

ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, JUNE 3, 2024

President Palmer called the meeting of the Atglen Borough Council to order on Monday, June 3, 2024 at 7:00 pm in the Borough Hall. The following members were present:

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

PLEDGE OF ALLEGIANCE AND ROLL CALL

President Palmer led the pledge of allegiance and took roll call.

POLICE DEPARTMENT REPORT – Chief Murtagh reviewed the May activity report. He provided an update on the flag mischief that occurred over the Memorial Day weekend.

PUBLIC COMMENTS

Josh Glick left the meeting room and Council meeting at 7:05 pm.

Diane Palmer provided an Atglen Public Library events' update. For the June 15 Summer Reading outdoor event she requested borrowing from the Borough safety cones, barricades and sandbags. Ms. Andrews said we will make that happen. The library received a sizeable grant for decodable books. This Thursday evening there is a decodable books' workshop.

Kathy Masterfone thanked Ms. Andrews for her efforts and the Borough's efforts to slow down traffic on Valley Avenue.

L & L LEASING COMPANY, PROPOSED ADDITION, WAIVER FROM LAND DEVELOPMENT

PROCESS – In attendance for L & L Leasing was Janice Longer, Attorney for L & L Leasing; Tukker Zimmerman; and Joe Zimmerman. In attendance assisting the Borough was Helen Esbenshade, the Borough Solicitor. Ms. Longer introduced the project and handed out a plan depicting the location and size of the proposed addition. L & L Leasing desires to construct an addition onto their existing commercial building, 403 Valley Avenue. Ms. Longer said they are not adding impervious coverage. She said they are not impacting the public water, public sewer, and stormwater systems. There would be no additional employees. The addition would provide storage and fabrication space for the business. Zoning relief may be needed. Ms. Longer said she does not believe this project qualifies for land development. But if the Borough views this as meeting the land development criteria she asks for a waiver.

Josh Glick returned back to the meeting at 7:13 pm as questions were being posed by Council. He missed the introduction and some questions.

Ms. Esbenshade discussed with Council the case law cited in the William Cassidy May 10, 2024 letter. Mr. Cassidy is L&L Leasing's attorney. Ms. Esbenshade said the cited case law situations are very different than this request. She guided Council through the process for a waiver of the land development ordinance should Council want to consider that option.

A motion was made by Hahn/McClay to grant a waiver from the land development requirements for the proposed addition substantially in accordance with the plan submitted this evening. The waiver is from the definition of land development, Ordinance # 290-95, Article II, Section 202, Definitions. The vote passed 3 to 0 with Josh Glick not voting. Mr. Glick was not present for the majority of the discussion.

COMMUNITY DAY UPDATE AND ASK - Pat Softchin provided an update on this year's Community Day. The date has been changed to September 28. There will be no car show. Ms. Softchin thanked Council for making Community Day successful raising over \$ 100,000 during the lifetime of the event. The proceeds are given back to the community.

Approve the Following for Community Day, September 28: a) Pay for the Live Music, Games, Entertainment, and the Porta-Potties with the Total Donation Not to Exceed \$ 4000 ; b) Road Closures for Community Day, Main Street from Ridge Avenue to Glen Run Drive, on Ridge Avenue from Main Street to Norwood Street, and on Chester Street from Ridge Avenue to Dallas Street— Motion to approve made by Glick /Hahn. Ms. McClay announced she is abstaining because she sits on the Community Day Committee and has a role in expending the donated funds. Mr. Hahn said he is abstaining because of a family member who serves in a leadership role on the Committee. Helen Esbenshade said the two abstained Council members can vote because without their vote there is no quorum. Four members of Council are in attendance this evening. The motion would be unable to get voted on this evening. Mr. Palmer called for the vote. The vote was 4 to 0. The motion passed.

Mr. Hahn asked about abstaining from voting when there is no conflict. Ms. Esbenshade said one of the Council members' responsibilities is to vote.

Ms. Esbenshade left the meeting.

JUNIOR COUNCILPERSON' REPORT - Emmerson Ware summarized the Octorara Area School District High School events: OA Best, Senior Awards Nights, Senior banquet, Senior trip, Senior prom, baccalaureate, and graduation.

West Fallowfield Christian School wrapped up on May 30.

Darren Hodorovich thanked Emmerson on behalf of Council and himself. She did a wonderful job of keeping Council in touch with the school community.

Mayor Hodorovich introduced Kennason Ware, Emmerson's sister. Kennason has submitted a Junior Council Person application.

APPROVE MAY 6, 2024 MINUTES - Motion to approve made by Hahn/McClay. All members were in agreement, 4 to 0.

APPROVE BILLS OF APPROVAL - Motion to approve made by Palmer/Glick. All members were in agreement, 4 to 0.

PUBLIC COMMENT – John Sly, President of Westwood EMS, reviewed the statistics for May. Westwood EMS received a recent honor awarding them the 2023 Chester County EMS agency.

OLD BUSINESS

Park and Recreation Commission Ordinance, Bylaws, Repeal and Replace, Authorize Advertising the Ordinance – Ms. Andrews said the Park and Recreation Commission has reviewed the Solicitor's and Manager's changes and recommend Council proceed to adopt. The next step is to advertise the proposed Ordinance. Motion to advertise made by Glick/Hahn. All members were in agreement, 4 to 0.

Borough Hall Park Update, Ribbon Cutting – Ms. Andrews said the park is scheduled to be substantially completed within the next three weeks. The parking lot is to be paved this week.

Ms. Andrews asked if July 31 at 4 pm works for Council for the ribbon cutting. They said yes. Council asked to have a light snack and drinks.

Void the Kompan Playground Equipment Change Order #1, Cost: \$ 0, For the Borough Hall Park, Approved at the August 7, 2023 Meeting – Ms. Andrews said the ADA transfer platform is not needed for the slide because parts of the native play area are not ADA accessible. Council asked if all areas of the park need to be ADA accessible. Ms. Andrews will check with the professional team and report back.

Approve the Payment of Think Green LLC Invoice #8 in the Amount of \$100,271.73 for the Atglen Borough Hall Park - Motion to approve made by Hahn/McClay. All members were in agreement, 4 to 0.

ARLE Grant, Project: Main Street Crosswalks, Update – Ms. Andrews said PennDot reviewed the pre-scope application and found the project does qualify as eligible. Unfortunately, they rated the project as uncompetitive because there was a low volume of accident history and no fatalities.

Planning Commission Vacancy – Ms. Andrews said we advertised and received no applications. Mr. Glick said if the Code allows him to serve he is interested. Mr. Hahn said he may have a candidate.

NEW BUSINESS

Ambulance Service, Basic Life Support (BLS) Contribution – Ms. Andrews said in the Council packet are call statistics from Christiana Community Ambulance Association and Keystone Valley Fire District. Mr. Sly provided call statistics for Westwood EMS. A discussion was held. Mr. Glick motioned to contribute \$6,000 to Christiana Community Ambulance Association, \$2,000 to Keystone Valley Fire District, and \$1,500 to Westwood EMS. Mr. Hahn seconded the motion. All members were in agreement, 4 to 0.

Ms. Andrews asked if Council can establish a formula based contribution schedule for BLS. They said not at this time. Let's continue to evaluate annually.

PARK AND RECREATION COMMISSION REPORT

Darren Hodorovich provided the update. The t-shirt logo contest is underway for the Community Day Walk/Run Event. This will involve community voting.

The Memorial Day event was very successful with 50+ people in attendance. 1300 flags were installed throughout the Borough. A total of \$ 600 was received from Ward Plumbing and Summers and Zims as a donation for the flags. The roadside clean-up went well. The downtown pots were planted.

This coming Thursday evening is a Homecoming parade meeting. The parade is scheduled for September 17.

MANAGER'S COMMENTS – Ms. Andrews read aloud her report and responded to questions. Ms. Andrews asked for a confirmation of attendance at the July 1 Council meeting being July 4th falls that week. Everyone said they will be in attendance. Ms. Andrews said the work has begun on the installation of the four street lights on Zion Hill Road.

Mr. Hahn asked when the trash bid package will be ready. Ms. Andrews said hopefully by the July Council meeting and definitely by the August Council meeting.

An Applewood developer discussion was held.

MAYOR'S COMMENTS - Mayor Hodorovich complimented the services being provided by the Parkesburg Police. He asked if action on Kennason Ware's Junior Council Person appointment can be placed on the July agenda. The answer was yes. The Mayor recommended annual

rental inspections. He discussed when the future extension to the Chester Valley trail is constructed in Atglen it will bring land development changes to the Borough.

COUNCIL MEMBER COMMENTS

Mr. Palmer asked to have PennDot cut the weeds at Routes 41 and 372. It is unsafe. He has been in touch with PennDot. Ms. Andrews will contact PennDot.

There was a discussion on the recently installed Veteran/Military banners.

Bob Masterfone agreed the weeds need to be trimmed at Routes 41 and 372.

PUBLIC COMMENTS - There were no comments.

ADJOURNMENT – Hahn/Glick made a motion to adjourn the meeting at 8:55 pm. All members were in agreement.

Respectfully submitted,



Caren D. Andrews

Borough Manager/Secretary