

**GLEN ROCK BOROUGH COUNCIL MEETING**  
**May 17, 2023**

**Present:** Rollin Apgar, Joe DiCandeloro\*, Jason Loudermilk, Sean O'Connor, Victoria Ribeiro and Amanda Rombach

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

**Zoom:** five visitors

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

**Public Comment**

1. Heather Bittner, Senior Planner for York County Planning Commission, provided an overview of YCPC's 2025 Transportation Improvement Program.
2. Eric Walls, resident and property owner of 15 Wolf Street, complained about the lack of trimming of grass at Veterans Park and GR Park.
3. Rodger and Linda Godfrey, property owners of 119 Hanover Street, asked questions about the Borough's plans for use of the parcel purchased from Zion Lutheran Church. The borough intends to use this parcel for Krebs Park and will be holding public meetings HRG Engineering.

**Police Commission Report**

1. Chief Boddington discussed the Borough's recent prowler incident.
2. Public Safety Committee presented possible terms for continued service with SRPD as an hourly customer: starting cost of \$300K beginning January 1, 2024, no seat on the Commission, seven-year agreement, no shared rebates, three percent yearly cost increase, twelve and one-half percent over Commission Member's hourly cost, no long-term costs and no share of assets.

\*J. DiCandeloro arrived for the meeting at 7:22 PM.

V. Ribeiro moved to reject the public safety committee's proposed terms for continued police services as an hourly customer with SRPD, terms as described above, seconded by J. Loudermilk. Council discussed the cost increases, how many hours of service and catastrophic events. Additional terms were discussed including starting cost of \$250K instead of \$300K. Council members voting in favor of the motion are J. Loudermilk, V. Ribeiro and A. Rombach; those voting against the motion are R. Apgar, J. DiCandeloro and S. O'Connor. Mayor J. Trout broke the tied vote and voted against the motion. Motion failed. Council discussed the need to transition to hourly customer as a means to control costs for the Borough. S. O'Connor moved to approve the following terms for continued police services as an hourly customer with SRPD: starting cost of \$300K beginning January 1, 2024, no seat on the Commission, seven-year agreement, no shared rebates, one and one-half percent yearly cost increase, twelve and one-half percent over Commission Member's hourly cost, no long-term costs and no share of assets, seconded by J. DiCandeloro. Council members voting in favor of the motion are R. Apgar, J. DiCandeloro, S. O'Connor and A. Rombach. Council members voting against the motion are J. Loudermilk and V. Ribeiro. Motion carried. President R. Apgar will ask Attorney C. Haws to send a letter to SRPD/Commission as soon as possible, advising of the Borough Council's offer.

3. Chief Boddington announced that an arrest was made in the Borough's prowler incident.

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

1. No update for start date for GR Mill Race project.
2. The engineer is resolving questions with DCED about the Tennis/Basketball Court project.
3. The engineer has received the recorded condemnation documents for the ARLE project. Costs have increased approximately thirty-percent or more from the original estimate for this project and Council should be prepared for higher than anticipated construction costs.
4. Council took no action for opting in or out of the York County CDBG 2024-2026 program. Action was only necessary if the Borough was planning to opt out of the program.

### **No Persons on Agenda**

### **Vacancies**

1. GR Planning Commission, GR Authority, and GR Zoning Hearing Board each have one vacancy.
2. There are four vacancies on Council at the end of 2023.

### **Approval of Minutes**

1. V. Ribeiro moved to approve the April 19 Public Meeting Minutes and the April 19 Council Meeting Minutes, seconded by A. Rombach. Motion carried.

### **New Business**

1. Historical Society has display items located inside the Neuhaus Building. President R. Apgar will send a memo to the Historical Society noting the allowed use of display items inside the Neuhaus Building.
2. President R. Apgar acknowledged receipt of an email regarding concerns of possible homelessness in the Borough. Residents are encouraged to contact the police if they witness any criminal activity.

### **Recreation Board Report**

1. Council discussed the need to purchase a shed for the storage of activity supplies for GR Park. J. Loudermilk moved to approve the purchase of a shed for a cost up to \$10,000 for GR Park, seconded by V. Ribeiro. Council members voting in favor of the motion are J. DiCaneloro, J. Loudermilk, S. O'Connor, V. Ribeiro and A. Rombach; R. Apgar voted against the motion. Motion carried.
2. Council discussed posting signs about security cameras at the GR Park. E. Gabel informed Council that in a public area there is no expectation of privacy. Borough Council will order new signs.
3. Recreation Board is asking for updates for the Tennis/Basketball Courts project.

**\*\*Council recessed from Public Meeting to Public Hearing at 8:03 PM to discuss amendments to the Zoning Ordinance, Chapter 27, Section 401(2) and Chapter 27, Section 701(1)(A).**

**\*\*The Public Hearing closed at 8:06 PM and the Public Meeting resumed.**

### **Solicitor's Report**

1. S. O'Connor moved to adopt Ordinance 521, amending the Zoning Ordinance, Chapter 27, Section 401(2) and Chapter 27, Section 701(1)(A), seconded by J. DiCandeloro. Motion carried.
2. Rental Ordinance violations at 167 Hanover Street still in process.
3. Update was provided for 35 Junior Street property.
4. Council discussed process for "Open" permits. S. O'Connor moved to authorize DCCS to complete inspections for Open Permits, seconded by J. DiCandeloro. Motion carried.
5. Council discussed process of Disruptive Conduct Reports for Rental Properties. Due to numerous DCR's issued for a rental property, Council discussed to demand the owner begin eviction proceedings with a May 20 deadline. If owner does not meet the deadline, then revoke his Rental Licenses. S. O'Connor moved to revoke the Rental License for 100 Hanover Street if the property owner does not comply with beginning eviction proceedings with a May 20 deadline, seconded by J. DiCandeloro. Motion carried.
6. The Lease for Arthur Hufnagel Public Library has been executed by the library and the Borough.

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

1. President R. Apgar informed that the cost of leaf pickup was an additional \$100 for fuel to take the leaves to H&H in Spring Grove. WS is contacting local businesses to try to find a dump site closer to the Borough.
2. Repairs were completed for the water spigot at the GR Park. A suggestion to winterize the pipes so they don't freeze is being considered.

### **Secretary's Report**

1. S. O'Connor moved to adopt Dependable Construction Code Services LLC fee scheduled pursuant to hiring as Borough's BCO effective April 19, 2023, seconded by A. Rombach. Motion carried.
2. A. Rombach moved to approve the GR Fire Police to assist with the Annual Fireman's Carnival in Shrewsbury Borough, seconded by S. O'Connor. Motion carried.
3. V. Ribeiro moved to authorize the transfer of \$175,000 from the General Fund to General Reserve Funds for highest interest rate, seconded by A. Rombach. Motion carried.
4. V. Ribeiro moved to authorize Council President and Secretary to negotiate terms for BCO and ZO services, seconded by S. O'Connor. Motion carried.

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

### **Friends of GRB**

1. GR Arts & Brew Fest is scheduled on June 3, 2023.

### **Mayor's Report**

1. GR EMS crew, SRPD and Sheriff's Office have been contacted about providing services for June 3 GR Arts & Brew Fest.

### **Building/Property Report**

1. A. Rombach moved to approve a price drop of \$2500 and authorize the Council President to negotiate possible sale of 3 Holly Lane within twenty-percent of cost, seconded by V. Ribeiro. Motion carried.

2. Borough received a complaint about public parking at the Maintenance Building. There is no public parking allowed at the maintenance building and the Borough will send letters to anyone in violation.

### **Public Safety Report**

1. GR Authority assures that there is no water pressure issue with the fire hydrants.
2. A Borough Resident suggested the installation of security cameras to help fight crime. This matter has been turned over to the Public Safety Committee for future discussion.

### **No Ordinance/Special Projects/Strategic Planning Reports**

#### **Personnel Report**

1. Office hours are held by appointment at the Borough Office.

#### **Beautification Committee Report**

1. Committee is requesting the Borough purchase ten t-shirts for new members, for an estimated cost of \$250. V. Ribeiro moved for Borough to donate \$250 for the purchase of ten t-shirts for new Beautification members, seconded by A. Rombach. Motion carried.
2. Beautification Committee welcomes new members and will be planting flowers on Saturday, May 20, 9 AM.

#### **Finance Report**

1. President R. Apgar presented the invoices over \$1000.00 for payment with the General Fund. S. O'Connor moved to authorize the payment of invoices over \$1000.00, using the General Fund, seconded by J. DiCandeloro:

a. CGA Law Firm	\$ 3664.00
b. James R. Holley & Associates, Inc.	1134.75
c. Kleppers Security Source	1485.00
d. South Penn Code Consultants LLC	3045.75
e. Peoples Bank	5230.39

Motion carried.

#### **Old Business**

1. Council suggests contacting the owner of 138 Park Avenue to alert him of the demolition project planned for his property later this summer.

#### **President's Report**

1. President R. Apgar thanked Junior Council Member Isabella Frane for her attendance and participation in meetings and wishes her well in future endeavors.

#### **No Public Comment**

V. Ribeiro moved to adjourn the meeting at 8:43PM.

**Respectfully submitted,**

Ann E. Merrick  
Secretary/Treasurer