

MINUTES OF THE COMMITTEE MEETING
OF THE EAST PETERSBURG BOROUGH COUNCIL

DATE AND TIME:	March 23, 2023	6:00 p.m.
LOCATION:	Community Center	6051 Pine Street
ATTENDANCE:	Council Members:	Debra Miller, President John Schick, Vice-President Adam Gochnauer, Pro Tem (Absent) John Herr Lauren Houck (Absent) Randy Rannels Sandra Valdez Mayor: Borough Manager: Assistant Treasurer: Special Project Supervisor:
		James Malone Karen St. Clair Jennifer Guzejko Jeff Moseman

Meeting was called to order: 6:00 p.m.

Moment of Silence / Pledge to Flag

Visitors: Tammy Moseman, Lynne Morrison, Courtney Pokrop, Josh Roberts, Jim Swarr, and Samuel Maurer IV
Jim Swarr and Josh Roberts were both recording the meeting.

I. PUBLIC COMMENTS:

1. Lynn Morrison said she has lived on Northfield Drive for more than 20 years. Her home backs up to the bike path and beyond that is a big field that is a floodplain. She enjoys sitting out back and watching the birds. At times she has planted flowers near the bike path on the borough's property to help maintain the area. She said a few years ago they sprayed and killed everything along the edge for maintenance. Earlier this week they put big white stones in this area. The maintenance person on-site told her this was being done as a solution to maintain this area because it is hard to get equipment in there, and also to deter dumping. Ms. Morrison showed pictures of the rocks to Council and said she would have liked to have been notified about this and would like them to consider a better solution. She said it looks like she lives on a swale and feels it is degrading to her property. Jeff Moseman said this has always been a troublesome area along the pathway to maintain and every season they are digging hoses, lawn mowers, and all kinds of trash out of the brush. The trash quickly gets hidden in the brush and there was only a mower length away from the neighboring properties. They tried to come up with a solution to allow them to get machinery in there and at least mow 1 or 2 passes through this area without having to encounter trash and branches. Last year, they trimmed a lot of the large trees that were leaning over the trailway. They discussed putting the rock in, and also discussed covering it with dirt and planting grasses, but it is almost too steep and could cause MS4 issues while soil is bare until the grass grows in. The rocks provide a barrier, and he does agree that it will not stop the dumping, but it will be more prominent. Manager St. Clair said she will go out there and take a look at this. Ms. St. Clair said she did see pictures and was in support of what they wanted to do because of the problems they have had there year after year. Ms. Morrison asked if there have been any other complaints. Manager St. Clair said she has not received any other complaints about the rocks.

II. AGENDA ITEMS FOR DISCUSSION ONLY:

1. **Backyard hens: council to continue discussion on how they would like to proceed.**

Debra Miller said she has seen more information on this and found out that backyard hens can be susceptible to Avian Flu. She said if it weren't for all the flocks of chickens in the county that have been decimated due to the outbreak of Avian Flu, she might have a different opinion about it. Ms. Pokrop said it is less likely with smaller flocks.

John Schick said he is down the middle on this. He said that the cost is substantial for this, and he feels it will be a unique crowd, but on the flip side the smell of the manure can be bad. He said sometimes people start out with good intention and then people get tired of doing it, or it starts to cost too much, and then the novelty wears off. He explained we have ordinances for a reason and there is criteria in there for a special exception which requires proving a hardship. Ms. Pokrop said that the ordinance would require people to take care of the manure. John Schick said this would then become a policing item for the borough and he would probably lean more toward not going with it because even though it is good people with good intentions, the minority few can ruin it for everyone else.

Sandra Valdez said you hope with the ordinance that people will follow it, but this then puts the burden on those who need to ensure that the residents are following the ordinance, therefore she leans towards not doing it.

Randy Rannels said he is not opposed to it and would like to get a feel from the whole community as to how everyone feels about it. If we did something like this, he would like to see the cost to the borough be offset by an annual permit fee with an inspection every six months and if they don't pass, we could possibly make it that they have to get rid of them.

John Herr said he lived across from chickens until they were told they could not have them. Emotionally he thinks they are great. Before voting for them he would like to know that the majority of the borough feels the same way because it will end up costing every taxpayer money to enforce this for the benefit of a few people. He likes the idea of a permit that would help defray the cost. It was pointed out that Manheim Township charges 1,000.00 plus just to get a permit. Mr. Herr said we have some properties that have been problems for many years and if one of these would get chickens, we could always levy fines, but other than that if they pay them, our hands are tied.

Debra Miller said the borough solicitor reviewed adding this on for a vote during the election and found out it is very costly, and this type of referendum is non-binding. Mayor Malone said the board of elections does not favor putting something on the ballot unless it is a binding vote. Ms. Pokrop said she does not feel it would be a successful vote in favor of chickens because it is a small group that wants them, but that is also why she feels the chickens would not be a big problem because she doesn't feel a lot of people will have them. Tammy Moseman said she likes the idea of self-sufficiency, but her main concern is the health of her family, and her dog barking at chickens nearby. Ms. Moseman pointed out there are already cats roaming in the area and she feels they will end up having roaming chickens. Debra Miller said she has a hard time justifying 20,000.00 to change an ordinance. John Schick said the cost is the same whether it is one change or numerous changes. This will be put on the April 4th agenda for a vote.

2. Jeff Moseman/Jennifer Guzejko – review final costs for Playground/Park Restroom Upgrades (DCNR)

Jeff Moseman said there are copies of the proposed plans and probable costs for council and the residents to take a look at. All of the suggestions and comments have been taken into consideration and they are working with ARRO to finalize the plan and get costs so the grant can be submitted. Mr. Moseman reviewed the plans and pointed out what is being proposed and explained that right now it is a more generalized plan with proposed costs in order to compile a cost estimate so the grant can be submitted. If the grant is received the work would not take place until mid-2024 and there will be inflation costs that we cannot account for. It is a 50/50 match so there will be costs for the borough. Items included in this proposal are: Parking lot and curbing at the front of the park with an 18-inch beauty strip, 2-3 additional ADA parking spots in parking lot, pathway between the parking lot and sidewalk, pathway up to bathrooms and concession stand, updated concession stand / bathrooms with energy saving light fixtures, ADA facilities, water saving fixtures, double sinks will be added in for each bathroom, baby changing station has not been included yet. Mr. Moseman pointed out that no other items can be added in after the grant is submitted.

It was discussed what might be needed at the concession stand to get this up to code and cover all the needs. Manager St. Clair said it is best to add in what is needed now. John Schick said electric stoves would get rid of the need for a hood. Randy Rannels pointed out some items will be needed to pass inspection such as a three-bay sink, slop sink, and hand wash sink. The refrigerators we have should be ok. We will also need to convert from gas to electricity for the stove. Extra electrical outlets will be needed to allow for crockpots. The panel will need to be updated to 200 AMP. Randy Rannels said the window may need closed off to allow for the sinks. Cameras are set at a multi angle position and can be reset when the new park equipment is installed. Environmentally friendly features have been considered for this grant and include impervious pavement for the path, swing set made partly from recycled materials, and recycled rubber material (which is a pervious surface) beneath the playset. John Schick said there is a lot of path with pervious pavement proposed and asked if there were any savings with putting bituminous paving and offsetting drainage by putting in rain gardens. Samuel

Maurer asked if sidewalk could be installed to State St. He was told this extends beyond the borough property. Jennifer Guzejko said the total current cost is a little over 600,000.00 of which we have to come up with a 50% match. The borough has over 140,000.00 in parks and open space to use and the rest will come from the surplus in reserves. The application is due by April 4, 2023. Manager St. Clair and Council thanked Jeff and Jennifer for their work on the grant.

3. John Herr: Pine Street update

John Herr reported that the majority of residents he spoke with in the 5900 block of Pine Street were for the change of making the street one-way heading south. Most properties on this street do not have off-street parking, therefore parking on both sides provides a place for residents to park. Changing the street to one-way would make it easier for people driving through because it is only wide enough for one car to pass at a time. This will also make it easier for the fire trucks heading out to a call. It was discussed that making this street one way has come up many times over the years because pulling out and crossing there is dangerous. Public works has had trouble plowing on this block as well. This time it was brought up that if changes need to be made, it should be done now, due to the water main replacement project coming up on Pine Street.

4. Review quotes for new office signs

Quote from Signarama for electronic sign and some directional signs: 29,681.23

Quote from Signarama for PVC sign and directional signs: 6,791.00

Kevin received a quote for a PVC sign and directional signs in the amount of 904.00 and public works can install them. John Schick said he would like to know what material the sign is made of - Manager St. Clair said she will find out. Manager St. Clair reached out to other sign companies but has not received the information yet. The fire company did say they will split the cost of the sign with us.

5. Review property information for 6040/6050/6060 Main Street

Manager St. Clair received 3 quotes for appraising these three properties. She did go ahead and get property value amounts from realtors, even though we cannot go that route, it was just for comparison. The property value amounts were all similar to the three following appraisals received: Angela Tracy 7,500.00, CCAG 5,800.00, Skladany Valuation 5,400.00.

Her recommendation is to go with Skladany Valuation. He took the time to research the properties and he was highly recommended.

6. Reviewed Account Payables 03/23/2023

7. Misc. Items

Manager St. Clair

Jimmy Swarr submitted a letter of interest and statement of financial interest form, to be on the zoning hearing board. This will be on the agenda next week.

Drug Task Force (DTF) has requested contribution in the amount of 4,573.00. We have not participated in the past few years, but things seem to be straightened out now. Manager St. Clair said most of the municipalities are now paying it. Council said they would be ok with it if LT. Kilgore thinks it is ok. Manager St. Clair will check with LT. Kilgore about this.

Scott Liggins submitted a letter along with the proposal from Kohl Bros. for the pumps that he spoke with Council about last month. The current ship dates are 14-16 weeks. After it arrives, it will take 1-2 weeks of site work. The warranty is a standard warranty for one year with the exception of the VFD (variable frequency drive) which carries the option for a 5-year warranty. This was priced through co-stars including freight, labor, and equipment, not to exceed 82,950.00 each. Currently to get full output 2 pumps have to be run, so when a pump goes down or maintenance is needed, we have to use city water and pay for it. What is being proposed is to have a single pump handle the full output with the other being used as a back-up to allow us to handle full output at all times. We will alternate use of each to keep the hours the same on both. Currently with one pump down, we are using 100,000 – 180,000 gallons per day from the city interconnect to make up for the half we cannot meet. The water from the city interconnect will have to be paid for. The pumps were not budgeted for in 2023, but we have money in reserves to pay for this type of emergency. This will not affect residents' costs.

John Herr said the sign at the attorney's office makes it hard to see when you pull out at Pine and Main St. The sign was permitted through zoning. John Schick said that there needs to be a 15 ft. triangle site distance, and this has been looked into in the past. John Herr said he realizes this was approved, but he would just like to ask them to appeal to their good faith and ask them nicely to correct this. Manager St. Clair said she will take a look at the permit.

Debra Miller said she has been in contact with the Master Gardener Program coordinator at Penn State Extension regarding holding a compost workshop in East Petersburg Borough. The Borough will not be expensed, and the Master Gardeners will be donating their time to explain various forms of composting, including worm composting. It was suggested we would have a greater turnout if the workshop was made available to anyone in the surrounding area with residents having first priority. Everyone should pre-register due to a set limit of 70 people. The compost workshop will tentatively be held on Saturday, April 29 from 10:00 – 12:00 p.m.

8. Fire Company Financials – for review only

II. ACTION ITEMS:

1. *It was moved and seconded (S. Valdez / R. Rannels) with unanimous approval by the board to approve the February 23, 2023, Borough Committee meeting minutes*
2. *It was moved and seconded (R. Rannels / J. Schick) with unanimous approval by the board to approve Final costs for the park/trail upgrades for the grant through DCNR, including a bay sink, handwash sink, slop sink, and changing the work gas to electric*
3. *It was moved and seconded (J. Schick / S. Valdez) with unanimous approval by the board to approve Resolution 861, authorizing ARRO Consulting, Inc. to submit the application for the playground/park restroom upgrades to the Department of Conservation and Natural Resources (DCNR) contingent on the updated cost and items being included*

III. Extra Items: Issues arising in the last 24 hours:

1. *It was moved and seconded (S. Valdez / R. Rannels) to approve the purchase of 2 pumps from Kohl Brothers not to exceed 82,950.00 each*

IV. Committee Meeting Adjournment: 7:33 p.m.

VI. Executive Session for legal & personnel matters: Not needed

Next Meeting: Tuesday, April 4, 2023, Council Meeting & Thursday, April 27, 2023, Committee Meeting

Respectfully Submitted,
Kim Strayer, Recording Secretary