

MINUTES OF THE COMMITTEE MEETING
OF THE EAST PETERSBURG BOROUGH COUNCIL

DATE AND TIME:	January 26, 2023	6:00 p.m.
LOCATION:	Community Center	6051 Pine Street
ATTENDANCE:	Council Members:	Debra Miller, President John Schick, Vice-President Adam Gochnauer, Pro Tem John Herr Lauren Houck Randy Rannels Sandra Valdez
	Mayor:	James Malone (Absent)
	Borough Manager:	Karen St. Clair
	Supervisor:	Kevin Martin

Meeting was called to order: 6:00 p.m.

Moment of Silence / Pledge to Flag

Visitors: Lisa Murray, Tammy Moseman, Josh Roberts, J. Michael Roten, Susan Ruslevage, and Collin Fox
Josh Roberts was recording the meeting.

I. PUBLIC COMMENTS:

1. **Tammy Moseman** said some of her neighbors still have questions about the sidewalk replacement. They are wondering if it is just a small divot in the pad can they repair it themselves? It was pointed out that when you cut a small section, it creates more joints, and they can sometimes wear out. Mr. Schick said they have been out there many times to answer questions and have lessened the number of areas to be replaced as much as possible, and what is marked now is what needs replaced. At this point if anyone feels they have a good case they should contact the borough office to speak with the zoning officer about their questions or concerns. Collin Fox, zoning officer said he has been assisting residents with questions about the sidewalk repairs and has even issued some permits for Lemon Street sidewalks. Ms. Moseman will let her neighbors know to contact the zoning officer at the office.

II. AGENDA ITEMS FOR DISCUSSION ONLY:

1. **Lisa Murray 1680 Stevens Street: Airbnb Request**

Lisa Murray said she and her husband own the property at 1680 Stevens Street. She stated they previously had an in-law apartment for her parents in her home. She stated they have been using that space as an Airbnb since 2019. They only have 1 - 2 people stay at a time and they haven't had any issues. She received a letter from the borough informing her she was out of compliance because of running an Airbnb in a R-1 district. She said her neighbors do not have a problem with this and there have been no complaints filed. She would like to continue to run the Airbnb because she is retired, and this is supplementing their income. She has met with Collin Fox, the zoning officer about this and also attended a zoning hearing mtg regarding a home occupation. After the meeting she spoke with ZH board members, and they told her they did not think the idea of Airbnb in an R-1 district would go over well. She does not want to spend \$750.00 on a zoning hearing if it will not get approved. Mr. Murray explained she came to this meeting to find out what she can do to change this and hear Council's thoughts and concerns. She said that Airbnb's are gaining popularity and she would like to see a change made to allow for them in residential areas.

Amy Leonard, borough solicitor, explained that Council does not have jurisdiction to give her approval for her to continue to violate the zoning ordinance. Ms. Leonard said if she wants to continue with this use, her only option

is to go to ZHB and request a variance of the ordinance. Ms. Leonard said she can ask Council to consider changing the ordinance or address short term rentals, but it would be up to Council to decide if they want to look into this further and consider a zoning amendment. Ms. Leonard explained that her use falls under a Bed & Breakfast use and it is not permitted in the R-1, R-2, and R-3 districts; it is only permitted in commercial districts. Ms. Leonard said what she is looking for is for council to amend the ordinance and allow that type of use in other zoning districts. Mr. Schick said if you allow for this you would be increasing the density in the single-family R-1 district to a higher density area which could end up turning into an R-2 district and this would take away from the traditional style R-1 district.

John Schick said in 2015 the zoning ordinance was updated and the process took 2 ½ years. During the process, there was a lot of discussion about Airbnb's, and it was agreed that it fell under the umbrella of bed and breakfast. Adam Gochnauer pointed out that the ordinance was looked at and updated for this at that time. It is a lengthy process to update the zoning ordinance and would require review by EP planning commission, legal counsel, LC planning commission, borough engineer and public meetings and it is costly. For her to get a variance right now, she would have to follow the procedures and go to the zoning hearing board. Mr. Schick pointed out that a lot of these rentals are flying under the radar because they don't have to register with the county or state and properties are being bought just for this use. Hotels pay a lot of taxes to allow for this. Collin Fox said that the ordinance could be made specific for this use and tailored for the borough. John Schick told Ms. Murray the process to ask for a change of policy is to submit a letter to Manager St. Clair requesting Council direct Planning Commission to review the ordinance. Amy Leonard said if a change is made to the ordinance, it should require a special exception at a zoning hearing to avoid creating a situation where a whole block becomes Airbnb; special exception would not guarantee an approval. Any change made to an ordinance even one line requires the whole process has to be followed to update the ordinance.

Adam Gochnauer said if you do this for one you will have to do this for everyone and not all experiences with this have gone well. He pointed out that during past discussions while updating the ordinance, residents were concerned with larger amounts of people staying in bigger homes and partying. Mr. Gochnauer said that unfortunately you have to have ordinances to protect the good people in cases when things don't go well, and not all experiences have gone as well with this as it has for the Murrays. He said this is nothing against the Murrays, but we do have to follow what is in the books the same for everyone.

John Herr said that at times Airbnb's companies can come in and buy up properties for this use and that then it raises property values to the point it effects affordability in the community.

Debra Miller asked if there are any other uses that would be allowed for her, such as a church sponsored housing? Amy Leonard said she would have to look into this and said this might then be considered a multi-family dwelling.

Susan Rusleveage owns the adjacent property of this Airbnb, and she has had no issues with them having an Airbnb or with the people who have stayed there. She pointed out that some of them have been medical professionals who are here for temporary work. She said it might be good to look at what other municipalities are doing.

2. Review Stormwater Ordinance

Collin Fox, Zoning Officer - Stormwater Ordinance is being updated as a requirement of the 2022/2023 MS4 permit from DEP. For residents, there are not many changes. One change is residents will no longer be allowed to discharge de-chlorinated pool water into the stormwater inlet. DEP recommends treating pool water to dechlorinate it and then discharge/ infiltrate water onto your own property in the grassy area.

As always, car washing with cleaning agents must be done on grassy areas. Car washing facilities are still the safest option for stormwater.

The other items of change are more for development and re-development. The classic requirements for sw permits and sw exemption are the same. Amy Leonard explained that this ordinance is a repeal and replace. This is on the agenda under action items for advertisement.

3. Jeff Moseman/Jennifer Guzejko: DCNR Grant Park Updates

As directed by Council at the last meeting, pricing was received for items in the grant. The most recent cost opinion is: \$273,245.26 which includes replacing existing curbing and sidewalk in front of community park, concession stand and park bathroom remodel with new 6" lateral, ADA walkways, ADA path to the park, and a

sidewalk leading up to bathroom. Additional ADA parking will be added in parking lot – approx. cost 3,500.00. The concession stand items still need added in for the grant.

Council reviewed different options of playground equipment and went with the items that would hold up well and would be less likely to be damaged if vandalized:

- o Burke Nucleus NU-2858 – play set \$88,001.00
- o Merry Go-All \$9,407.00
- o We-Go-Spring (ADA) \$20,000.00 (plus path and installation costs)
- o Lady Bug Spring Rider (ADA) \$1,180.00
- o Swing Along Seat for parent and child to swing together \$1,137.00 (it was pointed out that there is already one ADA swing at the park now)

Including MS4 items and using recycled items are a requirement of the grant. Recycled park benches and rain gardens with education will be added to cover this.

As a reminder it was pointed out that the recent pickleball grant the borough submitted was not awarded. Council was in agreement to keep the pickleball with additional parking out of this grant application because there were already several approved for this at other parks, and this could hinder the grant being awarded. The grant is an all or nothing, changes cannot be made. Some municipalities have received complaints about the sound of pickleball courts that are located near homes, and this is part of the reason grants are not being approved for this item.

Public meetings will need to be held prior to submitting the grant application. April 5th is the deadline to submit - all the information must be included with the final plan and no changes can be made after submission. Decision will be made late Fall 2023; grant monies will come in Spring 2024. We will need all in-kind commitments, including monetary and service time, before grant is submitted. A sponsor board will be added to the concession stand for in-kind services. The grant is a 50/50 split; a total of \$500,000.00 was budgeted for including funds received from TOA for fees in lieu of are in park and open space, and a surplus in general.

Concession stand will be made smaller because the larger equipment is not needed. This space will include a refrigerator, stove and will be state certified.

Need to look into cost of wood mulch, rubber mulch, rubber paving and add into grant. Concession stand equipment and toilets/sinks need added into the grant.

4. Review quotes/plans for Office Renovations

Mike Roten with the Fire Department said they are working on moving some things around at the fire department to make space for the new offices. Kevin Martin reviewed the plans for new offices at the fire department with Council. There will be 7 office areas (including one for the police), 2 ADA bathrooms, IT closet and a storage space. The space being used for borough offices will be approximately 1700 sq. ft. All borough offices will be secured and will be accessed with key fob door locks. There is a shared meeting room for the borough and FD's use.

Three proposals were submitted with preliminary bids (timeline for all was approximately 3 months): Simeral in the amount of \$239,990.00 (changes have been made so this is no longer accurate) and some of the pricing is not included.

Speedwell Construction – \$260,498.26 (with possible alternates added in)

Professional Design and Construction – \$300,000.00 - this company did the work on the original building.

Mr. Martin said after reviewing all the quotes they are all very close. John Schick said it might be a good idea to have a not to exceed amount. He was told the cost should not exceed \$300,000.00. Mr. Roten said the fire company did give approval to move forward when they met last. The quotes are preliminary and some items in the plans still need to be fine-tuned, but this is just to give council a general idea. The agreement with the fire company is that the borough will re-imburse them.

5. Kevin Martin/Jeff Moseman: Pine Street – making it one (1) way

In October, Council asked Jeff Moseman and Kevin Martin to take a look at the section of Pine Street between State St and New St, to see if there is a need to make it one-way. Kevin Martin and Jeff Moseman presented images of approaching intersection from all directions and discussed with Council possibly making Pine Street one way only heading south. It was pointed out that changing the street to one-way will eliminate people having to wait because only one car can get through there at a time, but it will not make it easier for the emergency vehicles, snowplow, and street sweeper. It does not appear that there is enough off-street parking to allow for parking on only one side. A traffic engineering study would need to be completed to justify the traffic change.

Once a decision has been made about this, an Ordinance will need to be drafted to implement this change. This should be decided before the street gets done. A letter would need to be sent prior to any changes.

Public works would like to be able to post this area to allow for street sweeping one day each month for no parking for 2 hours, in hopes of gaining compliance – a letter would be sent to residents. It was pointed out that this could cause resistance.

John Herr will talk to his neighbors on Pine Street to gauge how they feel about all of this.

6. Discussion with how to move forward with the Borough office, PW Building and 6060 Rental

It was agreed by all Councilmembers to move forward with selling the three properties separately as is. The borough will still have an easement at 6060 Main Street which means after it sells the new owner would own the property, but the borough owns and maintains the area with the stormwater facilities.

If properties were demolished and used for parking the properties would be worth less and there would be an expense for demolition and maintenance of lots. The land at 6040 Main alone is assessed at \$55,000.00 with the house it is assessed at \$165,000.00. It was agreed it is more profitable to sell the properties separately with the buildings and the profit can be used to pay for the move to the new offices. Selling could also create a greater tax base. The properties can be sold by public auction or sealed bids. Manager St. Clair will look into getting appraisals on the three properties.

7. Review Accounts Payable

No additions to the regular bills.

8. Review 4Q 2022 Financials

Manager St. Clair reviewed the 4Q 2022 Financials for Water, General and Trash with councilmembers. Auditors will be in the office the week of February 13.

9. Misc. Items

Manager St. Clair

Good's Disposal Service is documenting what residents are putting out – if it is over or if it is not out – it is put on a list and submitted to the borough office weekly. Residents are allowed 3-32 gallons bags/cans each week (a total of 96 gallons). Each extra bag or container of 32 gal. needs a tag - a 96 gal. container would need 3 tags. Becky with NLCPD is asking East Petersburg Borough and the 2 other municipalities they cover if they would be willing to contribute \$2,000.00 towards the chief's retirement party. It was discussed that when the previous borough manager retired it was a potluck and no tax dollars were used, so this would not be appropriate use of funds.

Debra Miller

Received a call from a resident who asked why there is not a marked crosswalk at Lemon and Larch Street. It was pointed out that there is already a marked crosswalk nearby at Edgemont & Lemon Street which is only one short block away. Kevin Martin, PW Supervisor said he did talk to this resident 2 years prior about this same thing.

10. Fire Company Financials & 2022 Fire Report – for review only

II. ACTION ITEMS:

1. *It was moved and seconded (A. Gochnauer / J. Herr) with unanimous approval by the board to approve the October 27, 2022, Borough Committee meeting minutes*

2. ***It was moved and seconded by (J. Schick / S. Valdez) with unanimous approval by the board to Table the PA Classics: Soccer Tournaments for 2023***

Amy Leonard, Solicitor is going to review this and check if the context pertaining to indemnify and hold us harmless is correctly worded. This will be put on the Council agenda.

3. ***It was moved and seconded by (A. Gochnauer / S. Valdez) with unanimous approval by the board to approve New Office Renovation plans and to Approve Re-imbusement to East Petersburg Fire Company in accordance with the Proposal submitted by Contractor***
4. ***It was moved and seconded by (J. Schick / R. Rannels) with unanimous approval by the board to advertise Ordinance 323: Stormwater Management***
5. ***It was moved and seconded by (J. Schick / A. Gochnauer) with unanimous approval by the board to approve Resolution 858, giving Manager St. Clair and Debra Miller authority to sign ARLE grant contract***
6. ***It was moved and seconded by (R. Rannels / A. Gochnauer) with unanimous approval by the board to approve Resolution 859, giving Manager St. Clair authority to sign the Bioswale Meadows Project Agreement***

III. **Extra Items: Issues arising in the last 24 hours: None**

IV. **Committee Meeting Adjournment: 9:35 p.m.**

VI. **Executive Session for legal matters: 9:35 p.m. – 10:12 p.m.**

VII. **Council back in Session: 10:12 p.m. – 10:13 p.m.**

1. ***It was moved and seconded by (A. Gochnauer / S. Valdez) with unanimous approval by the board, to approve Letter of Interest to become a Charter Member of the NLCRPD Commission***

Next Meeting: Tuesday, February 7, 2022, Council Meeting & Thursday, February 23, 2023, Committee Meeting

Respectfully Submitted,
Kim Strayer, Recording Secretary

MINUTES OF THE COMMITTEE MEETING
OF THE EAST PETERSBURG BOROUGH COUNCIL

DATE AND TIME:	February 23, 2023	6:00 p.m.
LOCATION:	Community Center	6051 Pine Street
ATTENDANCE:	Council Members:	Debra Miller, President John Schick, Vice-President Adam Gochnauer, Pro Tem John Herr (Absent) Lauren Houck Randy Rannels Sandra Valdez
	Mayor:	James Malone
	Borough Manager:	Karen St. Clair

Meeting was called to order: 6:00 p.m.

Moment of Silence / Pledge to Flag

Visitors: Michael Bingham, Amy Leonard, Tammy & Jeff Moseman, Jennifer MacNeill, Natalia Latsios, Josh Roberts, Cortney Pokrop, Kristin Troop, Erin Matthews, James Swarr, Megan Shank, Lori Ann Lockard, Dereck & Alyssa Duffy, Amy LaPorte, Luis Rivera, Samuel Maurer IV, Susan Roslevege, Sarah Mayheim, Brad Raush
Josh Roberts and Jimmy Swarr were both recording the meeting.

I. PUBLIC COMMENTS:

1. Josh Roberts said Lancaster County now has pulse point which is an app you can download and if someone has a cardiac arrest at a public place it will alert those who have signed up that are CPR able or have access to AED.

Josh Roberts asked if the borough receives a report from the fire commission. Mr. Roberts said he has been checking EH website and has not seen that they reorganized yet. Tammy Moseman said she heard that the commission meetings were being held with the chief meetings. Adam Gochnauer said he does have this on his list to address with them and he would like to receive a report each month from an EP representative on the fire commission.

II. AGENDA ITEMS FOR DISCUSSION ONLY:

1. **Cortney Pokrop – Propose change for ordinance for backyard hens**

Cortney Pokrop said she would like backyard hens to be reconsidered and the term chicken be taken out of livestock in the existing zoning ordinance, to allow residents to be more self-sufficient by having hens. She said there is an upfront cost that takes years to get back, so this is not for saving money initially. She said some of the benefits of keeping hens are: they eat scraps, bugs and ticks and then put the fertilizer back in the garden to complete the circle of self-sufficient living, and it decreases some of the worry about food shortages. She is proposing to allow (4) four hens per household, no roosters, and the hens must be in a coupe with a run, in backyards only, with fresh food/water & a clean coupe must be kept at all times. The hens only need 4 sq. ft.; 4 hens would require 40 sq. ft. Ms. Pokrop said the state of PA does not include chicken in livestock, they are categorized as poultry, but this could include quail and pigeons, therefore it is best to just use the term chicken. She said chickens are not noisy (only roosters are), chickens in minimal amounts do not contribute to disease (larger populations do). Several municipalities in Lancaster and York county do allow chickens. She shared an ordinance for chickens with council from another municipality that she thought covers everything very well. Ms. Pokrop started a Facebook page in support of hens and there are approximately 80 members.

A resident said she raised peeps as pets at her home to adulthood and then found out she was not allowed to have them and gave them to a friend who had a farm. She did not have any complaints from neighbors about them.

A resident said she was a former chicken owner, and she said the benefit she liked most was giving the scraps to the chickens. She said people who take care of their property will take care of the chickens.

Natalia Latsios, a property owner in the borough who is currently renovating a home on Lemon St. said she thinks it would be beneficial to have chickens because it would get people outdoors more and save on food waste.

Mr. Santiago, a resident of the borough, has a family of eight and is planning on homeschooling. He would like to use chickens as part of the schooling curriculum along with his garden. Having chickens would also benefit his family by raising their own food.

Samuel Maurer IV, a resident of the borough, said he was previously the zoning officer for Manheim Twp., and he used to get complaints about people having chickens and the smell being bad, due to people not cleaning the manure. Mr. Maurer pointed out that chickens are allowed in East Petersburg Borough on properties that have 5 acres or more. Ms. Pokrop said maybe it could be put in the ordinance that people with recent property maintenance violations could not have chickens to eliminate possible issues.

Tammy Moseman, a resident of the borough, asked who is going to monitor the possible violations and asked if feral cats would be predators for chickens. Ms. Pokrop said the coup and run would safely secure the chickens. Ms. Moseman said she would like more information on the diseases chickens can carry to be shared with residents especially for those who have health issues.

A resident said they had chickens and cats, and never saw a cat go after a chicken. He also said the state of PA classifies chickens as domesticated animals, along with pigs. He said there was a court case in Fayette County in regard to someone keeping chickens and the ordinance saw chickens as livestock. Michael Bingham, Zoning Officer, said he is familiar with this case, and it was because of the language in the ordinance that did not specify chickens as poultry, but East Petersburg's ordinance does. This resident said they want to follow the rules and have the borough give direction and allow them to do it legally.

Michael Bingham, Zoning Officer, said he did have chickens growing up on a 5-acre farmette and they are a lot of work and they do smell, and they need cleaned after every week and most people do not, so you end up getting inches of manure that you have to take care of. The waste from chickens is known to carry bird flu, salmonella, bacteriosis, e-coli, and histoplasmosis which is spread through the air. He said that if you do not have roosters and only keep hens sometimes one of the hens will take the dominate role and act as the rooster and crow. He said if you remove chicken from livestock and we allow chickens then what will be next. The line has to be drawn somewhere and it was previously drawn at chickens. The cost to re-write the zoning ordinance could exceed 20,000.00. He stated it would have to be submitted for the entire borough to review, and although there are 80 people in support of chickens, we have multiple thousands of people who live in East Petersburg Borough. If we allow chickens who would be responsible to regulate them and check on them. That's likely to be the zoning officer. This is a tremendous amount of work when you already have a full load to begin with, and this would cost taxpayers a significant amount of money. Mr. Bingham said compost can be a great way to not waste leftover table foods. Mr. Bingham stated if you want to have a farmette or 5 acres, a township is where you would want to be. He received a call from someone asking to have a small horse, because it was the size of a dog. Many of these animals including cows are classified as domesticated, it just means they have been breeding them over many years. He has received many complaints even in municipalities where they are allowed to have them. Many people do not want to live next to a barn animal. He said there are a few properties in the borough that do meet the 5-acre criteria. He said chickens do get out and run into other properties at times and said he does not feel chickens are a good fit for a borough. If they were allowed, there would be setbacks and regulations, and this would all need to be monitored.

Amy Leonard, Borough Solicitor, said it is up to council if they want to consider an amendment to the borough, but this would not be quick. Someone would need to draft the amendment, it would go to PC, LCPC, public hearing(s) for input, and this could take 6 months or longer.

Lauren Houck said the committee meetings are when we discuss things, and we need to hear from our solicitor and zoning officer and hear the pros and cons. We are a small tax base, and we need to be aware of the cost of paying someone to regulate and check up on these things. She asked if there was a reason Ms. Pokrop chose to

give an example from Hanover rather than one in Lancaster County. Ms. Pokrop said Hanover's Ordinance covered it the best and after you read it, there is not a lot you can have questions about.

Adam Gochnauer told Ms. Pokrop her packet was very well done and said that this came before council many years ago, prior to most of the members who are currently on the board. It was discussed at that time, and there were complaints with people in the borough who had chickens because they were loud, and they did stink. He said they probably weren't taken care of as they should have been. There were more people against it at that meeting and it was decided to keep it the same. Someone also requested keeping an alpaca. He pointed out ordinances cannot be changed every time someone wants something new, and we need to know where to draw the line and make a decision for everyone in the community. Mr. Gochnauer said it was discussed that something like this could be added as a referendum so the entire borough could have a say. The referendum would be done before we consider any changes.

Debra Miller asked if chickens would be ok to leave outside in the colder months? She was told that chickens can remain outside in colder weather, they just need a heat source to keep drinking water from freezing.

John Schick said the people who are showing interest in this are not the ones you normally need to worry about. There is a lot of monitoring and enforcement for property maintenance that would need to go into this, and it would have to be done by an official. The line has to be drawn somewhere for the use of borough resources. He said she could go to the zoning hearing board and show a hardship.

Sandra Valdez thanked Courtney Pokrop for the information and agrees that this would be an additional use of tax funds because of the cost to monitor this due to the effects to neighbors this may cause. She feels the only way to justify the additional costs would be that this is something everyone wants, but you have to be careful with the expenses, so taxes do not need increased.

Debra Miller, Randy Rannels and Mayor Malone also agreed the referendum would be a great idea.

Amy Leonard and Manager St. Clair said they will look into what is needed for the referendum.

2. Kristin Troop – Events Committee

Kristin Troop said that the Music in the Park will be expanding to July 15 (music TBD), August 5 (Uptown Band), and September 2 (Blues Fest). They would like to have a beer garden at the August 5, and September 2 - Music in the Park events. Uptown Band on August 5 will be sponsored by Gochnauer's Appliance. The beer garden's will have fenced in area and RAMP certified people checking I.D.'s. A distillery vendor would like to pass out samples and sell bottles at the Car Show. They cannot have a beer garden at the car show because there would not be enough room with all the cars. Adam Gochnauer said he would prefer the alcohol be kept to the beer garden so it can be regulated. Randy Rannels pointed out that the rule at the park is that you cannot bring alcohol and if the distillery sold alcohol someone could easily open it up. This will be put on the March 7th agenda for a motion.

3. Megan Makers Market: Would like to have an event on June 10th with 100 plus vendors

Megan Shenk owner of Shenk Shop holds Maker Markets with handmade items made by crafters and artisans. They have a wide variety and will have approx. 100 vendors at the event. They will have 3-5 food trucks. They have volunteers from Hempfield High School service their events throughout the year to fulfill their local service hours. She projects 1,500 – 2,000 people will be in attendance for the E.P. event. There will be live music. There is no cost to the borough, and she would pay a fee to use the space at the park. She will take care of the porta potties, trash, marketing, parking, traffic control and emergency planning. The vendors would use the grass park space. She will contact churches, schools, and businesses to plan for overflow parking. This year they are planning to have markets at: Hempfield High School, Maytown Historical Society, Columbia Market House, Mountville Ballfield, Elizabethtown Fairgrounds, Columbia River Park, and Marietta. If it rains, they will reschedule, or it will be a rain or shine event. This will be put on the March 7th agenda for a vote.

4. Pine Street Update – submitted to Manager St. Clair by John Herr

John Herr could not be at the meeting. He gave Karen St. Clair an update on how the residents on Pine Street feel about making changes to the traffic pattern on Pine Street to solve traffic issues due to: fire vehicles

answering calls, traffic congestion, commuters avoiding the 72 and 722 light, difficulties achieving street sweeping because of parked cars.

Residents on Pine St. agreed that the concerns are valid and answered the following questions asked by Mr. Herr:

Making Pine Street one-way heading south – 10 said yes and 2 said no.

Alternate side parking for 2 hours; once each side, each month for street sweeping - 9 said yes and 2 said no.

Next month, he will have more information after he talks to more residents.

5. Borough office sign for new location

The fire department wanted to know if we would be interested in sharing the cost of a sign with them when we move to the new offices, and what kind of sign would we want. Council would like to see pricing and did not think a digital sign would get seen on Pine St. so the cost would not be justified unless it was very cheap. If the fire department wants the digital sign and we don't, the cost could be negotiated so we are only paying for the part of the sign we will need. It was pointed out that the Events Committee does post their events on the digital billboard on Main St.

6. Karen St. Clair: General Fund surplus of funds & update on the pool season

Manager St. Clair explained that during COVID in 2020 and 2021 there were projects that were budgeted for and a lot of those were put on hold, and there were no planned transfers of surplus funds into the capital reserves during this time period. Currently we have approx. 638,862.00 in surplus and would like transfer 500,000.00 - 600,000.00 into capital reserves until it gets used for the projects. This will be put on the March 7th agenda for a vote.

Pool Season Rates and events were reviewed. It is the 10-year anniversary of HARC managing the pool. HARC would like to have a celebration event on Memorial Day Weekend, including food trucks as well as member only appreciation weekend. Council said closing the pool to the public on the busiest holiday weekends will eliminate the revenue for walk-in's and it might alienate the public. It was pointed out that having days for members only could increase membership sales, but these days should not be on the holiday weekends when members would like to bring guests. It was pointed out that it might be better to limit swimming to members only at the indoor pool or just pick another day.

Discounted rate before April 29th – individual membership for a resident is 185.00; non-resident is 209.00, after April 29th individual membership for resident is 205.00; non-resident is 229.00. The savings is 20.00 prior to April 29th.

7. Review Account Payables

No additions to the regular bills.

8. Misc. Items

Manager St. Clair

MEP meeting was held for the new offices. The company that was hired for the offices at the FD is currently only working on our project. They will be doing a final walk through soon and we will have a better timeline.

Working on appraisals of 6040-6050-6060 Main Street.

Audit went well; report will be here in April.

Adam Gochnauer

He will have a few things he will be dealing with over the next few months that he will be coming to council with. The fire department is one of them. He does not have the figures yet, but there will be some big expenses coming up for the street sweeper including the filter which has been budgeted for. Now that we have a 7-year history to review, we can see what the cost is for all of this, and we can evaluate where things stand with the rates.

Lauren Houck said the last sweeper we had could not be run during the winter months and pointed out some places are paying the same amount for fines as we have paid to purchase the sweeper. Adam Gochnauer said that it has made money every year except last year when we had to do maintenance on it, and then we broke even. After this year, the big stuff has been replaced and we can start to budget for the next 7-years. Originally the sweeper was bought for MS4 and then we came up with the idea to market the sweepings and it has been a great project and we look forward to continuing with it.

Mr. Gochnauer said that the Northern Lancaster County Regional Police Commission meeting will be held here in East Petersburg at the Community Center on March 9, at 7:00 p.m. He said this meeting gives the community a chance to come and ask questions.

Debra Miller

Years ago, there was a walking tour of East Petersburg Borough, and this has been put on the website. Sam Maurer said there was once a garden tour of the borough and there is a booklet at the historical society on this. There is an opening on the LASA board, if anyone is interested, they can contact Manager St. Clair.

John Schick

Public Works has put up new stop signs that are reflective at night and new speed limit signs will be next.

Sandra Valdez

Asked if we received the traffic study back from NLCRPD for Main Street. Manager St. Clair said she did not receive it yet and she will check on this at their next meeting.

James Malone

Attended PA State Mayors Association Meeting. Radar Coalition is starting the whole process over again. Write your congressperson, state house representative, and try to tell them we could really use this.

The Black Caucus is currently opposed to it and has been engaged with them for two years now. The only variation in the new bill is that the income from tickets cannot be more than 1% of your total. He said that everyone is fine with this; they just want the tool to control speeding. He said that everyone needs to be considerate of others on the roads and not speed. Homelessness was also discussed at the LCMA Meeting.

Debra Miller said Mike Sterla mentioned red light cameras and asked if this is something that could work in the borough. John Schick said Philadelphia uses red light cameras on Roosevelt Blvd. and this is where the ARLE Grant money comes from. He said that you have to be a first-class township and it is 100,000.00 per intersection to equip and you need an organization to collect the fines.

9. Fire Company Financials – for review only

II. ACTION ITEMS:

- 1. *It was moved and seconded (J. Schick /L. Houck) with unanimous approval by the board to approve the January 26, 2023, Borough Committee meeting minutes***

III. Extra Items: Issues arising in the last 24 hours: None

IV. Committee Meeting Adjournment: 7:55 p.m.

VI. Executive Session for legal & personnel matters: Not needed

Next Meeting: Tuesday, March 7, 2022, Council Meeting & Thursday, March 23, 2023, Committee Meeting

Respectfully Submitted,
Kim Strayer, Recording Secretary

MINUTES OF THE COMMITTEE MEETING
OF THE EAST PETERSBURG BOROUGH COUNCIL

DATE AND TIME:	March 23, 2023	6:00 p.m.
LOCATION:	Community Center	6051 Pine Street
ATTENDANCE:	Council Members:	Debra Miller, President John Schick, Vice-President Adam Gochnauer, Pro Tem (Absent) John Herr Lauren Houck (Absent) Randy Rannels Sandra Valdez
	Mayor:	James Malone
	Borough Manager:	Karen St. Clair
	Assistant Treasurer:	Jennifer Guzejko
	Special Project Supervisor:	Jeff Moseman

Meeting was called to order: 6:00 p.m.

Moment of Silence / Pledge to Flag

Visitors: Tammy Moseman, Lynne Morrison, Courtney Pokrop, Josh Roberts, Jim Swarr, and Samuel Maurer IV
Jim Swarr and Josh Roberts were both recording the meeting.

I. PUBLIC COMMENTS:

1. Lynn Morrison said she has lived on Northfield Drive for more than 20 years. Her home backs up to the bike path and beyond that is a big field that is a floodplain. She enjoys sitting out back and watching the birds. At times she has planted flowers near the bike path on the borough's property to help maintain the area. She said a few years ago they sprayed and killed everything along the edge for maintenance. Earlier this week they put big white stones in this area. The maintenance person on-site told her this was being done as a solution to maintain this area because it is hard to get equipment in there, and also to deter dumping. Ms. Morrison showed pictures of the rocks to Council and said she would have liked to have been notified about this and would like them to consider a better solution. She said it looks like she lives on a swale and feels it is degrading to her property. Jeff Moseman said this has always been a troublesome area along the pathway to maintain and every season they are digging hoses, lawn mowers, and all kinds of trash out of the brush. The trash quickly gets hidden in the brush and there was only a mower length away from the neighboring properties. They tried to come up with a solution to allow them to get machinery in there and at least mow 1 or 2 passes through this area without having to encounter trash and branches. Last year, they trimmed a lot of the large trees that were leaning over the trailway. They discussed putting the rock in, and also discussed covering it with dirt and planting grasses, but it is almost too steep and could cause MS4 issues while soil is bare until the grass grows in. The rocks provide a barrier, and he does agree that it will not stop the dumping, but it will be more prominent. Manager St. Clair said she will go out there and take a look at this. Ms. St. Clair said she did see pictures and was in support of what they wanted to do because of the problems they have had there year after year. Ms. Morrison asked if there have been any other complaints. Manager St. Clair said she has not received any other complaints about the rocks.

II. AGENDA ITEMS FOR DISCUSSION ONLY:

1. **Backyard hens: council to continue discussion on how they would like to proceed.**

Debra Miller said she has seen more information on this and found out that backyard hens can be susceptible to Avian Flu. She said if it weren't for all the flocks of chickens in the county that have been decimated due to the outbreak of Avian Flu, she might have a different opinion about it. Ms. Pokrop said it is less likely with smaller flocks.

John Schick said he is down the middle on this. He said that the cost is substantial for this, and he feels it will be a unique crowd, but on the flip side the smell of the manure can be bad. He said sometimes people start out with good intention and then people get tired of doing it, or it starts to cost too much, and then the novelty wears off. He explained we have ordinances for a reason and there is criteria in there for a special exception which requires proving a hardship. Ms. Pokrop said that the ordinance would require people to take care of the manure. John Schick said this would then become a policing item for the borough and he would probably lean more toward not going with it because even though it is good people with good intentions, the minority few can ruin it for everyone else.

Sandra Valdez said you hope with the ordinance that people will follow it, but this then puts the burden on those who need to ensure that the residents are following the ordinance, therefore she leans towards not doing it.

Randy Rannels said he is not opposed to it and would like to get a feel from the whole community as to how everyone feels about it. If we did something like this, he would like to see the cost to the borough be offset by an annual permit fee with an inspection every six months and if they don't pass, we could possibly make it that they have to get rid of them.

John Herr said he lived across from chickens until they were told they could not have them. Emotionally he thinks they are great. Before voting for them he would like to know that the majority of the borough feels the same way because it will end up costing every taxpayer money to enforce this for the benefit of a few people. He likes the idea of a permit that would help defray the cost. It was pointed out that Manheim Township charges 1,000.00 plus just to get a permit. Mr. Herr said we have some properties that have been problems for many years and if one of these would get chickens, we could always levy fines, but other than that if they pay them, our hands are tied.

Debra Miller said the borough solicitor reviewed adding this on for a vote during the election and found out it is very costly, and this type of referendum is non-binding. Mayor Malone said the board of elections does not favor putting something on the ballot unless it is a binding vote. Ms. Pokrop said she does not feel it would be a successful vote in favor of chickens because it is a small group that wants them, but that is also why she feels the chickens would not be a big problem because she doesn't feel a lot of people will have them. Tammy Moseman said she likes the idea of self-sufficiency, but her main concern is the health of her family, and her dog barking at chickens nearby. Ms. Moseman pointed out there are already cats roaming in the area and she feels they will end up having roaming chickens. Debra Miller said she has a hard time justifying 20,000.00 to change an ordinance. John Schick said the cost is the same whether it is one change or numerous changes. This will be put on the April 4th agenda for a vote.

2. Jeff Moseman/Jennifer Guzejko – review final costs for Playground/Park Restroom Upgrades (DCNR)

Jeff Moseman said there are copies of the proposed plans and probable costs for council and the residents to take a look at. All of the suggestions and comments have been taken into consideration and they are working with ARRO to finalize the plan and get costs so the grant can be submitted. Mr. Moseman reviewed the plans and pointed out what is being proposed and explained that right now it is a more generalized plan with proposed costs in order to compile a cost estimate so the grant can be submitted. If the grant is received the work would not take place until mid-2024 and there will be inflation costs that we cannot account for. It is a 50/50 match so there will be costs for the borough. Items included in this proposal are: Parking lot and curbing at the front of the park with an 18-inch beauty strip, 2-3 additional ADA parking spots in parking lot, pathway between the parking lot and sidewalk, pathway up to bathrooms and concession stand, updated concession stand / bathrooms with energy saving light fixtures, ADA facilities, water saving fixtures, double sinks will be added in for each bathroom, baby changing station has not been included yet. Mr. Moseman pointed out that no other items can be added in after the grant is submitted.

It was discussed what might be needed at the concession stand to get this up to code and cover all the needs. Manager St. Clair said it is best to add in what is needed now. John Schick said electric stoves would get rid of the need for a hood. Randy Rannels pointed out some items will be needed to pass inspection such as a three-bay sink, slop sink, and hand wash sink. The refrigerators we have should be ok. We will also need to convert from gas to electricity for the stove. Extra electrical outlets will be needed to allow for crockpots. The panel will need to be updated to 200 AMP. Randy Rannels said the window may need closed off to allow for the sinks.

Cameras are set at a multi angle position and can be reset when the new park equipment is installed. Environmentally friendly features have been considered for this grant and include impervious pavement for the path, swing set made partly from recycled materials, and recycled rubber material (which is a pervious surface) beneath the playset. John Schick said there is a lot of path with pervious pavement proposed and asked if there were any savings with putting bituminous paving and offsetting drainage by putting in rain gardens. Samuel

Maurer asked if sidewalk could be installed to State St. He was told this extends beyond the borough property. Jennifer Guzejko said the total current cost is a little over 600,000.00 of which we have to come up with a 50% match. The borough has over 140,000.00 in parks and open space to use and the rest will come from the surplus in reserves. The application is due by April 4, 2023. Manager St. Clair and Council thanked Jeff and Jennifer for their work on the grant.

3. John Herr: Pine Street update

John Herr reported that the majority of residents he spoke with in the 5900 block of Pine Street were for the change of making the street one-way heading south. Most properties on this street do not have off-street parking, therefore parking on both sides provides a place for residents to park. Changing the street to one-way would make it easier for people driving through because it is only wide enough for one car to pass at a time. This will also make it easier for the fire trucks heading out to a call. It was discussed that making this street one way has come up many times over the years because pulling out and crossing there is dangerous. Public works has had trouble plowing on this block as well. This time it was brought up that if changes need to be made, it should be done now, due to the water main replacement project coming up on Pine Street.

4. Review quotes for new office signs

Quote from Signarama for electronic sign and some directional signs: 29,681.23

Quote from Signarama for PVC sign and directional signs: 6,791.00

Kevin received a quote for a PVC sign and directional signs in the amount of 904.00 and public works can install them. John Schick said he would like to know what material the sign is made of - Manager St. Clair said she will find out. Manager St. Clair reached out to other sign companies but has not received the information yet. The fire company did say they will split the cost of the sign with us.

5. Review property information for 6040/6050/6060 Main Street

Manager St. Clair received 3 quotes for appraising these three properties. She did go ahead and get property value amounts from realtors, even though we cannot go that route, it was just for comparison. The property value amounts were all similar to the three following appraisals received: Angela Tracy 7,500.00, CCAG 5,800.00, Skladany Valuation 5,400.00.

Her recommendation is to go with Skladany Valuation. He took the time to research the properties and he was highly recommended.

6. Reviewed Account Payables 03/23/2023

7. Misc. Items

Manager St. Clair

Jimmy Swarr submitted a letter of interest and statement of financial interest form, to be on the zoning hearing board. This will be on the agenda next week.

Drug Task Force (DTF) has requested contribution in the amount of 4,573.00. We have not participated in the past few years, but things seem to be straightened out now. Manager St. Clair said most of the municipalities are now paying it. Council said they would be ok with it if LT. Kilgore thinks it is ok. Manager St. Clair will check with LT. Kilgore about this.

Scott Liggins submitted a letter along with the proposal from Kohl Bros. for the pumps that he spoke with Council about last month. The current ship dates are 14-16 weeks. After it arrives, it will take 1-2 weeks of site work. The warranty is a standard warranty for one year with the exception of the VFD (variable frequency drive) which carries the option for a 5-year warranty. This was priced through co-stars including freight, labor, and equipment, not to exceed 82,950.00 each. Currently to get full output 2 pumps have to be run, so when a pump goes down or maintenance is needed, we have to use city water and pay for it. What is being proposed is to have a single pump handle the full output with the other being used as a back-up to allow us to handle full output at all times. We will alternate use of each to keep the hours the same on both. Currently with one pump down, we are using 100,000 – 180,000 gallons per day from the city interconnect to make up for the half we cannot meet. The water from the city interconnect will have to be paid for. The pumps were not budgeted for in 2023, but we have money in reserves to pay for this type of emergency. This will not affect residents' costs.

John Herr said the sign at the attorney's office makes it hard to see when you pull out at Pine and Main St. The sign was permitted through zoning. John Schick said that there needs to be a 15 ft. triangle site distance, and this has been looked into in the past. John Herr said he realizes this was approved, but he would just like to ask them to appeal to their good faith and ask them nicely to correct this. Manager St. Clair said she will take a look at the permit.

Debra Miller said she has been in contact with the Master Gardener Program coordinator at Penn State Extension regarding holding a compost workshop in East Petersburg Borough. The Borough will not be expensed, and the Master Gardeners will be donating their time to explain various forms of composting, including worm composting. It was suggested we would have a greater turnout if the workshop was made available to anyone in the surrounding area with residents having first priority. Everyone should pre-register due to a set limit of 70 people. The compost workshop will tentatively be held on Saturday, April 29 from 10:00 – 12:00 p.m.

8. Fire Company Financials – for review only

II. ACTION ITEMS:

1. *It was moved and seconded (S. Valdez / R. Rannels) with unanimous approval by the board to approve the February 23, 2023, Borough Committee meeting minutes*
2. *It was moved and seconded (R. Rannels / J. Schick) with unanimous approval by the board to approve Final costs for the park/trail upgrades for the grant through DCNR, including a bay sink, handwash sink, slop sink, and changing the work gas to electric*
3. *It was moved and seconded (J. Schick / S. Valdez) with unanimous approval by the board to approve Resolution 861, authorizing ARRO Consulting, Inc. to submit the application for the playground/park restroom upgrades to the Department of Conservation and Natural Resources (DCNR) contingent on the updated cost and items being included*

III. Extra Items: Issues arising in the last 24 hours:

1. *It was moved and seconded (S. Valdez / R. Rannels) to approve the purchase of 2 pumps from Kohl Brothers not to exceed 82,950.00 each*

IV. Committee Meeting Adjournment: 7:33 p.m.

VI. Executive Session for legal & personnel matters: Not needed

Next Meeting: Tuesday, April 4, 2023, Council Meeting & Thursday, April 27, 2023, Committee Meeting

Respectfully Submitted,
Kim Strayer, Recording Secretary