

GLEN ROCK BOROUGH COUNCIL MEETING
August 17, 2022

Present: Rollin Apgar, Jason Loudermilk, Victoria Ribeiro, and Amanda Rombach

Others Present: Evan Gabel, Esq.; Mayor John Trout; Ron McCullough, WS; Ann Merrick, Sec/Treas; five visitors

Zoom: Jason Brenneman, P. E. *, Joseph DiCandeloro and two visitors

The meeting was Called to Order at 7:03 PM by President R. Apgar with the pledge to the flag.

Amended Agenda

1. A. Rombach moved to approve an amended August Agenda to include the following items: consideration to appoint Isabella Frane as a Junior Council Member, term expires at the end of her senior year, consider approval of the installation of air purification system at 32 Main Street property by York County Libraries and announcement of Executive Session for personnel matter, pending litigation and potential purchase of real property, seconded by V. Ribeiro. Motion carried.

Borough Engineer's Report

1. Survey completed, design commencing for Hanover Street repaving project. Borough needs to send Income Surveys to residents for final section of Hanover Street; if CDBG funds cannot be used for final section of curb and sidewalk, the Borough will still have to install ADA ramps as part of the Hanover Street repaving project.
2. Engineer is working on design and bid plans for Hanover Street Storm Sewer project.
3. Engineer will complete his portion of the DCED grant application by early September for GR Park.
4. GR Mill Race project update: structural engineer has completed his report and the information was passed onto Atlantic Stormwater; J. Brenneman discussed submitting a Change Order as an extension of Atlantic Stormwater's original proposal for the Mill Race project. Liquid Fuel funds will not be used for the change order portion of the project.
5. J. Brenneman reported that after an inspection of the Manchester St parking lot curb and sidewalk project, the sidewalk did not meet ADA requirements, so the contractor will be removing and replacing the sidewalk again.

*J. Brenneman left the meeting at 7:20 PM.

New Business

1. Stacy Gallegos provided a Listing Price proposal for the sale of 3 Holly Lane; Perc & Prob testing is scheduled with SPCC. V. Ribeiro moved to authorize Rollin Apgar to the Listing Agreement and all other property sale documents on behalf of the Borough for the sale of 3 Holly Lane, listing the property for \$75,000, seconded by A. Rombach. Motion carried.
2. Members of GR Hose & Ladder discussed their Train Display fundraiser currently located in the rear of the Neuhaus Building. The Building & Property Committee will develop a plan to support the Fire Company and suggest best uses of the Neuhaus Building.

Agenda

1. V. Ribeiro moved to approve the Hufnagel Library's request to use the Borough's Water Street property for Storytime activities, seconded by A. Rombach. Motion carried.

Announcements/Vacancies

1. R. Apgar announced an executive session for the end of the meeting to discuss a personnel matter, pending litigation and potential purchase of real property.
2. There is one vacancy for each of the following: YC Storm Water Consortium and GR Planning Commission.
3. V. Ribeiro moved to adopt Resolution 2022-14, appointing Will Fletcher for a term expiring December 31, 2022, to the GR Authority vacancy, seconded by A. Rombach. Motion carried.
4. V. Ribeiro moved to appoint Isabella Frane as a Junior Council member, term to expire June 1, 2023, seconded by A. Rombach. Motion carried.

Approval of Minutes

1. V. Ribeiro moved to approve the July 20 Minutes, seconded by A. Rombach. Motion carried.

No Recreation Board Report

Solicitor's Report

1. Council discussed amendments to Ordinance 495, an ordinance that established a volunteer service credit program, enacting tax credits for volunteer members of volunteer fire companies and nonprofit emergency medical services. V. Ribeiro moved to authorize the solicitor to draft an amendment to Ordinance 495 for the volunteer service credit program, seconded by A. Rombach. Motion carried.
2. Council discussed purchasing the Main Street parking lot parcel of 57-59 Main Street from the upcoming Tax Upset Sale on September 22. V. Ribeiro moved to authorize the solicitor to bid up to \$15,000 for the purchase of the two parcels that make up the parking lot located at Church Street and Main Street, seconded by A. Rombach. Motion carried.
3. Council discussed the definition of trailer in Chapter 14 of the Borough's Code of Ordinances. V. Ribeiro moved to authorize the solicitor to draft modifications to the Borough's Code of Ordinances regarding trailers as per his recommendations, seconded by A. Rombach. Motion carried.

At 7:45 PM V. Ribeiro moved to place the Council meeting on hold and go into a Public Hearing to discuss the RETAP Program.

A. RETAP is tax abatement program for all residential properties located in the borough, to encourage major improvements, rehabilitation and new construction of houses with procedures for obtaining an abatement.

The RETAP Hearing adjourned at 7:52 PM and the LERTA Public Hearing began.

B. LERTA is a tax program for specific commercial, industrial and other business properties that provides tax exemption for certain improvements to deteriorated properties which provides for an exemption period and establishes a schedule of percentage exemption for a specific time period.

The LERTA Hearing adjourned at 7:55 PM.

The Council Meeting resumed at 7:56 PM.

4. V. Ribeiro moved to adopt Ordinance 511, an ordinance providing tax exemption for certain improvements to deteriorated properties in the borough according to the Pennsylvania Local Economic Revitalization Tax Assistance Act, also known as LERTA, seconded by A. Rombach. Motion carried.
5. V. Ribeiro moved to adopt Ordinance 512, an ordinance establishing a residential tax abatement program, also known as RETAP, seconded by A. Rombach. Motion carried.
6. V. Ribeiro moved to adopt Ordinance 513, an ordinance amending portions of Chapter 13, seconded by A. Rombach. Motion carried.
7. E. Gabel has not received a response from DCED for the time line necessary to reduce the number of Council Members. Council asked the secretary to contact Representative K. Klunk's office.
8. The property 34-40 Main Street will be discussed in executive session.
9. CGA Law Firm may have a conflict of interest with the owner of 5 Hanover Street. V. Ribeiro moved to authorize R. Apgar to engage another law firm to address the Easement Agreement matter with the owner of 5 Hanover Street as part of the ARLE Project, seconded by A. Rombach. Motion carried.
10. An amendment to the Animal Control Officer's Agreement was prepared and sent to Klugh ACO for signatures.
11. August 25, 2022 is the deadline for a response from the owner of 138 Park Avenue for the violation on the property.
12. 133-135 Main Street property is roughly secure but no plans were received by the Borough. V. Ribeiro moved to authorize the solicitor to issue a Notice of Violation if no plans are received by September 1, seconded by A. Rombach. Motion carried.
13. The solicitor plans to prepare firework amendments for review and discussion during the September meeting.
14. An Agreement of Sale as been prepared for the purchase of the Zion Lutheran Church Water Street property.
15. Council discussed the repair of vehicles on public streets and in public parking lots. A. Rombach moved to authorize the solicitor to draft amendments to the Code of Ordinances to prevent repair of vehicles on public property, seconded by V. Ribeiro. Motion carried.

Work Supervisor's Report

1. Shrewsbury Township provided manpower and equipment for preparation of property for Perc and Prob testing at 3 Holly Lane. As a courtesy, the Borough will treat the Shrewsbury Township employees to lunch.
2. Radar Speed Sign has been moved to Church Street. Council discussed purchasing another radar speed sign; estimated cost of purchase is \$3000. V. Ribeiro moved to authorize the purchase of another Radar Speed sign, seconded by A. Rombach. Motion carried.
3. New Dog signs are posted at the Dog Park.

Secretary's Report

1. V. Ribeiro moved to approve the Borough's Minimum Municipal Obligation for Pension Plan of \$14,150 for 2023, seconded by A. Rombach. Motion carried.
2. J. Loudermilk moved to authorize the payment of \$7955.02 to GR Hose & Ladder and \$2243.72 to GR EMS, Inc. from the Fire/Emergency Tax Funds, seconded by V. Ribeiro. Motion carried.
3. SYC Regional Planning Commission is updating the Comprehensive Plan.

No Animal Control Officer's Report

Zoning Officer’s Report

- 1. SPCC issued two Zoning Permits, two Building Permits, one change of occupancy and completed thirteen Rental Inspections in June, 2022.

No Mayor’s Report

Building/Property Report

- 1. Fire System is being installed at 32 Main Street.

No Public Safety Report

Special Project’s Report

- 1. Watershed Assessment project is progressing.

No Ordinance Report/ No Personnel Report

Strategic Planning Report

- 1. R. Apgar is working on a five-year plan for the Borough.

No Beautification Committee Report

Finance Report

- 1. President R. Apgar presented the invoices over \$500.00 for payment with the General Fund. V. Ribeiro moved to authorize the payment of invoices over \$500.00, using the General Fund, seconded by A. Rombach:
a. CGA Law Firm \$ 2880.00
b. James R. Holley & Assoc. 1854.00
c. Ream, Carr, Markey, Woolshin & Hunter, LLP 1050.00
d. South Penn Code Consultants LLC 2286.25
e. Southern YC Reg Planning Commission 525.03
Motion carried.
- 2. V. Ribeiro moved to authorize the use of ARPA Funds for structural engineering design/report for the GR Mill Race project and approve the transfer of \$8500 from ARPA Funds to General Fund, seconded by A. Rombach. Motion carried.

President’s Report

- 1. A. Rombach moved to approve the installation of an air purification system at 32 Main Street property, work contracted and paid for by York County Libraries, seconded by J. Loudermilk. Motion carried.

Police Commission Report

- 1. The Budget Committee will begin meeting to discuss costs for 2023.
- 2. Negotiation Committee is trying to develop exit costs for fulltime members.

No Public Comment

Executive Session

**Council recessed to Executive Session at 8:29 PM to discuss a personnel matter, pending litigation and the potential purchase of real property.

**The Council meeting resumed at 9:24 PM.

Solicitor's Report continued

16. V. Ribeiro moved to amend the motion for Tax Upset Sale to increase the bid amount of 57-59 Main Street property to \$25,000, seconded by A. Rombach. Motion carried.

V. Ribeiro moved to adjourn the meeting at 9:25 PM.

Respectfully submitted,

Ann E. Merrick
Secretary/Treasurer