



**The Borough of Elverson**  
**101 South Chestnut Street**  
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December 3, 2019

The monthly meeting of the Elverson Borough Council was held on Tuesday, December 3, 2019 and called to order at 7:00 PM by Council Vice President, Bob French who led the Pledge of Allegiance and Prayer.

**ATTENDANCE:**

Council Members, Bob French, Merle Stoltzfus, Jack Stewart, Doug Hoskins, Bob Clements, George Firrantello, and Secretary/Treasurer, Lori Kolb; Absent: Council Member Dwight Frizen and Mayor Bob Broderick

Also in attendance: Mark Stabilepszy, SSM Group, Charlotte Gehman, MABE, Lori Sifford, MABE, James TerBush, Resident, George TerBush, Resident, Chris Anderson, AIM, Lisa Palser, Trails Committee, Diane Cikoski, Trails Committee, Rebecca Wilson, Resident, Joe McGready, Resident

**MINUTES:**

Motion was made by Bob Clements and seconded by George Firrantello to accept the November 2019 meeting minutes as submitted. Motion carried by all.

**PERSONS TO BE HEARD:**

Joseph McGready and Rebecca Wilson, residents from Sunnyside Drive, spoke to Council regarding the walking path and Sunoco easement next to their property. Mr. McGready explained that he would like to install a fence around his property for safety of his children and indicated they would need a small portion of the space from the Borough's property. Ms. Wilson explained that they have concerns for the traffic from Sunoco workers and those using the trail. Mr. Stoltzfus explained that Sunoco is completing a huge project, and traffic should slow down, however the pedestrian path will remain open to public use. Mr. Stewart mentioned that that area of Borough property has been designated as open space, so it likely would not be able to be sold. Mr. Clements said that they could consider installing a fence on their property line. Council recommended they wait a little longer to see if Sunoco work slows down. Lori Kolb will contact Ivana Wolfe with Sunoco, and have her contact Ms. Wilson to discuss concerns for Sunoco traffic.

Lisa Palser, from the Trails Committee explained the Borough's cost for the trails feasibility study would be approximately \$12,000 to be paid over two years. Ms. Palser mentioned the build plan is not in that cost. Mr. Hoskins reviewed options for sections of the trails that could connect, rather than using some of the areas within Summerfield. Mr. Stoltzfus said he felt the feasibility study will assist in a direction for the next step in expanding the trails. Mr. Firrantello suggested that public interviews be done prior to the actual study. Mr. Stoltzfus felt that being educated by way of having the study done would be important in helping to educate residents so they would have a better understanding about what the plan for the trails would include. Ms. Palser said that VPP would have a team meet with the trails committee once a month through the process of the grant application.

Mr. Stoltzfus said that the area owned by Sproul Hill Associates that was proposed to be donated to the Borough is currently on hold with the County, and no decision has been made with regard to the donation at this time.

Bob Clements made a motion, seconded by Merle Stoltzfus, to authorize the trails committee to proceed with the VPP feasibility study. Motion carried by all.

Chris Anderson spoke to Council regarding his proposed plans for construction of an office space with storage on the property at 14 N. Brick Lane. Mr. Anderson asked Council if they were in favor of the proposed revised plans. Mr. Clements expressed that he felt that Mr. Anderson had included everything that was previously asked of him in regard to the esthetics of the building, and was very pleased with the sketches as presented. Mr. Anderson said he really wants to move forward with the project and move his company to the Borough. Mr. Stabolepszy said the next step would be for Mr. Anderson to submit a Preliminary Land Development Plan, to be reviewed for submission to the Borough's Planning Commission. Mr. Anderson said he will proceed with having detailed plans drawn up for submission.

James TerBush requested that Council Members extend appreciation to PennDot and Alan Myers for the great work they did on Main Street, and to thank Tom Wolf for providing the funding for the improvements. Mr. TerBush expressed that it greatly improved the town. Mr. Stoltzfus expressed appreciation for Representative Hennessey and former Senator Rafferty for their efforts in getting the Main Street Project funded. Mr. TerBush spoke about concerns for the property at 21 South Brick Lane, and the contingent sale of the property while nothing has yet been done to bring it into compliance with the Borough's Ordinance. Mr. TerBush expressed that Council may want to consider holding any potential fines as leverage to clean up the property.

Lori Sifford mentioned that the Municipal Authority Board has not yet found a replacement for the vacancy they will have as of the first of the year. Ms. Sifford felt that finding someone with general interest and operational background for the sewer system would be helpful. Ms. Sifford said that MABE is currently working on the PA Small Water and Sewer Grant for proposed plant improvements. Council was in support of MABE applying for the Grant.

Jack Stewart made a motion, seconded by George Firrantello to authorize the Municipal Authority of the Borough of Elverson to proceed with the application for the PA Small Water and Sewer Grant. Motion carried by all.

Ms. Sifford explained that the DEP has recommended that the HOA not own the sewer system for Blue Rock Development, rather they suggested that the Municipal Authority take ownership of the system. Mark Stabolepszy and Bob Clements expressed that the developer and his engineer might consider working with DEP to discuss keeping with the original plan for the system to be owned by Blue Rock HOA. Council Members were in support of the plan for Blue Rock HOA to take ownership of the system, with safeguards documented through agreements and contracts to cover any problems that may arise.

#### **TREASURERS REPORT:**

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

Motion was made by Jack Stewart and seconded by George Firrantello to approve the 2020 Budget as advertised. Motion carried by all.

Motion was made by Doug Hoskins and seconded by Jack Stewart, to approve, and advertise the 2020 Council meeting dates as the first Tuesday of each month, with the exception of January, which will be held on January 6, 2020, at 7:00 PM, following a 6:30 PM Re-organization Meeting, and the Planning Commission Meeting dates as the third Tuesday of each month as needed. Motion carried by all.

#### **PRESIDENTS REPORT:**

Motion was made by Merle Stoltzfus and seconded by Bob Clements to adopt Emergency Procurement Resolution Number 2019-06 for the purchase of goods and services from Accurate Land Services, in the amount of \$23,020.00, for which goods and services were provided on the dates of November 4, 5, 6 and 7, 2019. Motion carried by all.

Doug Hoskins made a motion, seconded by George Firrantello to approve the 2020 Secretary/Treasurer compensation changes as discussed. Motion carried by all.

Bob French reviewed the Urban Center Projects list and asked Council if they wanted to add any new projects to the list. George Firrantello recommended the Gateway Enhancement Project be changed to an active/underway status. Lori Kolb will make the update and submit to the County.

#### **NEIGHBORHOOD WATCH:**

Bob French reviewed the plan for resignation of Jay Fetterman from the Neighborhood Watch Committee, effective January 10, 2020. Council Members expressed sincere appreciation for Mr. Fetterman's years of service. Council Members agreed they would like to recognize Mr. Fetterman for nearly 20 years of hard work and dedication in serving on Neighborhood Watch. Mr. Stoltzfus expressed how very important the Neighborhood Watch Committee is to the Borough's residents. Council Members felt that posting the need to fill the Neighborhood Watch position in the newsletter would be helpful in recruiting a replacement for Mr. Fetterman.

#### **BUILDING, GROUNDS STREETS AND LIGHTS:**

Mr. French mentioned that PPL is currently surveying the two poles that have been selected as proposed locations for the installation of the radar signs.

Doug Hoskins asked Council if they were in favor of adding Merry Christmas and Happy Hanukah, and Happy New Year on the Borough's electronic sign. Council was in favor of posting each holiday on the sign.

#### **EMERGENCY MANAGEMENT:**

Barclay Hargreaves mentioned he is still working with Energy Transfer and Sunoco Logistics to secure funding through their grant program for specialized pipeline training and multi-gas detector / meters. Mr. Hargreaves also mentioned he, along with several other Emergency Organizations had attended a table top exercise and training to work through scenarios for pipeline emergencies. Mr. Hargreaves said he plans to attend the monthly Board meeting at Caernarvon Township on December 10<sup>th</sup> to discuss the topic of the Casino relative to emergency services and will represent concerns from Council for concerns for increased traffic through the Borough and need for support for additional emergency services expenses. Merle Stoltzfus asked Mr. Hargreaves if he felt it would be helpful for the Council President and other Members to attend the Caernarvon Township Meeting on January 10, 2020. Mr. Hargreaves felt it would be helpful to have the support of Council attendance.

**ENGINEERING:**

Mark Stabolepszy reviewed SSM Group's 2020 fee increase. Mr. Stabolepszy mentioned he had met with Merle Stoltzfus and Bob Clements in regard to small Stormwater projects. Mr. Clements reviewed their discussion regarding recommending a fee in lieu of Stormwater requirements. The proposed fee in lieu of policy would be paid prior to applicable construction projects, and kept in a Stormwater Capital Reserve. Mr. Stabolepszy explained that the idea behind the fee in lieu of policy for small Stormwater projects would be a way of getting ahead of the unfunded anticipated mandate of MS4, which will at some point be required by the Borough. Mr. Stabolepszy said instead of a waiver, it would be described as an exemption. Mr. Stabolepszy asked if Council agreed to his proceeding with researching the policy with the Borough's solicitor. Council agreed that Mr. Stabolepszy should proceed in working with the Borough's Solicitor.

**BUILDING AND ZONING:**

Bob French reviewed the report from Kraft Code Services. Mr. French mentioned that the 2020 Fee Schedule provided by Kraft Code Services would be considered for approval at the January meeting.

**UNFINISHED BUSINESS:**

Mr. French reviewed additional concerns expressed for parking on South Chestnut Street. Mr. Stoltzfus said he will speak with Representative Hennessey regarding consideration for changing the striping on the roadway to better accommodate two lanes and parking.

**NEW BUSINESS:**

Bob French asked Council if they agree to the PA Strikers continued use of the Livingood Park baseball fields in 2020. Council agreed with allowing the PA Strikers use of the baseball fields under a signed agreement between the team and the Borough in 2020

**ADJOURNMENT:**

Motion was made by Bob Clements and seconded by Doug Hoskins to adjourn the meeting. Meeting was adjourned at 9:32 PM.

Respectfully,

Lori Kolb, Secretary Treasurer