

**GLEN ROCK BOROUGH  
COUNCIL MEETING  
June 16, 2021**

**Present:** Rollin Apgar, George Arnold, Joe DiCandeloro\*, Jason Loudermilk and Victoria Ribeiro.

**Others Present:** Evan Gabel, Esq.; Jason Brenneman, P. E.\*; John Trout, Mayor; Ann Merrick, Sec/Treas, and nine visitors.

**The meeting was Called to Order** at 7:00PM by President R. Apgar with the pledge to the flag.

**No Public Comment**

**Vacancies**

1. GR Zoning Hearing Board, one vacancy.
2. GR Planning Commission, one vacancy; received one letter of interest from Jason Siesko. V. Ribeiro moved to appoint Jason Siesko to vacancy on the GR Planning Commission, seconded by G. Arnold. Motion carried.
3. GR Water & Sewer Authority, two vacancies; received one letter of interest from Andrew Stewart. G. Arnold moved to appoint Andrew Stewart for a five-year term to the GR Water & Sewer Authority, seconded by J. DiCandeloro. Motion carried.
4. York County Storm Water Consortium, one vacancy.
5. V. Ribeiro moved to accept the resignation of Samantha Cole from the GR Recreation Board, seconded by G. Arnold. Motion carried.
6. V. Ribeiro moved to appoint Michelle Siesko to the GR Recreation Board vacancy, seconded by G. Arnold. Motion carried.
7. J. DiCandeloro moved to accept the resignation of Borough Council member, Veronica Broadwater, effective June 30, 2021, seconded by G. Arnold. Motion carried. Council vacancy will be filled during the July Council meeting.

**Approval of Minutes**

1. G. Arnold moved to approve the April 21, 2021 minutes, seconded by J. DiCandeloro. Motion carried.

**Agenda**

1. Robert Lochte, owner of 17 Manchester Street: Mr. Lochte reports that a sinkhole is developing in front of 17 and 19 Manchester Street properties. V. Ribeiro moved to authorize J. Brenneman to investigate sinkhole for up to two hours and report back to Council with findings, seconded by G. Arnold. Motion carried. Mr. Lochte gave permission for engineer to access the property.
2. David Gonzalez, YCEA: Mr. Gonzalez provided an update for the Trail Friendly Business program. YCEA provides guidelines and best practices for local businesses to market and attract YC rail trail users.
3. Yohn Properties discussed parking proposal for their GR Zoning Hearing Board application and requested that council designate up to six parking spaces along the YC Rail Trail. Solicitor E. Gabel suggested that if additional parking spaces are needed for Yohn's residential/commercial application, the GR ZHB could make the decision adding designated parking spaces as a condition of an approved plan.

4. Richard Shiles, GR Veterans Park Project: Mr. Shiles requested access to “In Lieu of Land Fee Funds” to complete the Veterans Park Project. V. Ribeiro moved to approve use of \$10,000 from In Lieu of Land Fee Funds for completion of Veterans Park Project, seconded by G. Arnold. Motion carried.

### **Complaints**

1. SRPD addressed fireworks complaint and issued a rental property Disruptive Conduct Report.
2. Council discussed current complaint form and addition of a Health & Safety category. Ordinance Committee will discuss further, revise the form and present to Council during the July Council Meeting.

### **Police Commission**

1. SRPD purchased new patrol vehicle.
2. SRPD received resignation of Officer Jeff Carey.
3. SRPD sold three old patrol cars for \$7000.
4. Due to employee vacancies, overtime cost is higher than budgeted.
5. SRPD hiring a new officer, hire contingent upon completion of background checks, etc.
6. Ethics document is being updated.
7. IGA Committee is working on the long-term costs required by members considering withdrawing.

### **Old Business**

1. Thirty-day extension was approved for Sales Agreement for Rockville Road property.
2. Received three written quotes for demolition of 3 Holly Lane residential house and foundation:

a. Bernard Anthony, Inc.	\$16,400
b. Fitz & Smith, Inc.	\$19,900
c. Ben Washington Construction & Consulting	\$20,000

G. Arnold moved to accept the three bids for demolition of 3 Holly Lane residential house and foundation, seconded by J. DiCaneloro. Motion carried.

\*J. DiCaneloro left the meeting at 7:52 PM.

- G. Arnold moved to award the demolition of 3 Holly Lane residential house and foundation to lowest bidder, Bernard Anthony, Inc. for cost of \$16,400, seconded by V. Ribeiro. Motion carried. V. Ribeiro moved to authorize the Council President to sign agreements between Borough and Land Bank, as needed, seconded by G. Arnold. Motion carried. V. Ribeiro moved to ratify the adoption of Resolution 2021-04, accepting a deed in lieu of condemnation for a tract of land known as 3 Holly Lane, and authorizing the filing of said resolution and description and deed in lieu of condemnation with the recorder of deeds office in York County, Pennsylvania, seconded by G. Arnold. Motion carried.
3. V. Ribeiro moved to rescind Resolution 2020-14, extending state of emergency proclamation due to Covid-19, seconded by G. Arnold. Motion carried.
  4. G. Arnold moved to restore Borough Office hours, 9AM – 3PM, Monday – Thursday, seconded by V. Ribeiro. Motion carried.

### **Solicitor’s Report**

1. Property owner of 138 Park Avenue continues to clean up his pool and weeds. District Magistrate Hearing has been continued until July 26, 2021.

2. E. Gabel provided update from hearing with owner of 20 Argyle Avenue; Borough was awarded judgement. An on-site meeting was held between owners of 20 and 22 Argyle Avenue to discuss status of fence along property line.
3. E. Gabel provided an update for the Valley Street wall collapse. The Borough is not responsible for the repairs but if the wall further degrades, a significant collapse would impact Valley Street. E. Gabel suggested using grant funds for repairs. G. Arnold moved to authorize E. Gabel to investigate grant funds for Valley Street wall repair for one hour, seconded by V. Ribeiro. Motion carried.

\*J. Brenneman arrived for the meeting at 8:04PM.

### **Ordinance Enforcement Report**

1. Council reviewed property owner of 20 Glen Avenue's concerns with code enforcement of property. Council asked that all fines be removed for 20 Glen Avenue. G. Arnold moved to authorize up to two hours of time for the solicitor to meet with property owner of 20 Glen Avenue to resolve violations, seconded by V. Ribeiro. Motion carried.
2. Council discussed the abandoned property located at 110 Manchester Street. The bank is not going to address any of the current violations. The Borough will hire someone to take care of the property and will file municipal lien if fees are not paid by property owner.

### **Recreation Board Report**

1. G. Arnold moved to authorize the purchase of \$2500 of mulch for GR Park, seconded by J. Loudermilk. Motion carried.
2. G. Arnold moved to hire Summer Playground Program Counselors contingent upon completion of all background checks, seconded by V. Ribeiro. Motion carried.
3. The tennis net may need replaced.

### **Borough Engineer's Report**

1. J. Brenneman received one quote for Valley Street project from Clear View Excavation, \$14,800. Council discussed possible use of ARPA funds to complete this project. V. Ribeiro moved to award the Valley Street stone wall collapse project to Clear View Excavation, Inc. for a cost of \$14,800, if solicitor is able to determine the Borough may use ARPA funds for this project, and authorized the solicitor to prepare an Agreement with property owner for possible future repairs, seconded by G. Arnold. Motion carried.
2. Update on ARLE Grant project: TRG is resubmitting for Penn DOT HOP and hopes to receive final approval of permits by the end of June.
3. Atlantic Stormwater experienced equipment issues and will be coordinating with GR Mill Inn to begin working on Mill Race again.
4. Borough has received CDBG Contracts for 2019, \$100,000 and 2020, \$87,000 for replacement of curb and sidewalk on the northside of Hanover Street. Several scenarios discussed for bidding, pre-construction meetings, awarding. J. Brenneman suggests going out to bid in September/October for a late winter/early spring, 2022 start date. Council agreed with the engineer's recommendations.
5. J. Brenneman provided an estimate of \$13,000 to replace the curb and sidewalk at entrance to Borough's Manchester Street parking lot, \$4000 for engineering costs and \$10,000 for curb and sidewalk replacement at entrance to Bailey's Archery. G. Arnold moved to authorize up to \$4000

for engineering on Borough's Manchester Street Parking Lot project, seconded by V. Ribeiro. Motion carried. J. Brenneman will obtain phone quotes for this project.

\*J. Brenneman left the meeting at 8:34 PM.

### **Work Supervisor's Report**

1. WS experiencing challenges obtaining supplies.
2. Convex mirrors were purchased and installed on Main Street and Manchester Street.

### **Secretary's Report**

1. V. Ribeiro moved to authorize the GR Hose & Ladder to assist Fawn Grove Borough, Red Lion Borough, Shrewsbury Borough and Springfield Township with traffic control for 2021 events, seconded by G. Arnold. Motion carried.
2. G. Arnold moved to transfer \$4900 from Rental Fund to General Fund for budgeted expenses, seconded by V. Ribeiro. Motion carried.
3. G. Arnold moved to transfer \$225,000 from General Fund to Money Market Savings to earn highest yield of interest, seconded by V. Ribeiro. Motion carried.
4. V. Ribeiro moved to transfer \$1804.94 from Friends of GRB Account to GR Recreation Fund for the GR Train Stop Pop Up Farmer's Market, seconded by G. Arnold. Motion carried.
5. Foundation First, property management company of 31 Main Street requested a waiver of refuse fees since the potential tenant is a commercial company who may use the unit for storage. No waiver granted.
6. V. Ribeiro volunteered to assist with completion of 2021 CDBG Income surveys.

### **No Animal Control Officer's Report**

### **Zoning Officer's Report**

1. SPCC issued three zoning permits, and completed eighteen rental inspections in May, 2021.

### **Mayor's Report**

1. Received a few calls about truck traffic on Church Street.

### **No Building and Property Report**

### **Public Safety Report**

1. Replacement Radar Speed Sign will be delivered in forty-five days.
2. Speed Humps cannot be placed on State Roads.
3. Committee will investigate cross walk solutions for state roads and obtain prices for purchasing signage.

### **No Ordinance Committee Report**

### **Special Projects Report**

1. Grant application has been submitted for stream restoration.
2. V. Ribeiro moved to spend an additional \$1000 on hybrid Zoom project, seconded by G. Arnold. Motion carried. Total price of the project is \$3610.

3. V. Ribeiro moved to authorize up to two hours for solicitor to investigate Annexation Process for the park and adjoining property, seconded by G. Arnold. Motion carried.

**Personnel Report**

1. Update for Employee Handbook: Fulltime Employees plan to work four, nine-hour days and one, four-hour day per week from mid-May to mid-September each year. V. Ribeiro moved to authorize changes to employee handbook for fulltime employees work schedules, four, nine-hour days and one, four-hour day per week from mid-May to mid-September each year, seconded by G. Arnold. Motion carried.

**Finance Report**

1. R. Apgar presented the invoices over \$500.00 for payment through the General Fund for May. G. Arnold moved to confirm the payment of May invoices over \$500.00, using the General Fund, seconded by V. Ribeiro:

a. CGA Law Firm	\$ 2087.80
b. Daniel B. Krieg, Inc.	533.60
c. Ream, Carr, Markey, Woolshin & Hunter, LLP	590.00
d. South Penn Code Consultants	2025.00
e. TRG, Inc.	1323.00

Motion carried.
2. R. Apgar presented the invoices over \$500.00 for payment through the General Fund for June. G. Arnold moved to authorize the payment of June invoices over \$500.00, using the General Fund, seconded by V. Ribeiro:

a. CGA Law Firm	\$ 1392.00
b. James R. Holley & Associates, Inc.	522.00
c. South Penn Code Consultants	2200.00
d. TRG, Inc.	1349.75

Motion carried.
3. V. Ribeiro moved to authorize the transfer of \$199 from In Lieu of Land Funds to the General Fund to pay Grace Electric invoice for light repairs in Veterans Park, seconded by G. Arnold. Motion carried.

**No New Business**

**No President's Report**

**No Public Comment**

V. Ribeiro moved to adjourn the meeting at 9:04 PM, seconded by G. Arnold. Motion carried.

**Respectfully submitted,**

Ann E. Merrick  
Secretary/Treasurer