

GLEN ROCK BOROUGH COUNCIL MEETING
September 21, 2022

Present: Rollin Apgar, Joseph DiCandeloro*, Jason Loudermilk, Joshua Miller, Sean O'Connor, Victoria Ribeiro, and Amanda Rombach

Others Present: Evan Gabel, Esq.; Mayor John Trout; Ron McCullough, WS; Junior Council Member, Isabella Frane*, Ann Merrick, Sec/Treas; four visitors

Zoom: Not connected

The meeting was Called to Order at 7:02 PM by President R. Apgar with the pledge to the flag.

No Public Comment

Borough Engineer's Report

1. Structural Engineer completed final drawings for stabilization of GR Mill Inn's structure and GR Mill Race. Atlantic Stormwater reviewed drawings and submitted a change order to original proposal submitted to borough in October, 2020, for Mill Race project. V. Ribeiro moved to accept the change order to original proposal from Atlantic Stormwater for GR Mill Race project for cost of \$67,900 using COVID 19 ARPA Funds for project and ask GR Mill Inn to cover the cost of utilities for the project, seconded by J. Miller. Motion carried.
2. Hanover Street Storm Sewer project is estimated to cost \$372,100. A. Rombach moved to authorize the engineer to bid the Hanover Street Storm Sewer project, seconded by J. Miller. Motion carried.
3. Grant application is being submitted prior to September 30 deadline for tennis/basketball courts and fencing at the GR Park.
4. Manchester Street curb and sidewalk project is finally complete.

**Council meeting recessed at 7:15 PM to work on Zoom connections. Meeting resumed at 7:18 PM.

*Junior Council Member Isabella Frane was sworn in by Mayor John Trout at 7:18pm.

5. Council discussed postponing the Hanover Street paving project for a few years.

No Person's on Agenda

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.

Approval of Minutes

1. S. O'Connor moved to approve the August 17 Minutes, seconded by A. Rombach. Motion carried.

No New Business

Recreation Board Report

1. Board has requested letter of support for Community Garden at the GR Park. V. Ribeiro moved for Council to submit a letter of support to the Recreation Board for the Community Garden project, seconded by A. Rombach. Motion carried.
2. V. Ribeiro moved to approve the Board's expenses over \$500, seconded by J. Miller. Motion carried.

Solicitor's Report

1. E. Gabel provided a draft amendment to Chapter 15 of Code of Ordinances regarding parking of trailers. V. Ribeiro moved to authorize the solicitor to advertise recommended amendments to ordinance for parking trailers, seconded by A. Rombach. Motion carried.
2. E. Gabel provided draft amendments to Chapter 15, Part 4 regarding repair of vehicles on borough streets. S. O'Connor moved to authorize the solicitor to advertise amendment to Chapter 15, Part 4 which prohibits repair of vehicles at all times in Borough Streets and in all Borough-owned parking lots, except in the case of an emergency, seconded by A. Rombach. Motion carried.
3. E. Gabel reported that he is still waiting for more information regarding deadlines for referendum to reduce number of council members.
4. E. Gabel informed that an Indemnification Agreement was signed by the owner of 106 Terrace Heights and CGA Law Firm is now recording that agreement.
5. Due to conflict of interest, 5 Hanover Street/signal light issue has been turned over to Barley Snyder.
6. The solicitor is issuing Notice of Violation to owner of 133-135 Main Street property for lack of progress to remediate violations.
7. E. Gabel discussed fireworks and sample ordinances adopted by other municipalities. S. O'Connor moved to authorize the solicitor to provide a draft ordinance to Council for further discussion during the October meeting, seconded by J. Miller. Motion carried.
8. The solicitor is completing title search for the Water Street property; settlement will take place prior to the end of 2022.
9. 34-40 Main Street property was condemned due to no certificate of use and occupancy for the property. No tenants may occupy the building until proper Use and Occupancy Certificates are issued.
10. Council discussed amendments to the Volunteer Service Credit Program. V. Ribeiro moved to authorize the solicitor to advertise amendments to Volunteer Service Credit Program ordinance, seconded by S. O'Connor. Motion carried.
11. Council needs to adopt a resolution to establish criteria for the Volunteer Service Credit Program.

Work Supervisor's Report

1. New Loader will be parked inside the Maintenance Building if/when the door is converted to a side lift door instead of overhead door. WS is trying to obtain a quote from Ben Druck Door Company.
2. Council discussed the placement of the new Radar Speed Sign.
3. Sentry Fire Protection submitted a quote to replace pipe and fittings associated with a dry valve main drain. V. Ribeiro moved to approve the quote of \$2180 for repairs to dry valve main drain from Sentry Fire Protection, seconded by A. Rombach. Motion carried.

Secretary's Report

1. V. Ribeiro moved to authorize the transfer of \$108412.65 Covid Funds from General Fund to Covid 19 ARPA Funds Account, seconded by S. O'Connor. Motion carried.

2. Council discussed Penn DOT's request to remove parking spaces along SR616 from Valley Street to Main Street due to potential stability concerns with the retaining wall as per Penn DOT evaluation. V. Ribeiro moved to restrict parking temporarily until Penn DOT has a plan in place to make necessary repairs to the wall, seconded by S. O'Connor. Motion carried.
3. V. Ribeiro moved to adopt Resolution 2022-15, authorizing the request of a statewide local share assessment grant from the Commonwealth Financing Authority, seconded by A. Rombach. Motion carried.
4. V. Ribeiro moved to authorize the solicitor to work with secretary to address rental ordinance violations including the property 167 Hanover Street, seconded by S. O'Connor. Motion carried.
5. V. Ribeiro moved to authorize the transfer of \$150,000 from Reserve Funds to General Fund for budgeted expenses, seconded by A. Rombach. Motion carried.
6. Council discussed replacement of office printer. V. Ribeiro moved to authorize the purchase of a printer for borough office, not to exceed \$1000, seconded by A. Rombach. Motion carried.

Amended Agenda

1. V. Ribeiro moved to approve an amended September Agenda to include the transfer of funds from Reserve Fund to General Fund and purchase of multifunction printer for borough office, seconded by A. Rombach. Motion carried.

No Animal Control Officer's Report

Zoning Officer's Report

1. SPCC is issuing permits and completing rental inspections on monthly basis.

No Mayor's Report

Building/Property Report

1. Peoples Bank has announced the closing of Glen Rock Branch. Peoples Bank has offered the property located at 1 Manchester Street to the Borough, with the understanding the Borough will approve an extended lease agreement with the GR Historical Preservation Society. Peoples Bank has offered the sale of their Hanover Street Parking Lot for \$38,500.
2. V. Ribeiro moved to authorize the Council President to sign the Peoples Bank Agreement of Sale for property located at 1 Manchester Street, seconded by S. O'Connor. Motion carried.
3. V. Ribeiro moved to authorize the Council President to sign documents associated with the sale of Peoples Bank Hanover Street parking lot for sale price of \$38,500, seconded by S. O'Connor. Motion carried.
4. V. Ribeiro moved to authorize the Solicitor and Council President to prepare a Lease Agreement between the Borough and GR Historical Preservation Society and execute the lease prior to the next Council meeting, seconded by A. Rombach. Motion carried.

No Public Safety Report/No Ordinance Report

No Special Project's Report/No Strategic Planning Report

Beautification Committee Report

1. Committee update: asking for more volunteers to help with weeding, planting, watering, mulching.

2. Committee plans to decorate bridges for Holiday Season.
3. Committee thanked council for purchasing mulch.

Finance Report

1. V. Ribeiro moved to confirm the transfer of \$120,000 from Reserve Funds to General Fund as budgeted for 2022, seconded by A. Rombach. Motion carried.
2. V. Ribeiro moved to confirm the purchase of John Deere loader, 2022 Paladin Plow and tie chains from Plasterer Equipment Co., Inc for a total cost of \$145,862 as budgeted for 2022, seconded by A. Rombach. Motion carried.
3. V. Ribeiro moved to confirm the purchase of another All-Traffic Solutions Radar Speed Sign and Solar Kit for a total cost of \$3952 from the General Fund, seconded by S. O'Connor. Motion carried.
4. V. Ribeiro moved to increase the purchasing threshold for the Work Supervisor and Secretary/Treasurer to \$1000, seconded by A. Rombach. Motion carried.
5. President R. Apgar presented the invoices over \$500.00 for payment with the General Fund. A. Rombach moved to authorize the payment of invoices over \$500.00, using the General Fund, seconded by V. Ribeiro:

a. Bernard Anthony, Inc.	\$10000.00
b. CGA Law Firm	4886.19
c. James R. Holley & Assoc.	8334.75
d. JL Engineering, LLC	2000.00
e. Ream, Carr, Markey, Woolshin & Hunter, LLP	2486.00
f. South Penn Code Consultants LLC	3907.50
g. Southern Regional Police Commission	82687.25
h. York Materials Group	9262.77

 Motion carried.

Old Business

1. A large, dead tree that may be located on the property of 3 Holly Lane needs to be removed. The Borough is unsure of the boundaries for the property and discussed obtaining a property survey. A. Rombach moved to approve a property survey of 3 Holly Lane, not to exceed \$3500, seconded by S. O'Connor. Motion carried.

No President's Report

Police Commission Report

1. Negotiation Committee is discussing long-term costs for municipalities transitioning to hourly services.
2. Interviews are being held for the current vacancy in the Police Department.

No Public Comment

*J. DiCandeloro arrived for the meeting at 8:46 PM.

Executive Session

**Council recessed to Executive Session at 8:47 PM to discuss a personnel matter, pending litigation and the potential purchase of real property. The Council meeting resumed at 9:06 PM.

Solicitor's Report continued

12. Suggestion was made to hold off the advertisement of parking lot amendments until Borough takes ownership of Hanover Street parking lot and Peoples Bank property parking lot.

V. Ribeiro moved to adjourn the meeting at 9:08 PM.

Respectfully submitted,

Ann E. Merrick
Secretary/Treasurer