

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, July 26, 2017 at 7:00 p.m. at the Sinking Spring Borough Hall by Council President James Pachuiilo. After the Pledge to the Flag, Elizabeth Eageman called the roll reflecting the following Council Members present:

James Pachuiilo  
TJ Huckleberry  
H. David Miller  
Denise Stine  
Lisa Gantner  
Tracy Peterson  
Brian Hoffa

Other officials present were: 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 Eageman, Borough Secretary, who recorded the minutes of the proceeding.

**EXECUTIVE SESSION:**

Mr. Pachuiilo stated that Council would go into Executive Session first to go over some personnel issues and possible litigation. Council went into Executive Session at 7:01 p.m.

**RECONVENE:**

Council reconvened at 7:19 p.m. No action was taken.

**VISITORS/PUBLIC COMMENT:**

There were no visitors.

**CORRESPONDENCE:**

Mr. Pachuiilo mentioned that the Western Berks Fire Department will be holding a Town Hall Meeting on Thursday, September 28<sup>th</sup> at 7 p.m. at the Lower Heidelberg Township Building. He stated that they will be discussing the department's founding in 2009, current assets and services provided, how the department is funded and how that affects you and current and future challenges. He also mentioned that all of the departments meetings are open to the public and everyone is welcome to attend.

**REVITALIZATION:**

Mr. Ludgate mentioned that at the last BOSS2020 meeting the question was raised concerning what we can do to keep the economic development in pace with the development of the roadways. He stated that they have been paying attention to that over the last couple weeks since that meeting.

Mr. Ludgate mentioned that the projects are ready to roll and we are poised to take the next step forward if Council is prepared to say yes to that. He stated that the next step would be to connect Columbia Avenue to the relocated intersection where the demolition has been done. Mr. Pachuillo asked if we have engineered plans for that intersection. Mr. Ludgate stated that we have the current preliminary plans that need to be finalized. He stated that the soonest we could get prepared to ask for bids would be late this year and we would be looking at a spring construction start. Mr. Pachuillo asked about the signal work and when that would be done. Mr. Ludgate stated that the temporary signals have to go up now. He stated that he got some help from Senator Argall's office and is looking into a program called Green Light Go that could fund up to \$500,000.00. He stated that it does require matching funds and that we already have the match because we are doing the work on Columbia. He also mentioned that the Borough has \$783,000.00 in grant money that was awarded previously and that the Borough has roughly \$200,000.00 that is still left over from the DCED grant that has to be used for curb and sidewalk. He stated that the Borough would need to acquire property in order to have right-of-way. He stated that he has an estimate from STV of \$1.9 million dollars including the signals, and if we get the Green Light Go we would have roughly \$1.5 million dollars available so Council would have to dip into the treasury for another \$500,000.00 or so. He stated that this is the best-case scenario. Mr. Huckleberry asked what was budgeted for this and if we are already prepared with the funds or if we needed to take another loan. Mr. Ludgate stated that we had hoped to be in construction parallel to PennDOT's Betterment Project but we had some issues. He mentioned that, at first, the Borough was being required to build Columbia Avenue as a standalone road as if the rest of the project wasn't going to happen but PennDot has agreed to allow the Borough to build a true first phase of the project that fits with the overall plan. He explained that under the way they were first going to have us do it we would have built Phase Two and then would have had to rip part of it (almost half) out to continue with the project. Discussion ensued concerning the financing and actual costs. Mr. Miller asked if Council could get a schedule that clearly identifies the phases, the associated work, the needed funds from a budgetary standpoint and the available resources for them. Mr. Hoffa stated that there is no schedule for Phase Three or Phase Four other than PennDOT has agreed to do the preliminary engineering for Phase Four. Mr. Pachuillo explained that Phase Two is the Columbia/Cacoosing intersection and now they are proposing adding a spur that could start to be made off of there that is the beginning of Phase Three and now will become part of Phase Two. Mr. Ludgate explained that we would need to acquire two more properties to do the new Phase Two and that it would cost approximately \$300,000.00. Mr. Hart mentioned that we have already used half of the \$2.2 million-dollar loan that we took out for Phase Two. Further discussion ensued concerning cost and financing for the project. Mrs. Stine mentioned that the Green Light Go program is opening in August. Mr. Hoffa made a motion to allow Mr. Ludgate to apply for the Green Light Go Funding when it opens on behalf of the Borough; seconded by Mrs. Gantner. AYES -7, NAYS - 0, ABSENT - 0. Motion carried. Mr. Pachuillo stated that we want to get the funding available first before we go out to bid. He stated that the rest we can discuss at a later date.

**REVITALIZATION (Cont.):**

Mr. Pachuillo stated that we can't really discuss the property acquisition until we know we have the funding available. Mr. Hoffa stated that he believes that Council should vote on this now whether we get the Green Light Go Funding or not because we don't want to stall this project anymore.

Mrs. Peterson asked Mr. Hart if he knew how much we estimated the property acquisitions were going to be on the properties that we have already taken and how much we actually paid for them. Mr. Hart stated that he knew that we went over a decent amount and that he will gather that information. Mrs. Peterson asked if the \$300,000.00 is taking into account overage because we already know it is going to be over. Mr. Ludgate stated that it is an estimate of 150% of our current fair market value so it would include moving costs and other fees. Mr. Huckleberry stated that before we vote on it we should have some things on paper so we all have an understanding of where we are going so we can vote in confidence. Mrs. Stine stated that we have to have the information so that we can make an informed decision. Further discussion ensued. Mr. Pachuillo stated that Mr. Hart would like to have the Finance Committee get together so that they can start looking at the financing before we make any decisions. The Finance Committee decided to meet this evening after the Council Meeting. Mr. Huckleberry stated that he knows that BOSS2020 wants to move forward but we as Council have the responsibility to look at what is actually in the books so we are going to be a little slower. He stated that it would move things a lot quicker if we had a better understanding moving forward in proposals and outlines. Mr. Ludgate asked if Council was willing to ask the appraiser to make the appraisals on the properties so you will know what the fair market value is. Mr. Pick stated that you should not start that process unless you are going to actually move forward with the purchases.

**UNFINISHED BUSINESS:**

Mr. Pachuillo mentioned that Mr. Haws put together an Amendment to the Trash Contract that deals with various issues. Mr. Haws went over the proposed Amendment. Mr. Hart stated that we are still having issues with them taking the recycling with the regular trash also. Mr. Huckleberry made a motion to send the proposed Amendment to Eagle Disposal; seconded by Mrs. Peterson. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

**BRYCE ZONER – PUBLIC WORKS DIRECTOR:**

Mr. Zohner stated that Cody Henn, on the Public Works side, has qualified to jump up to the next operator rate. He stated that he would like to push him up to a Class I Operator at a rate of \$18.38 per hour. Mrs. Stine made to motion to approve Mr. Henn's promotion as listed above; seconded by Mr. Hoffa. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

Mr. Zohner mentioned that he received quotes back for the concrete repairs at the Waste Water Treatment Facility and that they are within \$500.00 of each other. He stated that he would like to go with CIS Inc. at a cost of \$5,450.00 because of how they are going to repair some of the concrete. He stated that they are going to pull and replace it rather than trying to epoxy it back

**BRYCE ZONER – PUBLIC WORKS DIRECTOR (Cont.):**

together. He asked for Council's approval to move forward with that. Mr. Miller made the motion to authorize Mr. Zohner to move forward with CIS Inc. to do the concrete repairs; seconded by Mrs. Stine. AYES –7, NAYS – 0, ABSENT – 0. Motion carried.

Mr. Zohner mentioned that the Salt Shed is almost done and they are just waiting for the final Building Inspection.

**SEWER ENGINEER – ARRO CONSULTING – BRAD SMITH:**

Mr. Smith mentioned that they are working on the Solids Handling Study. He stated that they got some initial data and have requested more. He stated that they are also looking at some equipment.

**MICHAEL HART – BOROUGH MANAGER:**

Mr. Hart mentioned that he applied for the second round of Recycling Reimbursement for some of the equipment we bought. He stated that we received an additional \$35,733.00 and that it covered the new leaf vacuum.

Mr. Hoffa asked where we are at with the EIP process. Mr. Hart stated that we sent out the Request for Proposals and that they should be coming in next week.

Mr. Huckleberry mentioned that it appears that the pavement is sinking on his street. Mr. Hart and Mr. Zohner both stated that they will take a look at it.

**JAMES PACHUILO – COUNCIL PRESIDENT:**

Mr. Pachuillo mentioned that he got an e-mail from ARRO concerning their Golf Tournament. He stated that it is an invitation for the Borough if anyone is interested in going and that it is on September 28<sup>th</sup>.

Mr. Pachuillo mentioned that in his development they have an issue with people putting their trash cans in the street when they are supposed to be on the curb. He stated that they also have an issue with basketball nets hanging over the street and causing issues for the Streets Department. He asked how we can enforce that. Discussion ensued. The suggestion was made to send letters to the properties notifying them of the Ordinance prior to any violation.

**TRACY PETERSON – LIBRARY:**

Mrs. Peterson mentioned that the Library hired Alecia Impink as a part time Library Assistant at a rate of \$9.00 per hour to replace the employee that moved to Passports. Mr. Hoffa made a motion to approve hiring Ms. Impink; seconded by Mrs. Stine. AYES –7, NAYS – 0, ABSENT – 0. Motion carried.

**LISA GANTNER- PARKS AND RECREATION:**

Mrs. Gantner mentioned that they are on their seventh week of playground and have one more to go. She also mentioned that they are offering the extra week again this year for an extra fee. She stated that the last movie night will be Thursday, August 10<sup>th</sup> and the movie is Moana.

**ADJOURNMENT:**

Mr. Pachulo adjourned the meeting at 8:30 p.m.

Respectfully submitted,



Elizabeth A. Egelman  
Borough Secretary