



**WORMLEYSBURG BOROUGH
COUNCIL MINUTES
JANUARY 10, 2023**

The monthly meeting of the Wormleysburg Borough Council was held on Tuesday, January 10, 2023, in Council Chambers. Vice-President Stephen Hawbecker called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was led by Mr. Plaza.

Borough Manager Ealer called the Roll.

President	-	Vacant
Mayor George O. Preble	-	Present
Vice-President Stephen M. Hawbecker	-	Present
Mr. George Kahler	-	Present
Ms. Sue Stuart	-	Present
Mr. Warren Stumpf	-	Present via Zoom
Ms. Margaret Stuski	-	Arrived 7:30 p.m.
Mr. Joshua Plaza	-	Present

The following individuals were also in attendance: West Shore Regional Police Chief Anthony Minium, WSRPD Assistant Chief John Friel and Borough Solicitor Justin George, Esq. Guests present were Michael Rudy, Tim Campbell - Penn State University Student, Planning Commission Member Chris Duborow, Kiersten Gatten - Notary Public, Sue Helm, Jeff Tinsman, Mervat Gharib, Sedan Gharib, Jeffrey Kittrell, Marianne Tadych, Yolanda Garlinger and Kathy Kahler.

Mr. Hawbecker opened the meeting to receive nominations to fill the vacancy of Council President.

Sue Stuart was nominated by Warren Stumpf to fill the vacant Council President position on Borough Council.

ACTION: On motion made by Mr. Stumpf and seconded by Mr. Kahler, Council in attendance unanimously approved to appoint Sue Stuart to the vacant Council President position on Borough Council.

Ms. Stuski was not present.

Michael Rudy was interviewed by Council for the vacant position on Borough Council on December 13, 2022.

Mary Ann Redding, who was not present this evening, was interviewed by Council for the vacant position on Borough Council on December 13, 2022.

ACTION: On motion made by Ms. Stuart and seconded by Mr. Kahler, Council in attendance unanimously approved to appoint Michael Rudy to the vacant position on Borough Council with the term ending 12/31/2023.

Mayor Preble administered the Oath of Office to Mr. Rudy.

ACTION: On motion made by Mr. Plaza and seconded by Mr. Kahler, Council in attendance unanimously approved Resolution 2023.02 – To Fill A Vacancy On Council - Michael Rudy.

PUBLIC COMMENTS

Tim Campbell from PSU presented Council with an updated PowerPoint presentation on the Local Climate Action Plan (LCAP), which can assist in making informed decisions in regard to climate change.

APPROVAL OF THE MINUTES

ACTION: On motion made by Mr. Hawbecker and seconded by Mr. Kahler the minutes of the December 13, 2022, meeting were unanimously approved by Council in attendance as presented.

APPROVAL OF THE AGENDA

The agenda was accepted as presented with amendments to include the Volunteer Dinner update and YMCA Marathon being added to business.

BUILDING PLANS

There were no building plans.

PUBLIC HEARINGS

Conditional Use Hearing – 320 North Front Street - Airbnb

Ms. Stuart recessed Council and opened the public hearing at 7:30 p.m.

Borough Solicitor inquired if any additional attendees were interested in being acknowledged as an interested party to the Conditional Use Hearing and wanted to provide testimony. No response was received.

Borough Solicitor proceeded to swear-in Sue Helm, owner of 320 North Front Street.

After a lengthy discussion, Ms. Helm agreed to withdraw the Conditional Use Application with the understanding that Council will expedite the process of drafting an Airbnb Ordinance.

Council will reimburse Ms. Helm the Conditional Use Application fee.

Ms. Stuart closed the public hearing at 8:15 p.m. Ms. Stuart then reconvened the Council meeting.

REPORTS FROM APPOINTED BOROUGH OFFICERS

Borough Manager

The Borough Manager's monthly report, which was provided electronically, was accepted with no questions.

Borough Treasurer

The December Treasurer's report, which was provided electronically, was reviewed with no questions.

ACTION: On motion made by Mr. Plaza and seconded by Mr. Kahler, the December Treasurer's report was accepted and directed to be filed for audit.

Borough Solicitor

No report.

Borough Engineer

The Borough Engineer report was provided electronically summarizing the status of the following projects and tasks to be performed:

- i. Sanitary Sewer Grants – Prepared and submitted two PA Small Water and Sewer grant applications requesting \$500,000 each and designating \$125,000 of the County's ARPA grant funds as the match for each project. The projects will involve sanitary sewer repairs and lining in the South Front Street area and in the South Second Street area.**
- ii. S. Front St. Parking Lot – Prepared a parking lot layout using our topo survey and incorporating the concept plan initially created by T3 Engineering. The access drive would be one-way with the entrance on S. Front Street and exit at S. River St. After having Frank Chlebnikow perform a cursory zoning review against the Borough's Zoning Ordinance, he identified several nonconformities that would be created by the proposed parking lot layout. Most notably would be Sections 1103.N.4.a and 1103.N.4.b, which are as follows:**
 - a. Driveways, access drives or other points of ingress/egress for motor vehicles shall generally be taken from alleys.**

- b. Off-street surface parking lots shall not be located along, have frontage on, or otherwise abut Front Street.

We are revising the layout to make a two-way access onto S. River St. and delete the proposed access from Front St. By doing so, the layout will come into compliance with Section 1103.N.4.a and will also preserve the existing on-street parking spaces along S. Front St. Regardless, the Borough may still have to take additional steps as outlined in the Zoning Ordinance to address non-compliance with Section 1103.N.4.b.

COUNCIL PRESIDENT’S REPORT

Ms. Stuart noted that the annual Volunteer Dinner has been scheduled for Saturday, April 1, 2023, at Duke’s Restaurant on South Front Street.

COUNCIL VICE-PRESIDENT’S REPORT

Mr. Hawbecker provided the report.

ACTION: On motion made by Mr. Hawbecker and seconded by Mr. Kahler, Council in attendance unanimously approved the distribution of funds as follows (as evidenced by the check registers dated from 12/13/2022 to 1/10/2023).

<u>Accounts</u>	<u>Number of Checks</u>	<u>Distribution Summary</u>
General Fund	41	\$ 266,619.49
Fire Tax Fund	7	\$ 41,522.20
<u>Sewer Fund</u>	<u>27</u>	<u>\$ 337,882.14</u>
<i>Total*</i>		<i>\$ 646,023.83</i>

**The distribution summary total may include inter-fund transfers in keeping with accounting requirements.*

MAYOR’S REPORT

The Mayor provided his monthly report, which was accepted without questions.

Ms. Stuart noted that Mr. Plaza has been elected as a member of the West Shore Regional Police Commission for a two-year term.

COMMITTEE REPORTS

Parks, Public Lands and Recreation Committee, COG

Ms. Stuski advised that the Parks and Recreation Board’s January meeting was held.

Ms. Stuski reported that CapCOG held their November meeting. CapCOG’s annual dinner will be held in January and the guest speaker will be PA Treasurer Stacy Garrity.

Sanitary/Highway/Streets/Planning Committee

Mr. Plaza provided a detailed outline on the sewer project timeline.

2022:

- i. Council approved \$30,000 out of the sewer fund to begin inspecting the sewer lines.**
- ii. February 2022 - The inspection conducted by United Service Group (USG) occurred. The inspection started in the Village area due to the age of the lines. The area inspected started at South Front Street near the Market Street Bridge to Chestnut Street.**
- iii. Rettew analyzed the data secured from the inspection noting the areas of concern.**
- iv. April 2022 – A Local Share Grant application was submitted to DCED in the amount of \$133,900 for inspection the rest of the sanitary sewer lines in the borough. As of today, the grants have not been awarded.**
- v. June 2022 – Applied for CCPA – ARPA through Cumberland County in the amount of \$1,997,012. The Borough received an award of \$250,000.**
- vi. December 2022 – Borough applied for 2 Small H2O grants each in the amount of \$500,000. These grants will use the \$250,000 awarded from Cumberland County as the required match. The grants are for 2 stand-alone projects for the sewer project: 1 being the South Front Street project and the other the Second Street project. If awarded, one or both projects will have in the ground construction in 2024.**

2023:

- i. Will continue to look for funding opportunities to repair and/or replace the aging sanitary sewer lines.**
- ii. If awarded the Small H2O grant(s) – the project(s) will be designed by engineering.**
- iii. If the LSA grant is awarded, the borough will proceed with the interior inspection of the balance of the sanitary sewer lines in the borough.**
- iv. The data will be analyzed by engineering to develop a plan addressing area(s) that are in the greatest need of repair/replacement first.**

2024:

- i. Once the projects – South Front Street and/or the Second Street projects have construction plans complete, the project(s) will be bid.**
- ii. The bid(s) will be awarded, and construction will be completed in 2024.**

Service/Property Committee

Mr. Kahler reported that the building permit for the office renovation has been

Approved and demo is to begin Monday, January 23, 2023. Mr. Kahler noted that the timeline for the project is approximately 4 – 6 weeks.

Codes Enforcement, Zoning, Sidewalks and Shade Trees Committee

Ms. Stuart reported that there were no new codes violations for December and all work was follow-ups on open cases.

Administrative Committee

No report.

NEW BUSINESS

ACTION: On motion made by Mr. Stumpf and seconded by Mr. Plaza, Council voted unanimously to appoint Yolanda Garlinger as a West Shore Fire Bureau Representative.

OLD BUSINESS

ACTION: On motion made by Mr. Hawbecker and seconded by Mr. Plaza, Council voted unanimously to approve Resolution 2023.01 – Verizon Agreement.

ADJOURNMENT

ACTION: On motion made by Mr. Plaza, Council meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Lori Schmidt
Recording Secretary

Deborah Ealer
Borough Manager

BOROUGH OF WORMLEYSBURG
20 MARKET STREET • WORMLEYSBURG, PA 17043