

EAST BERLIN BOROUGH COUNCIL
128 Water Street
East Berlin, PA 17316

October 4, 2017

The monthly meeting of the East Berlin Borough Council was held October 4, 2017, at the East Berlin Borough Hall. The meeting was opened with the Pledge of Allegiance at 7:00 PM.

Members Present: President Roberta Teal; Charles Krall; Andrew Raymond; Jason Wood; and Donald Dixon

Members Absent: James LeVan; and Catherine Lockey

Also Present: Solicitor Matthew Battersby; Secretary/Treasurer Darlene McArthur; David Richards; Bev Jadus; Bill Powell; James Sneed; Stan Hollenbaugh; Curt Mathews; David Woodward; Jan Hoffman; Anne Geiger; and Phil Keener

Adoption of the Minutes: The meeting minutes of Council's Session on September 6, 2017, were reviewed. *A motion to approve the minutes was made by Jason Wood; seconded by Donald Dixon. Motion approved with no dissenting votes.*

Payment of Bills: A summary of bills for October totaling \$80,776.55 was reviewed. Donald Dixon noted that the bills detail includes payment to H & H Excavating for the South and Zinn Avenues Pavement Restoration Project in the amount of \$52,940.68 paid from Liquid Fuels funds. *Charles Krall motioned to pay the bills for October; seconded by Jason Wood. Motion approved unanimously.*

Constituents Addressing Borough Council: Anne Geiger of 115 E. King Street addressed Council to state her concerns of a proposal from the owner of the former Nell's Market (429 W. King Street) to request a zoning ordinance amendment to allow the building to be converted to a storage rental facility which is currently prohibited in the Borough Core (BC) District. Mrs. Geiger stressed that this section of the BC District is a designated National Historic District, and the proposed use is not compatible with the vision of the Adams County Comprehensive Plan. Mrs. Geiger urged Council to work with the property owner and engage the Adams County Office of Planning and Development and the Adams County Economic Development Corporation.

Stan Hollenbaugh of 414 W. King Street stated that he purchased his home forty-four (44) years ago, and mentioned his concern of decreased property values resulting from this use in the BC District. Mr. Hollenbaugh is also concerned of the proposed facility's hours of operation, and urged that the Borough citizens should be protected and not big business. Mr. Hollenbaugh suggested better options for the property such as properly designed townhomes.

David Richards stated that when Nell's expanded in 1994, three homes were lost in violation of Borough ordinance.

Jan Hoffman of 412 W. King Street provided Council with copies of letters from the Adams County Office of Planning and Development and the East Berlin Historical Preservation Society from 1994, both critical of allowing the expansion of the Nell's Market based on the historic preservation of the downtown area. Ms. Hoffman stated that she agrees with the comments of Mrs. Geiger and Mr. Hollenbaugh and noted that she would not have purchased her home if it were across the street from a storage rental facility.

James Sneed of 409 W. King Street stated that he has all the same concerns and that he would like to see the property better maintained. Mr. Sneed noted that he has assisted by clearing weeds and other debris.

Mayor's Report: In the Mayor's absence, President Teal noted that Trick or Treat in the Borough would be held on October 31st from 6:00 to 8:00 PM.

Solicitor's Report: Nothing to report.

Committee Reports:

Finance: Council reviewed the Previous Year Financial Comparison Report and Summary of Accounts. Donald Dixon questioned the “Loan Receivable – EBACC” account. President Teal stated that payments will be made quarterly on the roof repair loan to the Community Center.

Streets/ Maintenance: Andrew Raymond reported that the stormwater inlet top and curb repair at 291 Hillside Drive was completed, and road work and landscaping has been completed for the road project at South and Zinn Avenues. Quotes have been received for a new 2017 F350 truck and Western MVP snowplow from COSTARS dealers New Holland Auto and Apple Ford. *Andrew Raymond motioned to accept the quote from New Holland Auto to purchase the 2017 F350 with plow for \$36,000.00; seconded by Jason Wood. Per roll call vote, all Members of Council approved the motion.* Andrew Raymond reported that GVM of 224 E. King Street has quoted the cost of a demo brine application unit for \$5,000.00; the cost is \$6,740.00 when new. Totes of brine can be purchased from GVM for \$.55 per gallon, \$165.00 per 300 gallon tote. *Andrew Raymond motioned to accept the quote from GVM of \$5,000.00 for the brine unit; seconded by Donald Dixon. Per roll call vote, all Members of Council approved the motion.* It was noted that both of these purchase can be made with Liquid Fuels funds.

Planning/Zoning: No report.

Personnel: President Teal reported that Doug Sheaffer is willing to continue his membership on the Parks and Recreation Commission. The term expired September 30, 2017. *Jason Wood motioned to reappoint Doug Sheaffer to another three year term on the Commission; seconded by Donald Dixon. Motion approved with no dissenting votes.*

Parks and Recreation: The meeting minutes of September 14th were provided to Council. Parks and Recreation Chairman Phil Keener addressed Council to update the status of the Park project to install a basketball court and pave the entire walking path, partially funded by DCNR grant funds. Mr. Keener reported that six (6) bids were received ranging from \$62,735.00 to \$145,000.00 with the lowest bid from C.E. Williams and Sons, Inc. and recommended that Council accept the lowest bid. In response to Donald Dixon’s inquiries, Mr. Keener stated that the basketball court would be located beside the skate park, and the remaining section of walking path to pave is approximately 1,700 feet. Curt Matthews inquired of the status of improvements to the skate park. Mr. Keener replied that the improvements have been delayed for now. *Jason Wood motioned to accept the bid from C.E. Williams for \$62,735.00 for the Park project; seconded by Donald Dixon. Per roll call vote, all Members of Council approved the motion.*

Unfinished Business: Charles Krall reported that he, Donald Dixon, and Zoning Officer Robert Thaeler held an informal meeting with concerned citizens regarding the proposed zoning amendment to allow a storage rental facility in the former Nell’s Market building. Mr. Krall noted that the required fee to request a zoning ordinance amendment has not been received from the property owner, and recommends no further action at this point. Mr. Thaeler will contact the Adams County Economic Development Corporation for assistance on the matter. Mr. Krall stated that this proposal may not be the best use of the property and hopes to work with the owner for other options.

New Business: None.

Correspondence:

- Gettysburg Chamber of Commerce October Newsletter
- Adams County Boroughs Association Meeting, 11/20 at 6:15 PM, Pike Restaurant, Gettysburg
- Adams County Boroughs Association September Newsletter
- Watershed Alliance of Adams County Public Forum to Discuss Critical Water Issues, 10/24 at 7:00 PM, Ag Center, Gettysburg
- Training and Webinars Available

Donald Dixon motioned to adjourn the meeting of the East Berlin Borough Council at 7:47 PM; seconded by Jason Wood. Motion approved with all voting in favor.

Respectfully submitted,

Darlene McArthur
Secretary/Treasurer of Borough Council