

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, March 25, 2015 at 7:00 p.m. at the Sinking Spring Borough Hall by Vice-President T J Huckleberry. After the Pledge to the Flag, Elizabeth Eagelman called the roll reflecting the following Council Members present:

James Pachuillo (Absent)
TJ Huckleberry
George Butkus
Denise Stine
Lisa Gantner
Tracy Peterson
Brian Hoffa

Other officials present were: Mayor Gary Cirulli, Charles Haws, Borough Solicitor; Tom Ludgate, Ludgate Engineering; Brad Smith, ARRO Consulting; Michael Hart, Public Works Director; Police Chief Lee Schweyer, Regina Shade, Borough Manager and Elizabeth Eagelman who recorded the minutes of the proceeding.

Mr. Huckleberry requested a moment of silence to honor those who serve us on a daily basis at home and abroad in the Armed Forces and our first responders.

VISITORS/PUBLIC COMMENT:

Mr. Jonathan Kurland addressed Council. He stated that he is running for Common Pleas Judge in Berks County and thanked Council for allowing him to speak this evening. He stated that he is the only prosecutor running for judge. He stated that he is currently the Chief Deputy District Attorney under John Adams and gave a brief history. He stated that he hopes everyone comes out to vote on May 19th.

The next visitor was Mr. Daryl Peck of Concord Public Finance. He stated that at Council's previous meeting they authorized and directed them to solicit financing proposals so the Borough could move along with the road project. He handed out a packed with the results of the Bank Loan Proposals and Plan of Finance. He stated that solicited proposals for \$2.1 million for twenty (20) years for the permanent financing and for \$1 million for three (3) years which would be for Grant anticipation. He stated that they went out to over twenty (20) banks. He stated that on the first page shows the proposals they received for the \$2.1 million twenty (20) year permanent financing. He stated that the best proposal was from Nation Penn Bank with a fixed rate of 2.62% for ten (10) years and then variable thereafter with a cap of 5% for the rest of the term so at the worst case blended together would be 3.18%. He noted that they structured it as a draw down loan prepayable at any time without penalty. He stated that the next page shows the proposals they received for the \$1 million three (3) year Grant Bridge Loan. He stated that Jonestown Bank came in with the lowest fixed rate of 1.65% fixed for the entire three (3) years. He went over page three (3) which shows the \$2.1 million repayment schedule for National Penn. Mr. Hoffa made a motion to move forward with Concord to advertise the Ordinance and bring the Ordinance to the next meeting; seconded by Mrs. Peterson. AYES – 6, NAYS – 0, ABSENT - 1. Motion carried.

BUSINESS:

Mrs. Shade mentioned that everyone had received a copy of the Blight Ordinance previously. She stated that the County sent it out. She stated that they have gone over it and she believes that it is something that we should institute so we have it if needed in the future. Mrs. Stine made a motion to authorize Mr. Haws to advertise the Blight Ordinance; seconded by Mr. Hoffa. AYES – 6, NAYS – 0, ABSENT - 1. Motion carried.

REVITALIZATION:

Mr. Tom Ludgate stated that at the BOSS2020 meeting they discussed that we should advertise to all the state senators, rep and all of the decision makers that Borough Council has moved forward with the funding, so they understand that we are moving forward. Mr. Hoffa asked if we had a list of those people. Mrs. Shade stated that she is sure Mr. Loth has a list. Mr. Ludgate stated that every member of RATS should get a letter. Mr. Hoffa also suggested sending letters to the surrounding municipalities because it will benefit them. Mr. Huckleberry stated that the letters should be from BOSS2020 and Council so everyone knows that we are all on the same page.

Mr. Ludgate mentioned that he would like the Borough to authorize Ludgate Engineering to work out the estimate for the Phase III Road. He stated that one of the questions raised at one of the BOSS2020 meetings was to put together a working estimate so that everybody knows what it will take to complete that middle section. He stated that their estimate for preparing the estimate is \$700.00. Mr. Hoffa stated that it would be a good thing to have when they talk to any potential developers. He stated that they are still working on the getting the Market Study done. Mrs. Shade mentioned that she remembers a gentleman coming in when we first started this project a long time ago, Mr. John McPhee, that was going to do a study. She mentioned that he may have some preliminary information.

Mr. Ludgate mentioned that when the Borough decided to move ahead with Phase II, he received some calls from developers for McDonalds and the guys along Penn Avenue because they are expecting the Phase III road to go in.

Mr. Ludgate mentioned that, by next meeting, the total fee for STV on the design for Phase II should be in Council's hands. He stated that he received the rough ball park estimate today, but he had a few questions and wants answered before he gives it to Council.

Mr. Hoffa mentioned that a gentleman came to the BOSS2020 meeting and is interested in the old Joe Dell property. He stated that they would like to put storage units in mostly in the rear of the property and the frontage would be retail businesses. Mrs. Shade mentioned that Mr. Hart already spoke to him and told him it was not allowed in the Downtown District so he would deny the application and they would have to go before the Zoning Hearing Board for a variance. Mr. Hoffa stated that the good thing is that there are people thinking about that building.

Mr. Ludgate mentioned that he needs a motion to authorize the preparation of the Phase III budgetary estimate for construction. Mr. Hoffa made that motion not to exceed \$700.00; seconded by Mrs. Gantner. AYES – 6, NAYS – 0, ABSENT - 1. Motion carried.

CHIEF SCHWEYER:

Chief Schweyer stated that he received correspondence from Liberty Youth Baseball Organization. He stated that on April 11th she would like to have a parade that will start on the Liberty Fire Company grounds. The parade will head West on Dougherty Street, turn right on Keller Avenue, turn right on Ruth Street and reenter the Liberty grounds via the Fire Company drive way. The letter states that the parade will begin at 11:30 a.m. and will last about thirty minutes. He stated that they are requesting barricades be set up for the parade route and that they do this every year for their opening day carnival. Mrs. Stine made a motion to approve the parade and the barricades; seconded by Mrs. Peterson. AYES – 6, NAYS – 0, ABSENT - 1. Motion carried.

Chief Schweyer mentioned that they had a DNA class today sponsored by the Berks County Detectives. He stated that they will be using DNA a lot more in the County and that we are partnered with the State Police. He mentioned that District Attorney John Adams is looking into buying all the departments DNA collection kits.

SEWER ENGINEER – ARRO CONSULTING – BRAD SMITH:

Mr. Smith mentioned that the Chapter 94 Report is completed, signed and sent off to DEP. He explained that the Chapter 94 Report is a summary of the plants performance and a projection for the next five years. Mr. Butkus mentioned that it is based on current and recent historic growth trends so if we have a sudden spur in growth like we are looking at for Downtown that prediction is out the window.

CHARLES HAWS – BOROUGH SOLICITOR:

Mr. Haws mentioned that the general information letters went out to the affected property owners per Mr. Pick. He mentioned that they also drafted a form of an Agreement of Sale so that as we progress into this process they are hopeful that we might get some folks, when we make a determination of value based on appraisals, to accept the deal and not drag out the process. He stated that till next meeting if Council could give some consideration to whether they want to authorize Mrs. Shade to sign those Agreements of Sale based upon prices that are fixed and approved by the Borough.

REGINA SHADE – BOROUGH MANAGER:

Mrs. Shade mentioned that she and Mr. Haws have a meeting with Ken Pick and Kathy Miller on Monday to go over the financials and how it is going to work.

Mrs. Shade also mentioned that this is the first year in about eight (8) years that we did not have to borrow money from the Sewer Fund to carry us over. She thanked all of the department heads and Council for all of their hard work and tightening their belts.

BRIAN HOFFA – ECONOMIC AND COMMUNITY DEVELOPMENT:

Mr. Hoffa mentioned that Arbor Day is on April 25th and he thinks it would be a good opportunity to plant another tree. He also wants to advertise it on the web site and social media to make it a community thing and give away seedlings to the children. He asked for the Recreation Boards help with this.

LISA GANTNER – RECREATION:

Mrs. Gantner thanked Chief Schweyer for getting his articles to her for the Newsletter. She stated that it needs to go out by the beginning of May. She also mentioned that the Egg Hunt and Community Breakfast will be this Saturday.

GEORGE BUTKUS – SEWER AND SANITATION:

Mr. Butkus mentioned that they are going to do a new Trash Ordinance requiring mandating recycling but he doesn't feel that we need to hold up bid specs while we are doing that. He stated that if we notify the haulers that we are going to require mandatory recycling we should be able to advertise it rather than delay it. Discussion ensued. Mr. Butkus stated that he wanted to make Council aware that Mr. Hart wanted permission to crunch numbers to look at whether it is worth bringing it in house. Mr. Butkus stated that he would like a decision tonight to authorize Mr. Haws and Mrs. Shade to get the process rolling for the bid specs to get it out.

Mr. Butkus made a motion to authorize Mr. Haws and Mrs. Shade to proceed using the same form as last year with the modification that recycling will no longer be voluntary and will be mandatory with an Ordinance to follow; seconded by Mrs. Gantner. AYES – 6, NAYS – 0, ABSENT - 1. Motion carried. Mr. Haws asked what term they were looking for. Mr. Butkus stated that they are looking for three (3) years with the possibility of extension. Mrs. Shade asked if they wanted them to look at the other Ordinance for the mandatory recycling. Mr. Butkus stated that they committee will be meeting the first Monday in April and they have a few other drafts that they are looking at. He stated that they want to cover everything not just bottles and glass. Mr. Hart stated that they want to add all solid waste and include it in one Ordinance. He mentioned that they are also going to include curb side pick-up for people who cannot take their debris back to the dump. Mr. Butkus added that it would be appointment only and only for hardships.

ADJOURNMENT:

Mr. Butkus made a motion to adjourn the meeting at 8:05 p.m.

Respectfully submitted,



Elizabeth A. Eageman
Asst. Borough Secretary