



**WORMLEYSBURG BOROUGH
COUNCIL MINUTES
November 10, 2020**

The monthly meeting of the Wormleysburg Borough Council was held on Tuesday, November 10, 2020 in Knisley Hall (to accommodate social distancing). Council President Martini called the meeting to order at 7:28 p.m. and noted that the state of emergency related to Corona Virus 2019 (Covid-19) remains in effect.

The Pledge of Allegiance was led by Mr. Martini.

Borough Manager Deb Ealer called the Roll.

President Thomas L. Martini	-	Present
Mayor George O. Preble	-	Present
Vice-President Stephen M. Hawbecker	-	Present
Mr. Joseph Deklinski	-	Present
Mr. George Kahler	-	Present
Ms. Sue Stuart	-	Present
Mr. Warren Stumpf	-	Present
Ms. Margaret Stuski	-	Present

The following individuals were also in attendance: Borough Solicitor Bryan Salzmann, Esq., and West Shore Regional Police (WSRP) Chief Michael Hope. Guests present were Don and Becky Carter, and Ed Fetter, RVG Management and Development, Co.

APPROVAL OF THE MINUTES

ACTION: On motion made by Ms. Stuart and seconded by Ms. Stuski, the minutes of the October 13, 2020, meeting were approved as presented.

APPROVAL OF THE AGENDA

The agenda was accepted as presented with no changes.

CITIZENS' COMMENTS

Don Carter, owner of the restaurants at South Front Street, provided an update regarding proposed renovations to be undertaken at the Rock Bass Grill location. Mr. Carter expressed his appreciation for Manager Ealer's assistance, and advised that the building front exterior will be completely renovated and the interior will be redecorated. The plans are currently with BIU for review. Mr. Carter stated he will rename the restaurant from Rock Bass Grill to Tequila Willies Southwest American Grill, which will require a signage change. Mr. Martini thanked Mr. Carter for hosting his businesses in the Borough.

Ed Fetter with RVG Management and Development Company distributed an initial proposal for property development at the 7.98 acres that RVG owns on Poplar Church Road, purchased by Poplar Church Heights, LP in 2008. He outlined options for a potential office vs. multi-family housing on the property. Noting Covid-19 as the cause, Mr. Fetter indicated there is currently zero demand for office space, and he summarized that, making use of underground parking, multi-family use could provide approximately 120 upscale housing units. Mr. Fetter acknowledged that a zoning change to Multi-Family Residential and Text Amendment allowing a higher density – 14 units per acre – would be requested. Ms. Stuski indicated that the developer would need to contact the Railroad Management Authority to review and approve any building plans as a part of the process.

BUILDING PLANS

There were no building plans.

PUBLIC HEARINGS

Mr. Martini recessed Council and opened the public hearing at 7:48 p.m. to receive comments on Ordinance 523 – Amending Chapter 15 of Motor Vehicles Code.

There were no comments.

Mr. Martini closed the public hearing at 7:50 p.m. He then reconvened the Council meeting.

ACTION: On motion made Mr. Deklinski and seconded by Ms. Stuart, Council unanimously approved Ordinance 523 – Amending Chapter 15 of Motor Vehicles Code related to General Parking Regulations, updating where parking is permitted on specific areas along East and West Crestwood Drive.

REPORTS FROM APPOINTED BOROUGH OFFICERS

Borough Manager/Secretary

Council accepted the Borough Manager’s monthly report, which was emailed, with no questions.

Borough Treasurer

Treasurer Ealer presented the October reports. There were no questions.

ACTION: On motion made Mr. Deklinski and seconded by Mr. Stumpf, the October Treasurer’s report was approved unanimously as presented and sent to the file for audit.

Borough Solicitor

Attorney Salzman presented the draft for the International Property Maintenance Code – 2015 – Draft Ordinance. Mr. Deklinski requested a clarification in Section 2, B, to add the definition of the word “department,” which, in this case, refers to Codes and Zoning Department (or staff).

ACTION: On motion made Mr. Deklinski by and seconded by Ms. Stuski, Council unanimously voted to adopt the International Property Maintenance Code – 2015 – Draft Ordinance, with the addition of the definition for “department” as noted above.

Ms. Stuski requested Attorney Salzman draft an updated Stormwater Management Authority Ordinance.

Attorney Salzman presented the West Shore ALS Change of Ownership Contract reporting all changes have been made. This agreement essentially allows the next corporate entity to WSALS to serve as Wormleysburg’s ambulance service provider.

ACTION: On motion made by Ms. Stuart and seconded by Mr. Deklinski, Council unanimously voted to approve the West Shore ALS Change of Ownership Contract effective December 1, 2020.

Borough Engineer

The Borough Engineer’s October report was provided electronically.

COUNCIL PRESIDENT’S REPORT

Mr. Martini reported that residents were pleased with the updates to Rupley Park and appreciate the work done on it.

COUNCIL VICE-PRESIDENT’S REPORT

ACTION: On motion made by Mr. Hawbecker and seconded by Mr. Deklinski, Council unanimously approved the distribution of funds as follows (as evidenced by the check registers dated from 10/13/20 to 11/09/20).

<u>Accounts</u>	<u>Number of Checks</u>	<u>Distribution Summary</u>
General Fund	55	\$ 232,053.63
Fire Tax Fund	3	\$ 76,456.60
Sewer Fund	29	\$ 131,655.62
Total		\$ 440,165.85*

**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.

Chief Hope reported that WSRP is working on their third accreditation and the final assessment will be on December 7, 2020.

COMMITTEE REPORTS

Administrative Committee

STMP Grant – Manager Ealer reported that she sent the Request for Proposal for a Fiscal, Operational and Strategic Management Review to eight (8) firms and only one (1) RFP was returned by Pennsylvania Economic League (PEL). The Administrative Committee reviewed it at their October 29, 2020, meeting and recommended Option – 1 costing \$41,710 for approval. Ms. Stuski requested that the Lemoyne report be reviewed for comparability and that approval be deferred to next month.

ACTION: On motion made by Ms. Stuski and seconded by Mr. Deklinski, Council unanimously agreed to defer action to next month’s meeting on the PEL proposal for a Fiscal, Operational and Strategic Management Review to be funded by the STMP Grant RFP.

Mr. Hawbecker presented the draft 2021 budget for discussion. The Administrative Committee reviewed multiple budget options and approved an increase of 13% for sewer service and \$20 per quarter for trash service (per service location). In addition, there is an open salary issue to be finalized.

ACTION: On motion made by Mr. Hawbecker and seconded by Ms. Stuski, Council unanimously approved the 2021 operating budget, subject to finalizing the open salary issue.

Manager Ealer reported that her collection efforts for delinquent sewer and trash accounts have netted \$25,000 in otherwise lost revenue. Ms. Stuart thanked Ms. Ealer for her work with the budget and collections.

Parks, Public Lands and Recreation Committee, COG

Ms. Stuski reported that the East Pennsboro Soccer Association is using Redding Park as their overflow for two teams through December and noted that the Association provides its own portable toilet. Ms. Stuski advised that the West Shore Girls Softball League may have a future interest in the use of Redding Park.

Ms. Stuski noted that the Recreation Board received a letter of interest and advised that no action is required at this time.

Planning Commission and Streets, Sanitary/Highway Committee

Mr. Deklinski presented the Handicap Parking Request for 117 South Second Street noting that all the proper documentation had been provided to the Borough.

ACTION: On motion made by Mr. Deklinski and seconded by Ms. Stuart, Council unanimously approved the Handicap Parking Request for 117 South Second Street.

Service/Property Committee

No report.

Codes Enforcement, Zoning, Sidewalks and Shade Trees Committee

Ms. Stuart noted that one code letter regarding a tree was sent in October.

Public Safety Committee

Mr. Stumpf reported that West Shore Bureau of Fire (WSBF) was awarded a \$1,000 Grant from PA American Water for vests and a \$24,000 Covid-19 Grant.

ACTION: On motion made by Mr. Stumpf, and seconded by Mr. Deklinski, Council unanimously approved the WSBF Major Incident Types and Classification reports for October 2020.

NEW BUSINESS

Manager Ealer reported that the Zoning Hearing Board met on October 27, 2020 and reviewed the subdivision request for the property located at 27-29 South Second Street. The Zoning Hearing Board approved the variance.

OLD BUSINESS

A vacancy remains on the Zoning Hearing Board. Council will look for potential members.

Manager Ealer set up email addresses for each Council member and will publish them on the web page. Mayor Preble's emails will be forwarded to the Manager for action.

EXECUTIVE SESSION

Mr. Martini opened the Executive Session at 8:23 p.m. The group discussed:

- 1 – Personnel Matter
- 1 – Matter of Potential Litigation

Mr. Martini closed the Executive Session at 8:40 p.m. with no votes taken.

ADJOURNMENT

ACTION: On motion made by Mr. Martini, Council meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Lori Schmidt
Recording Secretary

Deborah Ealer
Borough Manager

**BOROUGH OF WORMLEYSBURG
20 MARKET STREET • WORMLEYSBURG, PA 17043**