ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, SEPTEMBER 12, 2016

President Charles Palmer Jr. called the meeting of the Atglen Borough Council to order on Monday, September 12, 2016 at 7:00 pm in the Borough Hall. The following members were present:

Charles Palmer Jr. Carol McGrath
James Chapman Brian Hahn Mayor Brian Wenzka

It was announced that Councilman Denim Kurtzhals was unable to be present because he was fulfilling his U.S. military service commitment.

PUBLIC WORKS MANAGER'S REPORT

Bryan Umble announced the Governor's Office has declared Chester County in a drought watch. For Atglen Borough the wells are meeting our water supply needs. The drought watch calls for a 5% voluntary reduction in water consumption.

Mr. Chapman asked about the nitrate levels in Well # 4. Mr. Umble said the test results are showing the level to be steady and below the DEP limit.

Mr. Umble spoke about road maintenance. The Borough will schedule small area repairs. The condition of the 500 block of Mifflin Street is a concern. It is an alley. One quote has been received, but it is not for a rebuild. The staff will report back to Council.

Mr. Umble spoke on the deteriorating condition of the sewer pumps at the West End Pump Station. The two pumps date back to the 1960's. Three quotes were obtained for replacing one pump. The costs range from $ 16,128 to $ 23,434. The lowest quote assumes most of the installation being provided by the Borough's work force. A technical design discussion was held. A question was posed about funding the project. The Borough Manager said funds are available. McGrath/Chapman made a motion to purchase one pump system at a cost of $ 16,128. The Manager asked for some flexibility just in case we encounter an installation issue. McGrath/Chapman amended the motion to not exceed $ 18,000. All members were in agreement.

President Palmer announced there is no need for an Executive Session.

OCTORARA SOCCER CLUB PRESENTATION

John Mickel, the President of the Octorara Soccer Club, handed out a letter requesting the use of the Valley Avenue parcel, 17 acres. The Valley Avenue parcel is located at the west end of town. They desire to lease the property to create soccer fields. All improvements will be at the Club's expense. Questions and concerns were posed. More information needs to be forthcoming.

BOROUGH OWNED PARCELS, FARMERS AGREEMENTS

Ms. Andrews said there are two parcels. One is the Valley Avenue parcel, Atglen Borough. The other is Church Road, West Sadsbury where the Water facility is located.

The Valley Avenue parcel is farmed by Ken Umble with his current agreement expiring in August 2017. Council agreed to extend the current agreement to the end of the Year 2017 Harvest Season.

The Church Road parcel is farmed by Charlie Kauffman.

Ms. Andrews spoke to the Borough Solicitor. The Solicitor said the Borough can negotiate a property lease with an interested party. A competitive bid is not required. The Solicitor recommended limiting the lease term.

Hahn/Chapman made a motion to have Ms. Andrews discuss with Ken Umble the farming of the Valley Avenue parcel for Harvest Year 2018, that he needs to suggest a lease value for the tillable acreage, and that Council will do an annual revisit. All members were in agreement.

Chapman/Hahn made a motion to have Ms. Andrews discuss with Charlie Kauffman the farming of the Church Road parcel for Harvest Year 2018, that he needs to suggest a lease value for the tillable acreage, and that Council will do an annual revisit. All members were in agreement.

Ms. Andrews will report back to Council on the suggested lease values.

PUBLIC COMMENTS

Mike Honan, Philips Drive, recommended Council consult with the Borough Engineer regarding the Soccer Club's proposal. Grading and earth movement requires permits and engineered plans.

Josh Glick, Norwood Street, was concerned about the Borough's liability if there is an incident at the proposed soccer fields.

COUNCIL ACTION ITEM

Vision Partnership Program Grant Contract, Project: Atglen Comprehensive Plan, Grant Value $ 55,600, Local Match $16,680, Execute Agreement – The motion was made by McGrath/Hahn. The County Planning Department will serve as the consultant. All members were in agreement.

Comprehensive Plan Task Force, Appoint Members – A motion was made by McGrath/Hahn to appoint Mike Honan, Brian McCool, Charlie Palmer, Denim Kurtzhals, Brian Hahn, Brian Wenzka, and Caren Andrews to serve on the Comp Plan Task Force. All members were in agreement.

Junior Council Person Reappointment, Courtney Burkhardt – President Palmer asked Ms. Burkhardt if she wants to be reappointed. Ms. Burkhardt said yes. The motion was made by McGrath/Palmer. All members were in agreement.

August 1, 2016 Council minutes, Treasurer's Report, Bills of Approval, Department and Advisory Reports - Motion to approve made by Palmer/Chapman. All members were in agreement.

COUNCIL DISCUSSION ITEMS

On Street Parking, 200 Block, Even Side, Chester Street – Ms. McGrath spoke about the request from the Toto family, Chester Street. They are asking for on-street parking now that the fire house is no longer across the street. Ms. McGrath asked Gail Murphy if the reason for no parking was the fire house activity. She said yes. Motion to prepare an ordinance removing the no parking across from the fire house was made by McGrath/Chapman. The motion carried as follows: Aye votes – McGrath, Chapman, Hahn; Nay vote – None; Abstained vote – Palmer.

Nitrate Removal System, Well # 4 – Ms. Andrews said due to the costs which are now in excess of $ 75,000 this is not a viable Small Water grant project. The Small Water grant program requires the Borough to have a DEP permit. If the Small Water grant is not awarded the Borough must install the nitrate removal system using local funds. Ms. Andrews spoke to the County about adding this as a potential project for the CRP Grant. If the Borough proceeds on a CRP application Ms. Andrews recommended the upgraded water lines on Ridge Avenue be included.

Park and Recreation Commission, Member Appointments – A motion was made by Hahn/Chapman to appoint Ken Hertz, Jen Dastalfo, Sandy Hodorovich, John Mickel, Brian Wenzka, and Denim Kurtzhals to serve on the Park and Recreation Commission. All members were in agreement.

Planning Commission Update - Mr. Chapman said the Borough Solicitor attended the August 24 meeting to discuss spot zoning as it relates to the Atglen Valley parcel. The Solicitor's recommendation was the overlay proposal was not spot zoning. The Planning Commission asked to meet with the developer, Brian Campbell, at the next meeting.

Christiana Borough Police Hourly Rate – Ms. Andrews announced that effective in April 2017 the police rate will increase by $ 5 per hour. The last time the rate adjusted was in April 2015.

MANAGER'S COMMENTS

Caren Andrews said Chester County has requested the Borough allow for the Direct Deposit of Payments. No one had a concern.

Ms. Andrews reviewed the pension plans' Minimum Municipal Obligations for Year 2017.

The Borough received last week a letter from the Chester County Conservation District finding technical deficiencies in the stormwater management and erosion control plans for the Applewood Development.
Ms. Andrews announced Halloween Trick or Treat will be celebrated on October 31 from 6 to 8 pm, for children ages 12 and under. Ms. Andrews said she met with PP&L; and, they like the Veteran and Welcome banners.

The Floodplain Ordinance needs to be amended by next Summer. Ms. Andrews recommended the amendment follow the permitted uses and existing uses as defined in the current Zoning Ordinance, allow for the Wastewater Treatment facility, and permit tree plantings. No one had a concern.

Ms. Andrews read aloud her report and responded to questions.

VISITORS COMMENTS - There was none

JUNIOR COUNCIL PERSON'S COMMENTS

Courtney Burkhardt announced the Octorara homecoming weekend schedule. She spoke about the new track and repairs to the tennis courts at the high school.

MAYOR'S COMMENTS

Mayor Wenzka said he attended a preliminary review meeting for the Wolf Hollow Master Plan, a County owned park. Significant improvements are proposed. The Mayor said Community Day this past Saturday was well attended. The feedback has been very positive. The Mayor thanked Council for their support of Community Day.

COUNCIL MEMBER COMMENTS

Jim Chapman asked for the 45 mph signage to be reinstalled north bound on Route 41. The signage was removed by PennDot as part of the bridge project. Chief Finfrock and Ms. Andrews will work with PennDot.

Jim Chapman asked for the sidewalks at the Main Street underpass to be reflective. He said a center line may be needed.

Jim Chapman expressed concerns about some of the tenants living in the rental properties.

President Palmer called for a motion to adjourn. McGrath/Chapman made the motion. The meeting adjourned at 9:09 P.M.

Respectfully submitted,

Caren D Andrews
Borough Manager/Secretary