

**EAST PETERSBURG BOROUGH
COMMITTEE MEETING MINUTES**

May 28, 2026 6:00 p.m.

Held in person: 6051 Pine Street, East Petersburg, PA

ROLL CALL: Council Members: Debra Miller – President, John Herr - Vice President (Absent), Adam Gochnauer - ProTem, Brendan Garrett – Member, Evan Hunter – Member, David Tirado – Member, Sandra Valdez – Member (Absent)
Mayor: Dereck Duffy (Absent), Borough Manager: Karen St. Clair (Absent), Borough Solicitor: Amy Leonard (Absent)
Staff members: Jeff Moseman, MS4/ Special Projects Supervisor

Meeting was called to order by Debra Miller, President of Borough Council, at 6:00 p.m. with a moment of silence, and Pledge of Allegiance.

I. VISITORS: Karyl Carmignani, Lucas Miller, Kristin Troop, Erin Mathews

VISITOR & PUBLIC COMMENTS:

1. Lucas Miller, new Borough staff member, introduced himself to councilmembers and residents in attendance.
2. Kristin Troop and Erin Mathews with Events Committee:
In preparation of upcoming events, the Events Committee would like to make changes/additions to the concession stand in order to acquire a food license and serve safe license. Items needed: hand washing station, higher shelving, more storage, and the stove moved. The food license will be in East Petersburg Events Committee's name. The stove will be moved by public works per the committee's request. Events Committee was given permission to add the hand-washing sink and add shelving. They will be covering the costs since it is only used by them per the agreement. Fire suppression system will be looked into.

II. AGENDA ITEMS FOR DISCUSSION AND REVIEW ONLY

1. **MS4 Annual Presentation:** Jeff Moseman gave the MS4 Presentation explaining what MS4 is, responsibilities under the program, and how everyone plays a role in protecting our waterways.
MS4 is a Municipal Separate Storm Sewer System, a network of drains, pipes and ditches that discharge into U.S. waterways. The federal government requires these systems have a National Pollutant Discharge Elimination System Permit (NPDES) from PADEP. The borough is required to manage stormwater runoff, implement pollution preventative practices, and enforce regulations that protect waterways. The goal is to prevent pollutants from entering our streams and rivers. Stormwater information is shared through the website, quarterly newsletters, and educational fliers to help residents understand how their actions affect water quality. Other involvement include webinars, and collaboration with The Little Conestoga Watershed Alliance (LCWA). Common discharge issues we encounter are due to contractor activities, vehicle oil leaks, hydrant flushing (must be dechlorinated), pool water (must be dechlorinated and drained into yards, not streets), yard waste in streets causing nutrient pollution and clogged drains. Please report illicit discharges to the borough office 717-569-9282 or on the borough website. East Petersburg Borough will be participating in Lancaster Water Week held June 5-13, 2026 - Rain Garden and BMP demonstration tour will be held at 2899 Graystone Road on June 11 from 5:30 -7:30 p.m.
2. **1945 Broad Street:** Manager St. Clair was contacted to inquire if the borough had any interest in leasing or purchasing this property. It was pointed out that this is an older property and would not be ADA compliant. Council agreed not to pursue.
3. **Resolution 938, Liquid Fuels – PLGIT:** PLGIT/PRIME is currently being used for general reserve and water reserve accounts and is performing well. This is a good option for liquid fuel funds. The resolution will be on the June 2 agenda.

4. **Replacement of Fire Hydrants on Orange & Cherry Street:** Replacement of two hydrants and valves on Orange and Cherry Street is scheduled for Monday June 8. Excavation is expected to be completed June 8. On Tuesday June 9, the water main will need to be shut down to remove and replace the hydrants. Affected residents will likely be without water for most of the day on Tuesday, and a boil water advisory issued. Door hanger notifications were distributed on May 26, allowing for a 2-week notice. Once the laboratory processes the two required water samples, notices rescinding the boil water advisory will be issued.
5. **Reimbursement Agreement for 1695 State Street:** BRE East Pete LLC, purchased the former Fulton Bank complex at 1695 State Street. They are interested in developing the property with additional office space and would like to meet to discuss the options for the site layout. A Reimbursement Agreement will need to be established to ensure the Borough is reimbursed for all legal and engineering fees incurred. Council said the \$5,000.00 is fine if that is the standard amount, but \$10,000.00 might be better. It was pointed out that the agreement states the developer is required to maintain a balance of \$1,000.00 in the escrow account. The Borough reserves the right to reserve an additional escrow deposit when the plan is formally submitted.
6. **Review Payables for 05/28/2026**
No additions.
7. **Misc. Items:** None.

III. NEW BUSINESS - ACTION ITEMS – Council may discuss/deny/approve.

President Miller asked if there were any questions about the action items. There were no questions.

1. ***It was moved and seconded (Councilmember Gochnauer/ Councilmember Tirado) with unanimous approval by the board, to approve April 2026 Committee Meeting Minutes.***
2. ***It was moved and seconded (Councilmember Tirado/ Councilmember Garrett) with unanimous approval by the board, to approve the Reimbursement Agreement for the 1695 State Street Project.***

IV. EXTRA ITEMS: Issues arising in the last 24 hours: None.

V. EXECUTIVE SESSION REQUESTED: NONE

VI. ANNOUNCEMENTS:

- The next borough council meeting will be held on Tuesday, June 2, 2026, at 7:00 p.m. and the next committee meeting will be on Thursday, June 25, 2026.

VII. REGULAR MEETING ADJOURNMENT: 7:09 p.m.

Respectfully Submitted,
Kim Strayer, Recording Secretary