

ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, JULY 6, 2020

President Palmer called the meeting of the Atglen Borough Council to order on Monday, July 6, 2020 at 7:00 pm at Borough Hall. The following members were present.

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| Charles H. Palmer Jr. | Joshua Glick | George Stewart |
| Melissa McClay | Brian Hahn | Mayor Darren Hodorovich |

CERTIFICATE OF APPRECIATION TO RANA LUNSTRA AND DANIELLE SALADA - Due to COVID-19 the Octorara High School seniors were unable to have their June graduation ceremony. Rana Lunstra and Danielle Salada wanted to honor the graduates and organized the Octorara High School Senior Caravan. Mayor Hodorovich said 80 vehicles and a school bus participated in the June 5 caravan. Mayor Hodorovich presented Ms. Lunstra and Ms. Salada with a Certificate of Appreciation thanking them for the efforts. The event was enjoyed by all.

CHETTY/APPLEWOOD DEVELOPMENT, UPDATE

Present was Carl Chetty, Helen Esbenshade (Borough Solicitor), Dan Becker (Borough Engineer), and Bob Lynn (Borough Engineer).

PA DEP issued the Water Booster State construction permit. Mr. Chetty is hoping to move to site construction in August and had two issues to discuss with Council.

First, due to unavailable financing for the entire project of 62 single family homes Mr. Chetty asked to subdivide the project into 2 phases/stages. In Stage 1 (Phase 1) he would construct 37 homes, the water booster station, and all public improvements downhill from the gas pipe line. He projects this to be \$ 2.5 million of public improvements. In Stage 2 (Phase 2) he would build 25 homes and install \$ 1.2 million of public improvements. Mr. Chetty handed out a Final Subdivision Plan, Sheet 1, last revised May 29, 2020 depicting Stage 1 and Stage 2.

The Engineers said the public improvements can be designed to allow for phasing. The Solicitor had no legal issues with phasing the project.

Questions were posed about why remove from Stage 1 the public improvements designed for Zion Hill Road uphill past the gas pipe line including the road widening, sidewalks, and streetscape. Mr. Chetty expressed concerned about the additional excavation cost and the expense to cross the gas pipe line. Mr. Chetty asked as a compromise if in Stage 1 can Braeburn Drive terminate at the curb returns along Courtland Road. Council said yes.

Motion was made by Hahn/Glick to permit phasing of the Applewood Subdivision project as depicted on the Final Subdivision Plan, Sheet 1, last revision date of May 29, 2020 with the following conditions:

- A. All public improvements along Zion Hill Road must be completed in full as part of Stage 1 (Phase 1).
- B. All improvements associated with the internal stub portion of Braeburn Drive may be terminated at the curb returns along Courtland Road as part of Stage 1 (Phase 1).
- C. The current plans shall be revised to reflect the proposed phasing and those plans shall be subject to Borough staff and Borough professionals review and approval.

All members were in agreement, 5 to 0.

Second, the Applewood stormwater drainage system discharges along the existing water channel situated on the Borough's Swan Road property. Mr. Chetty explained the designed improvements to the storm piping and channel. Mr. Chetty asked for the Borough to maintain the improved stormwater drainage system located on the Borough's Swan Road property instead of placing this responsibility with the Homeowner's Association, hereinafter referenced as HOA. There was a discussion about MS4 best management practices.

Motion was made by Glick/Hahn to require the Applewood HOA to be responsible for all maintenance and/or repairs of the stormwater management facilities to be situated on Borough property south of Liberty Street (on Swan Road) for a period of 10 years beyond the expiration of the 18-month maintenance guaranty period. The HOA shall perform annual inspections (in the presence of Borough staff and/or Borough professionals) and provide a written report prepared by a Registered Pennsylvania Professional Engineer outlining the condition of the facilities and identifying any deficiencies that need to be addressed by the HOA.

All members were in agreement, 5 to 0.

REFINANCE 2016 LOAN – PRESENTATION BY JAMIE SCHLESINGER, PFM FINANCIAL ADVISORS LLC , UPDATE

Jamie Schlesinger interacted via a telephone call and was placed on speaker mode for all to hear. Mr. Schlesinger reviewed the results of the Bank Loan Request for Proposal. Three banks expressed interest with six submissions. The most favorable proposal was from Mid Penn, 15 year loan, first 10 years a fixed interest rate of 2.45% with Years 11 to 15 having a variable rate not to exceed 4%. The net savings after subtracting the borrowing expenses is \$ 55,000.

PUBLIC COMMENTS – There were no comments.

COUNCIL ACTION ITEMS

Refund the General Obligation Note, Series of 2016; Refinance said Note; and Accept the Form of Proposal from Mid Penn Bank Dated June 25, 2020, General Obligation Note, Series of 2020 – Motion to approve made by made by Glick/Hahn. All members were in agreement, 5 to 0.

Appointment of Jamie Schlesinger, PFM Financial Advisors LLC to Serve as the Municipal Advisor for the Proposed General Obligation Note, Series of 2020 and Refund the Series of 2016 Note – Motion to approve made by made by Hahn/McClay. All members were in agreement, 5 to 0.

Appointment of Lamb McErlane PC to Serve as Bond Counsel for Matters Related to the Proposed General Obligation Note, Series of 2020 and the Refund of the Series of 2016 Note – Motion to approve made by made by Glick/Hahn. All members were in agreement, 5 to 0.

Authorize the Bond Counsel to Prepare and Advertise the General Obligation Note, Series of 2020 Ordinance – Motion to approve made by made by Hahn/McClay. All members were in agreement, 5 to 0.

Ratify the Appointment of Ellen Brown to Park and Recreation Commission, Resolution 617-20 – Motion to approve made by made by Hahn/McClay. All members were in agreement, 5 to 0.

Christiana Borough Police Officers Providing Police Service to Atglen Borough, Resolution # 618-20 – Motion to approve made by made by Hahn/McClay. Officer Zumida was added to the officers' list. All members were in agreement, 5 to 0.

Change Order #3, Generator and Site Security Upgrade Project, Construction Time Extension Due to COVID-19 – Motion to approve made by made by Stewart/Hahn. All members were in agreement, 5 to 0.

June 1, 2020 Council Minutes, Treasurer's Report, Bills of Approval, Department and Advisory Reports – Motion to approve made by Palmer/Glick. All members were in agreement, 5 to 0.

COUNCIL DISCUSSION ITEMS

Josh Glick left the meeting and did not return to Borough Hall.

Gift Card, Master 4Parks Concept Plans Treasure Hunt – Darren Hodorovich stated the next step in the 4Parks Master Plan is an Open House scheduled for August 5. The community can view the proposed plans, interact with the consultants, and provide feedback. To encourage participation a Treasure Hunt is planned for the week prior to the Open House. The Study Committee recommended a \$ 50 restaurant gift card be awarded as a participant prize. Hahn/McClay made a motion to authorize the purchase of the \$ 50 local restaurant gift card. All members were in agreement, 4 to 0.

COVID-19, Green Phase Reopening – Ms. Andrews announced the Borough Hall is open, normal business hours, with visitor restrictions. Public meetings are back in-person at Borough Hall. If possible, they will be held outside.

Announcements

- 4Parks Draft Concept Plans, Treasure Hunt July 28 to August 4
- 4Parks Open House for Draft Concept Plans, August 5, 3 pm to 6 pm at the former Atglen Fire House, 217 Chester Street.

PARK AND RECREATION COMMISSION, UPDATE – Emily Reid sent the report to Ms. Andrews. Ms. Reid is unable to attend this evening. Ms. Andrews read aloud the report. The Commission is working on a yard sale, the 5k walk/run on Community Day, and a Fall event.

VISITORS COMMENTS

Sydney Burkhardt asked why the library is moving to Main Street. The answer was they need more space.

Ms. Burkhardt asked about the Homecoming Parade.

JUNIOR COUNCILPERSON'S COMMENTS - Sydney Burkhardt said the first day of school is September 8.

MAYOR'S COMMENTS

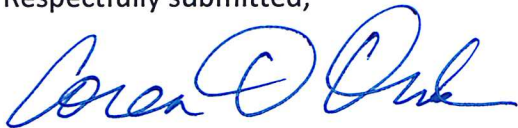
Mayor Hodorovich opened his comments with a discussion on the recent discharge of fireworks throughout the Borough and the actions of the Christiana Police Department to address this illegal activity.

Mayor Hodorovich spoke about the Senior Caravan, the Homecoming Parade, Boy Scouts, the swearing in of Officer Zumida, and a possible Town Hall to discuss race relations.

COUNCIL MEMBER COMMENTS – There were no comments.

ADJOURNMENT - Motion to adjourn made by Hahn/McClay. Meeting adjourned at 9:45 pm.

Respectfully submitted,



Caren D. Andrews

Borough Manager/Secretary