

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, April 24, 2019 at 7:00 p.m. at the Sinking Spring Borough Hall by Council President James Pachuiolo. After the Pledge to the Flag, Elizabeth Eagelman called the roll reflecting the following Council Members present:

James Pachuiolo
Tracy Peterson
H. David Miller
Denise Stine
Lisa Gantner (Absent) attending CELG meeting
Brian Hoffa
Robert Metzgar
Jack Malandra (Absent)

Other officials present were: Mayor Gary Cirulli; Charles Haws, Barley Snyder; Brad Smith, ARRO Consulting; Michael Hart, Borough Manager; OIC James Oxenreider, and Elizabeth Eagelman, Borough Secretary, who recorded the minutes of the proceeding.

Planning Commission members in attendance were: Susan Marshal, Brian Marshal and Walter Stump.

EXECUTIVE SESSION:

Mr. Pachuiolo stated that they will need to go into executive session for a land acquisition discussion and possible litigation. Council went into Executive Session at 7:02 p.m.

RECONVENE:

Council reconvened at 7:36 p.m. No action was taken.

VISITOR/PUBLIC COMMENT:

Mr. Pachuiolo started that the developer for the Village Greens property is here to give us a presentation. Mr. Don Robitzer introduced himself to Borough Council. He stated that he is the grandson of the original developer of Village Greens. He stated that after 10 or 12 years now he has elected to try to help his family with this property and take it over and develop it. He mentioned that he has been doing a lot of research and he doesn't believe that following the scheme from 2007 will give him the necessary returns on the for-sale over 55 component. He mentioned that the independent living seems to work well. He stated that he was contacted by a group that does some independent, assisted and continuing care aid for elderly folks and they have done 7 projects to date and they are interested in this site as a joint venture. He stated that he is looking to see if Council is interested in his alternative plan before he moves forward.

VISITOR/PUBLIC COMMENT (Cont.):

Mr. Robitzer showed Council his Apartment Concept Plan which shows an over 55 component that would be more of an independent continuing care and memory care facility with 150 units which is what the original building was. He stated that they used the old design but moved the amenities back to the pond. He stated that the old plan included 88 over 55 for-sale units but he has changed that to 7 – 36 unit Apartment buildings for a total of 252 rental units that would not be age restricted. He stated that this does not comply with the Ordinance as it was designed so they are looking to see what variances or relief they would need for something like this. He mentioned that they are also looking at putting a medical building up in the front at Penn Avenue. He stated that they are looking for feedback to see if this is something the Borough would support.

Mr. Haws stated that it sounds like the plan doesn't strictly comply with the Zoning so one option would be a bunch of variances, another option might be a zoning amendment which the Borough could make the applicant pay for and would cover uses by right or propose an overlay. He mentioned impact on the school district. Lengthy discussion ensued concerning the Apartment Concept Plan. Mr. Hoffa mentioned the storm water run-off and waste water capacity. Mr. Haws mentioned that Mr. Hart had done some preliminary research and doesn't believe that capacity is going to be an issue. Mr. Robitzer stated that they did discuss that and a way to get that sewer off site and not over load the Broad Street line by running to a different main. He also mentioned subdividing the property into 3 separate parcels.

CORRESPONDENCE:

No Correspondence.

REVITALIZATION:

Mr. Hoffa mentioned that they had a meeting yesterday at the Borough Hall with Senator David Argall and US Congresswoman Chrissy Houlahan. He stated that it was a productive meeting and that Congresswoman Houlahan is going to help us look at federal money. He mentioned that Senator Argall's office is going to look into the Green-Light-Go money again. Discussion ensued concerning grant money. He stated that they have decided that it is time for Council and BOSS 2020 to start developing their own zoning regulations for the Downtown. He mentioned the questionnaire that is out there to get public input. Mr. Metzgar stated that we received about 60 responses and most people want restaurants, pubs/bars and food stores. Mr. Hoffa also mentioned that they are looking into street scape funding. Mr. Metzgar stated that he met with a graphic designer who lives in the Borough about rebranding the BOSS 2020 and re-envision the concept.

Mr. Hart mentioned that we received a response letter back from PennDOT on our HOP and they had quite a few comments. He stated that he, Ludgate and STV started working on it immediately. He stated that it is all marked up and that a lot of the issues had already been addressed last year. He explained that PennDOT changes reviewers and they don't update the new reviewers of current conditions. He stated that he e-mailed Mr. Mike Rebert asking him if he

REVITALIZATION (Cont.):

could form his team to come down and meet with us to review these and try to get clarity on them so we can resubmit and get moving. He stated that there are some concerns but not major ones. He mentioned that the Senator also wants to be included in all of this.

Mr. Hart stated that we received the paperwork for the \$1,000,000.00 Grant that needs to be approved and signed. Mr. Hoffa made a motion to approve and sign the Grant; seconded by Mr. Metzgar. Mr. Hoffa mentioned that this is a no match grant. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

UNFINISHED BUSINESS:

Mr. Pachuillo stated that the first item is a reminder about the CELG Golf Outing on May 9th if anyone is interested.

Mr. Pachuillo stated that the next item is the Land Use Agreement with Dr. Michelle J. Serapiglia on the Willow Tree Buffer Trial that they would like to do. Mr. Haws stated that he put an Addendum together with a hold harmless clause to go along with the original Agreement. Mr. Miller made a motion to approve the Agreement and Addendum; seconded by Mrs. Stine. AYES – 6, NAYS – 0, ABSENT – 1. Motion carried.

NEW BUSINESS:

There was no new business to discuss.

SEWER ENGINEER – ARRO CONSULTING – BRAD SMITH:

Mr. Smith mentioned that the first set of Reed Beds has been cleaned and that they hauled away 588 tons of sludge.

ELIZABETH EAGELMAN – BOROUGH SECRETARY:

Mrs. Eagelman thanked Council for the Administrative Assistance Day gifts that they received today.

MICHAEL HART – BOROUGH MANAGER:

Mr. Hart asked Councils approval to move ahead with Vanguard Cleaning Services to do the cleaning for the Borough Hall Offices, Police Office and the Library. He stated that he interviewed three different services and part-time people and Vanguard was the cheapest and provided more service. He stated that the price is \$499.00 per month. Mrs. Stine made a motion to approve moving forward with Vanguard Cleaning Services; seconded by Mr. Hoffa. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

Mr. Hart mentioned that they had placed in the Capital Fund Budget to replace the server for the main office. He stated that we have been having serious issues the last few months. He mentioned that we are going to do things a little different this time. He stated that right now we have one server that maintains everything. He stated that now we are going to have a split system, one server for all of the administrative stuff and the other will handle the archiving for the smart search system. He mentioned that we had figured \$20,000.00 for the budget and the price is coming in at a little over \$19,000.00. He asked Councils permission to move forward with the Lynx contract and mentioned that it is all costars approved. Mr. Hoffa made a motion to approve moving forward with the Lynx contract to replace the server; seconded by Mrs. Peterson. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

Mr. Hart mentioned that Kyle passed his CDL test last week and is now eligible to receive the other \$.50 that we were holding. He asked Councils to approve the extra \$.50 we have been withholding from his date of passing. Mr. Miller made the motion to approve the \$.50 increase; seconded by Mrs. Stine. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.

Mr. Hart mentioned that we currently have three mowers and that the motor blew on one of them last year and we have been having issues with the other two. He stated that we are looking at the possibility of replacing all three of them. He stated that first one, which is for the sewer plant, we budgeted \$20,000.00 and the replacement mower is a little over \$14,000.00. He stated that the other two are seven years old but we are spending so much on repairs. He stated that he spoke to the dealer and they came up with a really good price of about \$30,000.00 for three mowers and they are giving up \$12,000.00 trade in. He mentioned that it would be a two year lease from John Deere paying \$20,000.00 this year and \$10,000.00 next year. Mrs. Peterson made a motion to approve moving forward with replacing all three mowers; seconded by Mr. Hoffa. AYES –6, NAYS – 0, ABSENT – 1. Motion carried.


TRACY PETERSON – RECREATION:

Mrs. Peterson mentioned that the interviewing is done for playground leaders and all the names will be brought up next week for approval.

ADJOURNMENT:

Mr. Hoffa made a motion to adjourn the meeting at 8:42 p.m.

Respectfully submitted,


Elizabeth A. Eagelman
Borough Secretary