

The workshop meeting of the Borough Council of the Borough of Sinking Spring was called to order on Wednesday, September 25, 2019 at 7:00 p.m. at 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  
Tracy Peterson  
H. David Miller  
Denise Stine  
Lisa Gantner  
Brian Hoffa  
Robert Metzgar

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

#### **VISITOR/PUBLIC COMMENT:**

Mr. Mike Setley and Mr. Don Robitzer attended the Council meeting concerning the proposed Village Greens Development. Mr. Setley addressed Council concerning the proposed zoning changes and asked if they had any questions. He mentioned that they are in agreement with everything so far but are asking for Council to allow the addition of more than two bedroom apartments in at least 15% of the development.

#### **CORRESPONDENCE:**

Mr. Pachuillo stated that we received an e-mail from Mr. Metzgar stating his interest in filling the vacant Planning Commission seat. Mrs. Peterson made a motion to appoint Mr. Metzgar to the Planning Commission; seconded by Mrs. Gantner. AYES –6, NAYS – 0, ABSENT – 1 (Mr. Metzgar). Motion carried.

#### **REVITALIZATION:**

Mr. Loth addressed Council concerning applying for a new Façade Grant. He stated that there is a Resolution that needs to be passed stating that we wish to apply for a \$50,000.00 Façade Grant. Mrs. Peterson made a motion approving the Resolution and applying for the new Façade Grant; seconded by Mr. Metzgar. AYES –7, NAYS – 0, ABSENT – 0. Motion carried.

Mr. Loth mentioned the Green Light Go program and the Phase 2 construction. He stated that it is a grant program from PennDOT that allows for signalization work to be done on a grant award. He stated that the program is not open right now but hopefully will open in October. He mentioned that there is a 20% match for the grant.

**REVITALIZATION (Cont.):**

Mr. Loth also mentioned a PennDOT Multi Modal Transportation Grant. He stated that the BOSS Committee has discussed putting up Gateways at either end of the Borough and also doing something to the Railroad Bridge like a mural. He mentioned that we could apply for \$25,000.00 grant for that and there would be a 30% match. He asked Council to discuss it and then we can talk about it at the next Council meeting.

**UNFINISHED BUSINESS:**

Mr. Pachuiolo stated that the first item is the Uniform Pension Ordinance to update and restate the pension documents. He mentioned that it has been advertised. Mrs. Stine made a motion to pass the Ordinance updating and restating the Police Pension with PMRS; seconded by Mr. Miller. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

He stated that the next item is the Ordinance that was advertised limiting parking on Penn Avenue when the intersection gets redone. Mr. Hoffa made a motion to pass the Ordinance; seconded by Mrs. Gantner. Discussion ensued as to when this would take effect and when the property owners would be notified. Mr. Pachuiolo suggested sending the property owners letters informing them of the loss of the spaces and letting them know that the effective date will be when construction starts.

**NEW BUSINESS:**

Mr. Pachuiolo stated that there are few items. The first item was the 2019 Trash Exonerations for the commercial properties and apartment buildings that have their own dumpster service. Mrs. Peterson made a motion to accept the list of trash exonerations; seconded by Mrs. Stine. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

The next item was the Resolution setting the 2020 Council Meeting dates. Mr. Miller made a motion accepting the Resolution setting the 2020 Council Meeting dates; seconded by Mrs. Gantner. Mr. Hart mentioned that the January meeting will be held on the first Monday of January since we have to reorganize. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

The next item was the Resolution setting the Police Pension Contributions for 2020. Mr. Miller made the motion accepting the Resolution; seconded by Mrs. Peterson. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

**VILLAGE GREENS PROPOSED ZONING CHANGES:**

Mr. Haws explained what Mr. Robitzer is looking for in the Ordinance to allow his proposed development. He mentioned that they are basically pulling things from the R-3 and adding them to the R-1 with restrictions on lot size and treating it like a planned community instead of the uses that are permitted with in the R-1 which didn't include these planned communities. He stated that they also tweaked the R-3 to deal with age restricted and assisted living for 55 and up. Mr. Haws also mentioned that they have proposed doing a Master Developers Agreement where they would come in and show what the plan view would look like and give the Borough discretion on what these building would look like. Discussion ensued as to concerns about the height of buildings and about allowing three bedroom apartments. Mr. Pachuilio stated that we will have further discussion next week.

**CHIEF OXENREIDER:**

Chief Oxenreider mentioned that they need a new server for the Police Department. He stated that the price is \$14,959.75 for a new server with a three (3) year warranty. Mr. Metzgar made a motion to authorize Chief Oxenreider to move forward with getting the new server; seconded by Mr. Hoffa. AYES -7, NAYS - 0, ABSENT - 0. Motion carried.

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

Mr. Smith mentioned that the Borough has finally received its NPDES permit. He also mentioned that there is a new round of grants available. One is the PA Small Water and Sewer grant, which is the same one we got for Broad Street and the other is the H2O grants, which haven't been available since 2007, one for water, sewer and storm water and the other one is for floods. He mentioned that they are due in December if Council would like ARRO to apply for any of them.

**MICHAEL HART – BOROUGH MANAGER:**

Mr. Hart mentioned that he is working on the Budgets and should have them ready for the October workshop meeting for review. He also mentioned that we are going to have to act on our trash contract. He stated that we still have a one year extension with our current hauler so we can get started early next year with the new contract.

**BRIAN HOFFA:**

Mr. Hoffa mentioned that they visited Narberth and reviewed with them their Zoning Ordinance. He stated that their committee (Mr. Hart, Mr. Metzgar, Mrs. Gantner and Mr. Hoffa) are going to start looking at redoing the Zoning for the whole Borough. He stated that they are going to meet every other week starting in two weeks and report periodically on their progress.

**DENISE STINE – PUBLIC SAFETY:**

Mrs. Stine mentioned that she has to move the service of Mr. Schweyer to October 19<sup>th</sup>. Mr. Pachulo mentioned that the Western Berks Fire Department Open House is October 12<sup>th</sup> at the Wernersville Station at 10 a.m.

**EXECUTIVE SESSION:**

Mr. Pachulo stated that they will need to go into executive session for possible land acquisition and a personnel issue. Council went into Executive Session at 8:05 p.m.

**RECONVENE:**

Council reconvened at 8:16 p.m. No action was taken.

**ADJOURNMENT:**

Mr. Hoffa made a motion to adjourn the meeting at 8:16 p.m.

Respectfully submitted,



Elizabeth A. Egelman  
Borough Secretary