

ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, NOVEMBER 6, 2017

President Charles Palmer Jr. called the meeting of the Atglen Borough Council to order on Monday, November 6, 2017 at 7:00 pm in the Borough Hall. The following members were present:

Charles Palmer Jr. Denim Kurtzhals (arrived at 7:54 pm)
James Chapman Josh Glick Brian Hahn

ANNOUNCEMENT OF EXECUTIVE SESSION

President Palmer announced there will be an Executive Session at the end of the agenda to discuss personnel.

PUBLIC COMMENTS

Kristen Walters spoke about a parking issue with a rental property. The cars are being parking on a lot owned by a church. Ms. Andrews will contact the Police Chief and Code Officer for assistance.

COUNCIL ACTION ITEMS

Professional Services Escrow Agreement for Plan Review, Dolan-Mowday Subdivision - Ms. Andrews said Mrs. Dolan has executed the agreement to reimburse the Borough for the costs of the Borough's professionals. Motion to approve and have the Council President execute the escrow agreement made by Chapman/Glick. All members were in agreement, 4 to 0.

Christiana Borough Police Officers Providing Police Service to Atglen Borough, Resolution # 556-17 – Ms. Andrews said the Resolution updates the list of Christiana Borough officers. Motion to approve made by Hahn/Chapman. All members were in agreement, 4 to 0.

Advertise the 2018 Budget and Tax Millage Ordinance – Ms. Andrews summarized the 2018 Preliminary Budget. The budget calls for no change in the real estate tax rate and sewer fee. The trash fee is proposed to increase by \$ 1 per month. The water fee is proposed to increase by \$ 1.50 per thousand gallons in excess of the minimum usage. This motion provides authority to advertise the budget and tax millage ordinance. Motion to approve made by Palmer/Chapman. All members were in agreement, 4 to 0.

Update the Sewer, Trash, and Water Services Quarterly Fee Schedule, Resolution 557-17 – Ms. Andrews said this Resolution calls for a change in the trash fee, water fee, and the 60 day late fee. Motion to approve made by Hahn/Glick. All members were in agreement, 4 to 0.

Local Property Tax Collection Services Agreement with Chester County, Amendment #1 – Ms. Andrews said the County collects the municipal real estate taxes. Amendment # 1 calls for an increase in the processing fee by 10 cents per bill. Motion to approve made by Palmer/Chapman. All members were in agreement, 4 to 0.

Appoint Anthony Campbell to Serve on the Western Chester County Regional UCC Appeals Hearing Panel – Motion to approve made by Hahn/Chapman. All members were in agreement, 4 to 0.

October 2, 2017 Council Minutes, Bills of Approval, Department and Advisory Reports - Motion to approve made by Hahn/Glick. All members were in agreement, 4 to 0.

COUNCIL DISCUSSION ITEMS

Atglen Valley Estates, BK Campbell – Ms. Andrews read aloud Brian Campbell's letter dated October 23. Mr. Campbell thanked the Planning Commission and stated he will not go forward with the development project. Borough Council had a discussion about purchasing the parcel and asked the Manager to gather information.

Applewood-Chetty Development – The Borough received the Sewer Planning Module Plan Exemption application. The Borough Engineer has reviewed the document and revisions are needed.

Denim Kurtzhals arrived at 7:54 pm.

Mini-Casinos, Expansion of the PA Gambling Legislation – Council discussed the recent change in the PA Gambling legislation that creates a new Category 4 mini-casino licensed facility. Municipalities may opt-out of permitting a Category 4 facility within their jurisdiction and must do so by Resolution by December 31. Ms. Andrews was instructed to prepare an Opt-Out Resolution for the December meeting.

Annual 2018 Meeting Notice – Ms. Andrews reviewed the date conflicts. January 1 conflicts with a Federal holiday. The meeting will be held on Tuesday, January 2. The September 3 date conflicts with Labor Day. The meeting will be held on Monday, September 10.

Dolan-Mowday Revised Final Subdivision Plan – Dave Kegerize (Towne Square Engineering, Dolan Engineer), Charlie Gerbron (Dolan lawyer), and Cory Rathman (Borough Engineer) were present. Mr. Gerbron said the Planning Commission recommended approvals with five SALDO waivers as follows: 602.M, 602.N, 602.K.3, 602.K.4(a) and (b), and 602.L. Mr. Gerbron said the

Planning Commission, also, made adjustments to the right of ways for Valley Avenue and Charles Street. There was a discussion about sidewalks, connectivity, curbs, topography, right of way widths, and financial hardship to the applicants. Mr. Kegerize suggested a trail on the Valley Avenue side of the lots which may satisfy the connectivity concern. Mr. Gerbron said they will obtain the cost for the trail and report back to Council. Ms. Andrews asked Mr. Gerbron to submit a letter extending the 90 day review and action period.

Ridge Avenue Water Line Replacement, Chester County CRP Grant

Cory Rathman said the cost estimate submitted with the grant is to restore the trench. Per Council's request Mr. Rathman prepared two additional cost estimates. One was for milling and paving Ridge Avenue from Stauffer Drive to High Street. The other was for widening, milling, and paving the 600 and 700 blocks of Ridge Avenue. Council discussed the options. It was agreed to have the Borough Engineer work with the staff, and if needed hire a firm, to locate the existing water line. Once the position of the line is determined the Borough will have a better understanding of the trench location.

Open-Air Market, October 21 Event – Mr. Kurtzhals said the October 21 event was successful with a library exhibit, a beekeeper's display, and live music. Suggestions for next year are to add food and produce vendors, consider moving to a more visible location, and form a subcommittee whose sole responsibility is the Open-Air Market.

Park and Recreation Commission Meeting, Update – Mr. Kurtzhals said some members were unable to attend the October meeting. There was no quorum.

MANAGER'S COMMENTS

Ms. Andrews said retired furniture, retired office equipment, and boxes are cluttering the second floor of Borough Hall. The staff will clean-up the area and not disturb items that must be addressed by the PA Retention Act.

Ms. Andrews said in Year 2011 the Borough timbered approximately 60 of the 90 acres of woodlands on the Church Road Watershed parcel. She asked the forester to revisit the woodlands to give an update on current conditions and a future harvest.

Ms. Andrews summarized her Manager's report and responded to questions.

VISITORS COMMENTS - There were none.

COUNCIL MEMBER COMMENTS

President Palmer reminded everyone to vote tomorrow and obtain their NIMS certification. President Palmer summarized the recent COG meeting.

Mr. Chapman said his term on the Planning Commission expires at the end of the year. With progress being made on the Applewood-Chetty development Mr. Chapman asked to have his term renewed in January.

EXECUTIVE SESSION

President Palmer announced the Council is going into Executive Session at 10:12 pm. At 10:15 pm the Council reconvened.

Glick/Hahn made a motion to give a net \$ 100 holiday bonus to the full time and regular part time staff. All members were in agreement.

ADJOURNMENT

President Palmer called for a motion. Motion to adjourn made by Kurtzhals/Glick. Meeting adjourned at 10:16 pm.

Respectfully submitted,

Caren D. Andrews
Borough Manager/Secretary