



**The Borough of Elverson
101 South Chestnut Street**

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July 5, 2022

The monthly meeting of the Elverson Borough Council was held on July 5, 2022 and called to order at 7:00 PM by Council President, Bob Clements.

ATTENDANCE:

Council Members, Bob Clements, Merle Stoltzfus, Jack Stewart, George Firrantello, Mike Trojecki, Thomas Feeley, Dennis Kurtz, and Mayor Esther Prosser, Absent; Secretary/Treasurer, Lori Kolb

Also in attendance: Mark Stabolepszy, SSM Group, Lisa Palser, Park Recreation and Trails Committee, Donna Moyer Property Owner

MINUTES:

Motion was made by George Firrantello and seconded by Jack Stewart to accept the June Council meeting minutes as submitted. Motion carried by all.

PERSONS TO BE HEARD:

Lisa Palser asked about the status of the proposed phase II of the Hopewell Manor project. Merle Stoltzfus reported that the owner of the Hopewell Manor is still working on obtaining funding for the proposed building. Lisa Palser reviewed the various ideas received from residents in regard to future additional park and recreation equipment in the Borough. No action was taken at this time.

TREASURERS REPORT:

Motion was made by George Firrantello and seconded by Tom Feeley to accept the Treasurers Report and pay bills as presented. Motion carried by all.

George Firrantello reported that the EMS meeting had been cancelled, however not all municipalities served by Elverson Honey Brook EMS have committed to contributions. Mr. Firrantello reviewed the update to the previous Capital Reserve Forecast.

MAYOR REPORT:

Esther Prosser reported the Free Library was damaged, she will follow up on the repairs. Mayor Prosser mentioned that there were some thefts at Springfield Village, which is being investigated. Mayor Prosser reported that there are concerns for dogs that are aggressive in the Borough. Mayor Prosser said she did approach the resident regarding the concerns for the dogs. Mayor Prosser is concerned for neighbors with small children, and she plans to follow up on this. Mayor Prosser said that the neighbor of the Bank at 58 W. Main Street reported that the lighting still is not correct in accordance to the Boroughs ordinance. Mr. Clements will follow up with the property owner.

BUILDING, GROUNDS STREETS AND LIGHTS:

Tom Feeley reported he turned the light at the train station off, as it was not necessary. Mr. Feeley said the handyman will resume work on the walking path.

STATE POLICE:

Mr. Clements reviewed the state police report, there were no concerns.

ENGINEERING:

Mark Stabolepszy reported they are still waiting for the Blue Rock developer and PPL to finalize street light locations. Mr. Stabolepszy provided observation for continued construction of the trail and made an inspection of the trail on July 1st, and said the first portion of the trail, at the cul-de-sac, is not yet installed; the portion of the trail to be paved is not yet completed; additional grading and drainage fine-tuning will be needed along various portions of the trail. Mr. Stabolepszy will be communicating these items to the developer. Mr. Stabolepszy said he has also made a pre-wearing course paving inspection of Wildflower Court on July 1st and the curb and the existing base paving are all in good condition relative to placing the wearing course, except for one small (5' long) section of curb at the intersection with Park Avenue. Mr. Stabolepszy mentioned they are working with the paving contractor and developer to deal with that one issue, and at this time the paving contractor expects to do the paving on July 6th . Mr. Stabolepszy said that residents have been notified.

Mr. Stabolepszy reported research to determine the location of the Park Avenue street right of way line near Main Street has resumed, after which they will determine the actual right of way line location and will take into account the discussion that took place with the adjacent property owner during the January 5, 2021 Council meeting, and will provide a recommendation as to the ultimate disposition of the wide paved area in question.

Mr. Stabolepszy said he walked Park Avenue to determine the extent of repairs/rehabilitation needed and began to prepare the bid package and cost opinion. Mr. Stabolepszy requested authorization to advertise for bids.

Motion was made by Jack Stewart, seconded by George Firrantello to put the Park Avenue paving project out to bid. Motion carried by all.

Mr. Stabolepszy reported that he has updated the Borough-wide street maintenance projections and provided them to Mr. Firrantello, and are holding off on further work on this initiative, as per Council's direction, until easement issues are positively resolved with Chester County (for the Blue Rocks trail) and with MABE.

MUNICIPAL AUTHORITY:

Jack Stewart reported the Authority is waiting for results of the grant application for the ARPA Funds.

UNFINISHED BUSINESS:

Merle Stoltzfus reviewed the amount paid by the property owner throughout the project, which was completed on North Brick Lane. Mr. Stoltzfus reported that the balance of the remaining escrow funds which were returned to the property owner after the project was completed were not satisfactory to Mr. Anderson.

Mr. Clements noted that the Planning Commission did spend significant time on the planning process. Mr. Stoltzfus said that weather did factor into some of the issues. Mr. Stoltzfus said that he was charged over \$6,000 in excess of our fees due to unforeseen circumstance. Mr. Stabilepszy did comment the consultants hired by Mr. Anderson were not consistent with their services, and their time on site was largely due to issues with work performed. Mr. Stoltzfus suggested meeting Mr. Anderson in the middle, and reimbursing him and additional \$2,719.03 in addition to the \$1,280.97 which was already returned, for a total of \$4,000. Mr. Stoltzfus felt the better communication for future projects is critical so this will be prevented.

Motion was made by Merle Stoltzfus, seconded by Jack Stewart, to reimburse an additional amount of \$2,719.03 to Chris Anderson for his project on North Brick Lane. Motion carried by all.

NEW BUSINESS:

Bob Clements reviewed the request for naloxone to be kept at the Borough Office, Council agreed they were not in favor of keeping such medication at the Borough Office.

ADJOURNMENT:

Motion was made by Tom Feeley and seconded by George Firrantello to adjourn the meeting. Meeting was adjourned at 8:05 PM.

Respectfully,

Lori Kolb, Recording Secretary