

MINUTES OF THE REGULAR MEETING
OF THE EAST PETERSBURG BOROUGH COUNCIL

DATE AND TIME: September 1, 2020 7:00 p.m.

LOCATION: Community Center 6051 Pine Street

ATTENDANCE: Council Members: Cathleen Panus, President (Absent)
John Wolf, Vice President
Adam Gochnauer, Pro Tem
John Herr
Lauren Houck
Debra Miller
William Pfautz, Jr.
Mayor: James Malone
Manager: Karen St. Clair (Absent)
Public Works Foreman: Jeff Moseman

This meeting was held virtually through Teams due to the Coronavirus

Vice President Wolf called the meeting to order.

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) and carried unanimously, to Approve the minutes of the August 5, 2020 Borough Council meeting

Comments: None

Visitors:

1. Traditions of America representatives - Eric Brinser, Eric Nicholl

Mr. Brinser pointed out there are 96 units included in the Traditions of America phase 2 plans and they are all in East Hempfield. All comments have been addressed, except for 2 – identifying police and fire department. Mr. Brinser attended the last P.C. meeting and presented the plans for phase 2 to the Planning Commission. After they receive approval from Hempfield Township, they will circulate the plans for signatures before recording the plans. The Planning Commission and Michael Bingham did recommend approval of the Traditions of America phase 2 plans, with the condition of satisfying the comments on the most recent review letter from the Borough engineer. They are hoping to break ground later this fall. They have sold close to 70 homes, and model homes will be finished before the end of the year. They project submitting plans for approval of Phase 3 in early 2021 and possibly breaking ground 2021. The reception has been great, and the real estate market is going very well for them.

It was moved and seconded (Councilmember Gochnauer / Councilmember Pfautz) with unanimous Approval by the Board, to Approve the Traditions of America Phase 2 plans with the condition of satisfying the comments of the Borough Engineer

2. Lot Add-on plan 6200 Hollow Drive representatives - Amanda Groff; Harbor Engineering and Owner of two of the properties involved; Don and Betty Emich

Amanda Groff presented the Lot Add-on plans and pointed out the following:
There are five properties involved; three on Parkridge and one on State Street are all gaining extra areas on their lots from 6200 Hollow Drive property. Mr. Emich said he lived at this property for a long time and the Sycamore trees there have grown very large and sit on more than one property, so to protect these trees, and eliminate confusion of ownership of the trees, the land was divided up and the

properties on Parkridge will each be gaining a very large tree. A picture of one of the trees was shared and Mr. Emich explained that he wanted the tree to be on one property and not two, so he split the land to allow the entirety of each tree to be located on only one property. Amanda Groff explained that the Troops own the property on State Street and they are purchasing 2 acres from Don & Betty Emich, and the reasoning for this is that the Troops have an existing non-conformity regarding their impervious lot coverage, and they would like to add this land to their property to fix that issue.

The Emich's are requesting three waivers:

(1) To allow the Fee in Lieu to be paid for only the vacant lot and not the other three lots that already have existing houses on them. There are no proposed improvements on the lots with existing houses, just a shifting of the lots.

(2) Waiver of sidewalks is being requested because there are no sidewalks to connect to.

(3) Partial waiver is being requested of lot markers and permanent monuments and to allow for only setting the markers in the corners of the properties that are involved with this Lot Add-on. She pointed out the places on the plan that will be set with markers.

Mr. Bingham explained that Engineer costs should not be incurred by the Borough because everything that he reviews gets billed to the applicant; it is part of the Memorandum of Understanding that will be voted on tonight.

Councilmember Wolf said that this plan was reviewed by the Planning Commission and the waiver of the sidewalks and partial waiver of the lot markers were recommended for approval.

The Fee in Lieu of was not recommended for approval partly because the information Mr. Emich presented at this meeting regarding the trees, was not presented at the P.C. meeting. Mr. Emich was asking for a full waiver and not a partial waiver.

Mr. Emich said that Mr. Troop has purchased 2 separate parcels and is planning on adding some of the land to his parcel.

The plan was reviewed by the Planning Commission at their last meeting on August 20, 2020 and approval was recommended by all members with one-member abstaining because he lives at the neighboring property. The Borough Engineer also recommended approval.

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) with unanimous Approval by the Board, to Approve a waiver for section 110-602.F(1), not requiring sidewalks to be installed

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) with unanimous Approval by the Board, to Approve a partial waiver of 110-606.C, allowing the markers to be as shown on the plan and not requiring additional markers on properties that are not part of the subdivision

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) with unanimous Approval by the Board, to Approve a modification of section 110-610.C(3)(b) to allow for a reduction in the Fee in Lieu of, to allow for one lot instead of five, because there is only one lot that can be built upon

Mr. Bingham explained that there is a standard M.O.U. that will be put into place as a standard formality for every development plan. It is essentially a contract between the developer and the Borough. It establishes who is responsible for setting of the pins and monuments and who is responsible for paying the Engineer fees, etc. This has been done for every development plan. Mr. & Mrs. Don Emich have agreed to this M.O.U.

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) with unanimous Approval by the Board, to Approve the M.O.U. Memorandum of Understanding for 6200 Hollow Drive

Mr. Bingham explained that Mr. & Mrs. Don Emich are looking for a conditional approval of the lot add-on plan for 6200 Hollow Drive. Mr. Bingham said that the comments remaining on the review letter are mostly administrative in nature and there should be no change in the layout of the plan, other than just a couple minor details that need to be taken care of.

It was moved and seconded (Councilmember Gochnauer, Councilmember Pfautz) with unanimous Approval by the Board, to conditionally Approve the Lot Add-on plan for 6200 Hollow Drive submitted by Don Emic, conditioned upon satisfying the comments provided by the Borough Engineer

Bill Payment: Reviewed by Council

Police Report: Submitted to Council. Chief Steffen reviewed the report and pointed out the following: East Petersburg Borough is exceeding the expectations originally made in cooperation and administrative and meeting the expectations in percentage's and distribution for monthly numbers. Chief Steffen recommended getting the flu shot early to alleviate any mixed signals with COVID-19 response. They have not yet measured speed in the Borough because the speed boards are currently being used in construction areas with high traffic. The devices will be used to set up a traffic study on Lemon Street when the speed boards become available. The new hybrid patrol cars are providing significant savings on fuel.

Jeff Moseman read a letter that Manager St. Clair recently wrote to the NLCRPD:

"Last Month I attended Northern Lancaster Regional Police BOC meeting & I want to Thank Chief Steffen & his wonderful team for a very interesting meeting! John Wolf & I had the opportunity to see the new Fleet vehicles and we had a front row seat to see firsthand the officer in action on a call. The officers are now wearing body cameras & they showed us a video of the offers on an actual call of someone who was to say the least, "out of control," and threatening harm to his spouse. The officers were very patient & professional with this person even though the guy was out of his mind, didn't know what he was saying, & it was obvious that he needed professional medical attention. The officers gave him plenty of warnings that he needed to get out of his chair, or he was going to be tased. The guy would not comply. So, after many attempts to have him get out on his own, they were left with no other choice but to tase him. The whole incident happened so fast, very professional, no one was injured, and the guy was taken into custody & once handcuffed his demeanor completely changed towards the officers.

I wanted to share this story because of all the bad publicity lately in the news of the police. If anyone was to watch this video of our police in action, it shows a small part of what they have to deal with on a day to day basis! They put their lives in danger every day. **Thank you Chief Steffen & NLRPD for all you do. East Petersburg Borough appreciates each & every one of you!"**

Chief Steffen said NLRPD is one of the only suburban police departments that has these body cameras that provided the video recording of the call that Manager St. Clair is referring to.

Mayor Malone: Thanked NLRPD for being out there and is receiving good feedback from residents about the great job they are doing. Reminded everyone to watch for school children and school busses.

EMS: Submitted to Council - Adam Marden was not present. Any questions can be e-mailed Adam Marden.

EMC Coordinator Report: Submitted to Council - Diane Garber
Worked with the school district getting them through their planning process to get the different buildings open to allow them to get through the school year with all of the learning platforms they are providing. Worked with Norfolk Southern on road closings.

Fire Report: Chief Shoenberger gave stats and updates. There was a house fire on Stevens St. Will begin working on 2021 budget this month. Working with other departments to coordinate and find ways to save

money. A child pulled the fire alarm at East Pete Elementary yesterday, and they were dispatched to the call. The day before that, there was actually, a planned drill.

Managers Report: Submitted to Council

Mr. Moseman highlighted the following items in Manager St. Clair's report: In August 2 additional staff members; Luis Rivera and Jason Olenick were both recently hired. Both employees are doing well. Dog Waste Stations were received and have been installed at the park. Diving Board at the pool was broken at the stand and this was repaired by Eric Stark who volunteered his time to do this. A thank you letter will be sent to the welder who took a day off work and donated his time for this repair. Cares Act meeting was attended, and payments will be made in three separate installments.

Foreman's Report: Submitted to Council

Mr. Moseman said this meeting is being held with Teams which is a more cost-effective way of holding meetings. Mr. Moseman thanked Mayor Malone for his help with this.

A leaking hydrant alerted Borough staff to a larger problem. The base of the hydrant broke and until the valve was closed, which took 30 minutes, there was 80,000 gallons of water lost.

The picnic table that were donated by Mad Chef were sealed and stained and plaques were affixed to picnic tables, and they are now being used by the Borough. A thank you letter will be sent to Mad Chef for the tables. Fog sealing project has been completed in the Borough.

Mayor Malone said the contractors did a great job and were helpful to the residents when approached with questions.

Community Volunteer Day at the Rain Garden went very well. Residents showed up to mulch, weed, and do some edging, and it went very well.

Zoning Officer Report: Submitted to Council. Councilmember Wolf read the report.

Fulton Bank located on State Street is working on rearranging their parking lot and reducing their impervious areas. They still have a lot of approvals to get through with the County. They are currently working on addressing items they received from Lancaster County.

Fulton is currently working on NPDES permit.

MS4 report is due in September 30.

Council reminded residents that if they are planning on getting a dumpster, they will need to apply for a permit at the Borough office before they get the dumpster. A note will be put on the water/trash billings to remind residents about this as well.

Property Violations: Submitted to Council

Property Maintenance inspections have resumed in the Borough.

Solicitor Report: Submitted to Council – Council reviewed this report.

Working with solicitor on Graystone Road and Broad Street to bring these properties into compliance.

Memos will be discussed further at the next meeting with the Borough Solicitor and Borough Manager.

HARC: (Hempfield Area Recreation Commission) – Deb Miller reported school age children program enrollment was down due to COVID-19 and is now beginning to pick up.

Membership incentives are being offered to help increase memberships.

They are also offering many outdoor classes and several free family events.

HAFSC: Councilmember Pfautz reported they are currently working on coming up with a startup cost, salary and a job description along with a list of items needed for the chief fire official. They are also discussing budgeting. John Wolf was appointed as alternate member with voting rights.

Old Business: Committee Meeting Topics – This meeting was held at the Community Center: Jeff Book-HARC presentation for online school at Community Center, Cindy Schweitzer Q&A session for startup costs for chief fire official, Ryan Brady-EPB pool, Amended Agreement HAFSC, updates from HAFSC board members, new walkway at scout hut- he will meet with BCO about making this ADA compliant, Park issues from last month – recommendations for weekend, Fire Co. financials, executive session for personnel matters

New Business:

1. *It was moved and seconded (Councilmember Gochnauer, Councilmember Herr) with unanimous Approval by the Board, to Approve the Minimal Municipal Obligation (MMO) Pension Fund for 2021*
2. *It was moved and seconded (Councilmember Gochnauer, Councilmember Herr) with unanimous Approval by the Board, to Approve revised and additional Fall Classic Soccer Dates; October 11, 12, November 14, 15, 21, 22, December 5, 6, 12, 13*
3. *It was moved and seconded (Councilmember Herr, Councilmember Miller) with unanimous Approval by the Board, to Approve use of Community Center by HARC for Satellite/Virtual School in the case schools would shut down due to COVID-19, conditional upon there are no other events scheduled and that both parties agree upon the nominal utility cost used by HARC*

Announcements:

- Blues Fest originally scheduled for September 5, has been cancelled
- September 7 – Office will be closed in observation of Labor Day
- Carnival in the Park and East Pete Day originally scheduled for September 17, 18 & 19 has been cancelled
- September 19 at 6:30 p.m. – Virtual Gulf Ball Drop can be viewed live on Facebook page: East Petersburg Day

Adjournment: It was moved and seconded (Councilmember Herr, Councilmember Pfautz) with unanimous approval by the board, to adjourn the meeting at 8:39 p.m.

Respectfully Submitted,
Kim Strayer, Recording Secretary