

ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, SEPTEMBER 12, 2022

President Palmer called the meeting of the Atglen Borough Council to order on Monday, September 12, 2022 at 7:00 pm in the Borough Hall. The following members were present:

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

POLICE REPORT – Officer Moore read the August police report and responded to questions.

PUBLIC WORKS MANAGER REPORT – Bryan Umble reviewed the monthly Water and Sewer statistics. Well #3 rehabilitation project update – fracking is complete, 17,000 gallons per day. The final step is to purchase a new pump, approximately \$6,600. SWIP testing for springs update- testing will begin in March 2023. Tomorrow the broken gate valve on Zion Hill Road at Liberty Street is being repaired. A water leak repair was made on Third Avenue. MS4 update- our first DEP inspection is next week.

PARK AND RECREATION COMMISSION REPORT – Emily Reid provided the report. Community Day Fun Run/Walk is this Saturday. Next is the trunk or treat and pumpkin carving event planned with the Penningtonville Presbyterian Church. The last event of the year is the holiday lighting festival. Kristen Walters and Emily Reid will complete their terms in December 2022.

PLANNING COMMISSION REPORT – Brian Hahn provided the report. The Planning Commission met in August and reorganized with no changes in the leadership positions. Mr. Hahn reviewed the West Sadsbury Solar 1 LLC, 350 Zion Hill Road, land development sketch plan project. The major portion of the development is in West Sadsbury Township. The impact on the Borough is the accessway and utilities tie-in. A variance is needed with the Planning Commission supporting said variance.

PUBLIC COMMENTS ON AGENDA ITEMS – No comments

APPROVE MINUTES – AUGUST 1, 2022 AND AUGUST 3, 2022. Motion to approve made by Glick/Hahn . All members were in agreement, 5 to 0.

APPROVE BILLS LIST AND TREASURER’S REPORT. Motion to approve made by Palmer/McClay. All members were in agreement, 5 to 0.

OLD BUSINESS

Discussion/Consideration of Basic Life Support Emergency Medical Services – Municipal representatives in the Christiana Community Ambulance Association (CCAA) territory have been meeting. The municipal representatives interviewed LEMSA and Westwood. Keystone Valley has submitted a written proposal to Atglen Borough.

Discussion/Consideration of Emergency Medical Services Real Estate Tax – Council instructed the Borough Manager to check with the County on adding this to the tax bill and prepare a draft ordinance.

2023 Budget – Christiana Borough's Police rate increases to \$ 85 per hour in April 2023 and \$ 90 per hour in April 2024 with the expectation of average hours. There was a discussion. Ms. Andrews was asked to review the last twelve months of invoices and do the computation for average hours. Council said to check with Parkesburg Borough for police services.

Ms. Andrews asked Council if they want to form a budget committee or continue the past practice and review the budget as a full board. Council said to review as an entire board.

Ms. Andrews shared a contribution ask letter from Brandywine Valley Active Aging. Council said to put this request on the October 3rd agenda.

Discussion/Consideration of New Agenda Format - Ms. Andrews asked for feedback. The guidance was to continue to test this format. Mr. Hahn asked that audience members be given the opportunity to speak as each topic is discussed, not wait for public comment. Council went back to discuss Basic Life Support EMS.

Discussion of Basic Life Support Services - Joe Miles, Keystone Valley EMS, said LEMSA provided service in the past and pulled out. Mr. Miles expressed a concern regarding Westwood BLS. Mr. Miles said in the last three years Keystone Valley has added new ambulances, new equipment, and invested in the community. A discussion was held with Josh Mellinger, Joe Miles, and Council.

NEW BUSINESS

Approve the Applewood Homes LLC Letter of Credit, Certificate of Completion- Reduction # 12 in the Amount of \$ 90,605.98 and Authorize the Council President to Execute Said Document – Motion to approve made by Hahn/Stewart. All members were in agreement, 5 to 0.

Discussion/Consideration of Street Light Bulb Type for Applewood Development – Ms. Andrews said the development calls for 6 streetscape acorn poles and fixtures and 6 traditional poles and fixtures in Stage 1. The Borough has been asked to choose the light bulb type. There are two

options - sodium vapor or LED. Stewart/Palmer motioned to use the LED bulbs in the acorn and traditional fixtures. All members were in agreement, 5 to 0.

Discussion/Consideration of Accepting Building Permits for the Ryan Homes Model Houses for the Applewood Development and Allow the Model Home Construction to Start Immediately Following Permit Approval and the Payment of All Fees. Carl Chetty asked for the model home permits to be processed now. It takes three months to construct a model home. Mr. Chetty said the project is close to finishing with the paving of the entrance, curbing to be installed tomorrow, and the wet tap to be installed tomorrow. Mr. Chetty said within the next six weeks the project will be nearly 100% complete. This includes the streetscape. Helen Esbshade spoke and reviewed the summary of open issues defined in the July 15 correspondence. The water booster station is under construction. A discussion was held about DEP permitting, domestic water supply, and fire flow. Council said the next meeting is in three weeks. They can review this request at that meeting. In the meantime, Chetty was asked to have a team meeting with Ryan Homes, the Borough professionals, and Borough Manager to address and resolve open issues. Mr. Chetty said he will give available meeting dates and times to Ms. Andrews.

Discussion/Consideration of Submitting an Applewood Homes LLC Letter of Credit Financial Security Reduction for the Non-Payment of the Professional Services Escrow, August 19 Invoice, \$ 13,475.40. Ms. Andrews said payment was received today. No action is needed.

Approve the West Sadsbury Solar 1 LLC, 350 Zion Hill Road, Escrow Agreement for Plan Review of Subdivisions and Land Development and Authorize the Council President to Execute. Hahn/Stewart made the motion. Ms. Andrews said this agreement requires the developer to pay the Borough for all engineering services, legal services, and miscellaneous services. All members were in agreement, 5 to 0.

Discussion/Consideration of the April 1 to October 31, 2022 Monthly Surcharge, Tanks Lawn Care. Ms. Andrews said Sean Patterson, Tanks Lawn Care, is requesting a temporary inflation and fuel surcharge of \$ 180 per month be added to his invoices. This would be for the period of April 1 to October 31, 2022. Mr. Patterson is considering this temporary and will revisit next year. Hahn/McClay made the motion to approve. All members were in agreement.

Christiana Borough Police Officers Providing Police Service to Atglen Borough, Resolution # 657-22 – Motion to approve made by Hahn/Glick. Ms. Andrews said Paul Hossler III has been added to the list. Grover Linaweaver has been removed. All members were in agreement.

MANAGER'S COMMENTS

Ms. Andrews announced the upcoming events of Family Fun Run/Walk, Community Day, and DiAtglen Alley Wizard Faire. Ms. Andrews read aloud the minimum municipal obligations for the pension plans, Year 2023. Our utility supplier rate with AEP Energy ends in March 2023.

We are in the processing of getting quotes. Ms. Andrews read aloud her monthly report and responded to questions.

JUNIOR COUNCILPERSON'S COMMENTS – Emmerson Ware had a conflict and was unable to attend tonight's meeting. Mayor Hodorovich read aloud her report. Homecoming is on September 23. Fall sports are underway. Ninth graders adjusted well to school.

MAYOR'S COMMENTS – Mayor Hodorovich will set up a table for Community Day. The Mayor is working with a local landscaper to sell to the Borough community ornamental red bud trees at a discounted price. The Mayor suggested security cameras be added to Borough Hall and the new Borough Hall Park. The Boy Scouts are providing food for the DiAtglen Alley Wizard Faire. The Mayor is working on the 2nd annual Veterans Day event.

Mayor Hodorovich summarized his recent experiences with the permit inspection process. His contractor has had two rounds of failed inspections, one as recent as last week. The Mayor is asking for the Borough and its agents to improve on the process and customer experience.

COUNCIL MEMBER COMMENTS

George Stewart attended a recent meeting with officials from Christiana Care, topic: Reopening the Jennersville Hospital. The facility is being renovated.

PUBLIC COMMENTS

Emily Reid likes the new agenda. She asked for public comment to be placed in the middle of the agenda. There is high grass and weeds at the intersection of Route 372 and Lower Valley Avenue. Ms. Reid talked about the Borough's difficulties in attracting new businesses and contractors and citizens' reluctance to pull permits. Council held a discussion.

ADJOURNMENT - Motion to adjourn made by Glick/Hahn. All members were in agreement. The meeting adjourned at 10:06 pm.

Respectfully submitted,



Caren D. Andrews
Borough Manager/Secretary