentioned that they just got the last of the information needed for the Green Light Go Grant and they are making an application for roughly \$300,000.00. He stated that it will handle signals for the new intersection and put new LED's in all the lights we already have, an intersection diagram and reconfiguring the lights. He mentioned that the grant does require a 20% match.

Mr. Miller asked if the TND would accomplish the same thing as other do by establishing an overlay district in their zoning. Mr. Ludgate stated that effectively it does create an overlay district and operates much like an overlay but it is stronger. He stated that zoning can give you things related to set backs but it can't tell you what the façade should be or what type of trees can be planted for consistency. He also mentioned that the TND would be revisable if someone brings you a better plan. But you still maintain control.

UNFINISHED BUSINESS:

Mr. Pachulo stated that there was no unfinished business to be discussed.

NEW BUSINESS:

Mr. Pachulo stated that the first item is the Audit Engagement Letter. Mr. Hart stated that we received a letter from Barbara Akins who has been doing our Audits asking if we what her firm to conduct the Audit for this year. He stated that they always do a great job for us and that he was looking for Council's approval to sign it and move ahead. Mr. Hoffa made a motion to authorize Barbara Akins Accounting to do the Audit; seconded by Mrs. Peterson. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

Mr. Pachulo stated that the next item is the meeting dates for 2018. He stated that the regular Council Meeting are held on the First Thursday of each month and the Workshop Meetings are held on the fourth Wednesday of each month. He mentioned there is an issue with the February Workshop Meeting because it falls on Wednesday, February 28th and the Council Meeting would be the next day on March 1st. He mentioned that we could move the Workshop Meeting back one week to February 21st if it is not a conflict anywhere else. He asked Mrs. Egelman to check the calendar to see if the 21st would work. Mrs. Egelman also mentioned that the first meeting of the year, since it would be reorganization, should be the first Monday which is a holiday and questioned if it should be Tuesday the 2nd of January. Mr. Haws stated that he would check the regulations.

Mr. Pachulo mentioned that he has a copy of the First Draft of the WBFD Budget for 2018 if anyone wants to see it. He suggested that Mrs. Egelman scan it in and e-mail it to everyone.

POLICE CHIEF LEE SCHWEYER:

Chief Schweyer mentioned that we finally got our phones back today after a week and a half. He also mentioned that Verizon will be out Thursday night to dig up Penn Avenue to repair the trunk line that was damaged and is causing all these problems.

Chief Schweyer stated that he received a letter from District Attorney John Adams requesting the annual donation to Crime Alerts Berks County. He stated that we usually give \$250.00. Mr. Huckleberry made a motion to donate \$250.00 to Crime Alerts Berks County; seconded by Mrs. Peterson. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

BRYCE ZONER – PUBLIC WORKS DIRECTOR:

Mr. Zohner mentioned that, in going through the budget process, they were checking prices for a new backhoe. He mentioned that he was informed by our salesman at Plasterers that it would be beneficial for us to place the order for the Backhoe before the end of October because the prices may go up in November. He stated that they are looking to pay for the Backhoe out of Liquid Fuels and would like to make a down payment of \$10,000.00 this year and then do a five (5) year lease which would be \$24,000.00 per year and would also be paid out of Liquid Fuels. Mr. Huckleberry made a motion to authorize the \$10,000.00 down payment for this year; seconded by Mr. Hoffa. Mrs. Gantner asked if this was in our plans for replacement. Mr. Zohner stated that it was. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

SEWER ENGINEER – ARRO CONSULTING – BRAD SMITH:

Mr. Smith mentioned that they are testing a Fan Press at the Waste Water Treatment Plant and that they have one more piece of equipment to schedule yet for the Solids Handling Study.

CHARLES HAWS – BOROUGH SOLICITOR:

Mr. Haws stated that he checked on the January meeting date and it states that if the first Monday is a legal holiday then they would meet the following day which would be Tuesday, January 2, 2018. Mr. Pachuilto stated that we will have the Reorganization Meeting and then have the regular meeting right after.

MICHAEL HART – BOROUGH MANAGER:

Mr. Hart mentioned that he met with the Admin Committee prior to the meeting tonight to go over the Budgets and that they all look pretty good. He stated that he will send them out to everyone to review and they can be discussed at the next meeting. He also mentioned that as of right now there is no tax increase needed.

T. J. HUCKLEBERRY – FINANCE COMMITTEE:

Mr. Huckleberry stated that he wanted to commend Mr. Hart for making the Budget work because we were looking at some serious financial issues and he found a way to balance it out.

TRACY PETERSON – LIBRARY:

Mrs. Peterson stated that she needed to make a motion to hire Amanda Kusant as a permanent Part Time, not to exceed ten hours per week, for the Library at \$9.00 per hour; seconded by Mr. Huckleberry. Mrs. Peterson mentioned that Ms. Kusant would be training on Passports. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

LISA GANTNER – RECREATION:

Mrs. Gantner mentioned that all of the old banners have been taken down and they are planning on reusing some of the old Christmas ones. She mentioned that she is working on getting a design for new ones and BOSS 2020 is going to do another round of a new version of banners with sponsorship.

Mrs. Gantner mentioned that the Holiday Open House will be on the first Wednesday of December. She also mentioned that she is looking into doing another Holiday Luncheon for all the employees and anyone else that can make it but we haven't decided on a date yet.

H. DAVID MILLER:

Mr. Miller mentioned that he ordered a decibel meter and it should be here for next meeting. He asked if the Noise Ordinance would be available so we could advertise for the next meeting and if we could model it after somebody's. Mr. Hart stated that it would not be ready and that he has a couple rough drafts that he pulled off the net but he has not had time to sit down to go through them and put them together into something that would work for the Borough.

EXECUTIVE SESSION:

Mr. Pachuillo stated that Council would go into Executive Session for a personnel issue. Council went into Executive Session at 8:00 p.m.

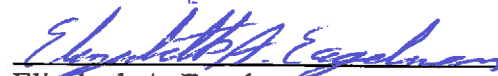
RECONVENE:

Council reconvened at 8:05 p.m. No action was taken.

ADJOURNMENT:

Mr. Hoffa made a motion to adjourn the meeting at 8:06 p.m.

Respectfully submitted,



Elizabeth A. Egelman
Borough Secretary