

**BOROUGH OF EAST GREENVILLE**  
**BOROUGH COUNCIL MEETING MINUTES**  
**August 25, 2015**

**Call to Order:** Mr. Pierson called the meeting to order at 7:30 p.m. with the Pledge of Allegiance to the Flag.

**Attendance:** The following Council members were present: Tracey Hunsinger, Josiah Pierson, Ryan Pugh, Andrew Rock, Leon Steinert and James Young. Also present were Mayor Ryan Sloyer, Barry Tomlinson, Solicitor, James Fry, Borough Manager, and Sharon Kachmar, Borough Secretary/Treasurer.

**Approval of Minutes:** A motion was made by Mr. Pugh to approve the minutes of the August 3, 2015, meeting. Seconded by Mr. Steinert and unanimously approved by all except Mr. Rock who abstained.

**Visitors:** Jeromy Schulz-Arnold; Sergei Blair, Town & Country; Chris Fell & Michael Bowman, Custom Processing Services; Keith Gerhart

**Visitor's Comments:** Chris Fell and Michael Bowman discussed the intent for Custom Processing Services on State Street to add a structure which will provide additional warehousing capability. Custom Processing Services reduces the size of materials for their customers. They crush, segregate, package and send the materials back to their customers. The raw materials and finished goods are stored in large sacks on pallets, and the challenge for them is to have a sufficient amount of covered storage and to reduce storing materials in multiple spots. The proposal to the Planning Commission was to utilize a large percentage of an existing concrete slab and construct a proposed warehouse towards State Street. The structure would be a fabric-type building that requires a concrete foundation of 80 ft. wide x 176 ft. long which would be set mostly on the existing concrete slab and extending that concrete area to accommodate the building. They received a favorable vote from the Planning Commission to waive the land development process for this particular structure. The next step was to come before Borough Council to get approval for this waiver request. They would like to move forward with further site development and get their construction and site prep work under way before the cold weather sets in. Mayor Sloyer asked if they would be adding macadam and Mr. Bowman replied no. They just want to add more concrete for the structure. The percentage of impervious coverage for this structure would increase from 28% to 30%. Mr. Rock made a motion to waive the land development requirements. Seconded by Mr. Young and unanimously approved.

**Police Commission Report:** Mayor Sloyer reported that there was a contractual issue which will be discussed in executive session later tonight. Mayor Sloyer felt that the minutes from the June 22, 2015, meeting did not reflect what happened, but the minutes were approved by a 5-1 vote.

**Mayor's Report:** No update on the action park. Currently waiting for Scott Roth of Love Upper Perk to arrange for the equipment to be hauled.

**Solicitor Items:** Atty. Tomlinson would like an executive session to discuss potential litigation with GoreCon.

A letter was received from Crown Castle regarding reducing the monthly rent for the cell tower at 442 Washington Street. There was a five-year option and when that expired, the rent was substantially less. Atty. Tomlinson will look at other aspects of the lease that are affected by the five-year month-to-month

option. Mr. Fry advised that he received information from Tower Point Capital about buying a five-year lease for a lump sum and then paying a monthly fee after the five years. Atty. Tomlinson added that the contracts are lengthy and confusing but should be reviewed closely over the next couple of months.

**Water Committee:** A quote is being obtained for paint repair to the outside of the water tank.

Sellersville Borough approved to sell their soda ash and other equipment to East Greenville Borough for \$7,000.00.

**Zoning/Planning:** Mr. Fry made the county's recommended changes to the flood plain ordinance and will be sending it back for their final review.

**Road Committee:** AMS was not able to do the slurry seal on Third Street for \$19,800.00. Road supervisor Randy Reinhart requested approval to rent a crack sealing machine and purchase materials at an estimated cost of \$3,500. He is also researching estimates to resurface the 200 block of Cherry Street. Mr. Young made a motion to approve \$4,000 for crack sealing material and machine rental, seconded by Mr. Rock. Roll call vote: Mr. Rock – aye, Mr. Pugh – aye, Mr. Pierson – aye, Mr. Young – aye, Ms. Hunsinger – aye, Mr. Steinert – aye. Motion carried.

Council was not in favor of entering an agreement to assist PennDOT in repairs on state roads at a price of \$342.84 per ton of material.

It was noted that someone spray painted the word SLOW in Hickory Alley. Mr. Fry said he would talk to Mr. Reinhart about putting something down with stencils instead. Mr. Rock was concerned about setting a precedent.

Mr. Fry was asked to remind Randy Reinhart to repaint the arrows on Bank Street.

A complaint was discussed about truck parking on 5<sup>th</sup> Street between Main and Washington.

Mayor Sloyer asked Council to consider revisiting repairs to the remainder of Long Alley to match up with what is fairly new at Third Street because it makes sense to finish the whole section. Mr. Fry confirmed that the already approved work to be done by Yarnall Paving has not yet started. Mr. Rock made a motion to approve additional work to Long Alley in an amount not to exceed \$6,000.00, seconded by Mr. Young. Roll call vote: Mr. Rock – aye, Mr. Pugh – aye, Mr. Pierson – aye, Mr. Young – aye, Ms. Hunsinger – aye, Mr. Steinert – aye. Motion carried.

**Finance Committee:** None.

**Personnel Committee:** Ms. Hunsinger advised that they are in the process of hiring a water plant supervisor.

Two applicants were interviewed for the crossing guard position. Since we have another crossing guard who will not be able to start the school year due to an injury, Council agreed to hire both applicants with one of them as a substitute. Once the regular crossing guard returns, it will be discussed whether two crossing guards may be needed at Fifth and Main due to the high volume of traffic. If that is decided in the future, a letter needs to be sent to the school district requesting that they reimburse half of the salary of the extra crossing guard. The school district currently reimburses for half the salary of the crossing guards at 5<sup>th</sup> and Main and 3<sup>rd</sup> and State. They do not reimburse for the crossing guard at 4<sup>th</sup> and State.

The new hires will be required to get the same clearances needed for school district employees. Ms. Hunsinger made a motion to offer Nancy McGrath the crossing guard position at \$10.30 per hour. Seconded by Mr. Rock and unanimously approved. Ms. Hunsinger made a motion to hire Patricia Rogers for the crossing guard position at \$10.30 per hour. Seconded by Mr. Rock and unanimously approved. Ms. Hunsinger made a motion to reimburse the crossing guards for their clearances after they get hired and pass their clearances. Seconded by Mr. Rock and unanimously approved.

Ms. Hunsinger made a motion to hire Charles Roth for a part-time worker's position at \$9.71 per hour. Seconded by Mr. Pugh and unanimously approved.

Jeromy Schulz-Arnold volunteered on August 8, 2015, at the recycling center to check ids for the electronic drop off. Council discussed hiring him to check ids for East Greenville and Pennsburg Borough residents once a month and to reimburse his wages out of the joint recycling account. Ms. Hunsinger made a motion to offer Jeromy Schulz-Arnold the part-time electronic recycling position for \$9.71 per hour. Seconded by Mr. Steinert and unanimously approved.

**Property Committee:** The parking lot at Bank and Washington Street is paved. Mr. Fry will check on who will be painting the lines.

Three quotes were received for installing heat pump units at 442 Washington Street. Two of the units are bad, and one is still working. The low bid was from McMullen Heating and Air Conditioning LLC in the amount of \$6,100.00. Mr. Rock advised that this expense was not budgeted but there will be a surplus in the Road Maintenance line item. Also, half of the expense can come from the water fund. Mr. Young made a motion to move forward with the installation of the new heat pump units not to exceed \$6,100.00, seconded by Ms. Hunsinger. Roll call vote: Mr. Rock – aye, Mr. Pugh – aye, Mr. Pierson – aye, Mr. Young – aye, Ms. Hunsinger – aye, Mr. Steinert – aye. Motion carried. The quote includes removing the three existing ductless units. Mr. Fry was asked to talk to the contractor about leaving the one working unit for use at the clubhouse property.

The Upper Perk police will not write letters discouraging trailer and camper parking nor give us the names of the owners of the vehicles that are parked at the clubhouse property. They claim the vehicles are not technically in violation because there is no parking ordinance in place to enforce. Council agreed that there is a need for an ordinance to prohibit trailer parking on all municipal property.

The estimate by George Ely Associates, Inc. for recommended replacements to the tot lot totaling \$6,830.00 was reviewed. Council discussed budgeting for the repairs next year. Mr. Fry confirmed that Randy Reinhart performs safety checks monthly on the equipment. The tot lot is scheduled for mulching and spraying of the weeds.

Some residents are driving on the tot lot property which borders Hamilton Road. Ms. Hunsinger inquired about putting up a chain to prevent vehicles from using the depressed curb and driving on Borough property. Instead, Council discussed that it is posted that no vehicles are permitted so it would be enforceable by the police.

Mr. Fry relayed that Randy Reinhart wanted to put either blacktop or landscape stone down to replace the grass strip in the parking lot of the clubhouse. Council asked that he obtain pricing.

**Recycling/Waste Mgmt Committee:** Nothing.

**Sewer Authority:** Mr. Pugh advised that UMJA's year-end financial statements are available to inspect.

**Revitalization:** Nothing.

**Regional Planning:** Nothing.

**Emergency Management:** Nothing.

**Borough Manager Updates:** Dale Nace State Farm asked if they could bring a moon bounce to Community Day which would be free to the public. They are willing to submit an insurance certificate to the Borough. Mr. Rock made a motion to allow Dale Nace to provide a moon bounce for community day providing he submits a certificate of insurance. Seconded by Mr. Pugh and unanimously approved.

The next Borough Council meeting will be changed from September 14 to September 8. This change will be advertised.

**Other:** Mr. Keith Gerhart questioned how Council will proceed if McMullen Heating and Air Conditioning LLC changes the contract price after we ask them to leave the good heat pump unit for our use at the clubhouse. Council did not foresee this being an issue with McMullen but indicated they can consider a new motion at the September 8<sup>th</sup> meeting if needed.

Mr. Gerhart asked who was moving the action park items and if there was any charge. Mayor Sloyer responded there will be no moving charges, and the Borough has no responsibility until it gets to Borough property.

**Executive Session:** Mr. Pierson called an executive session at 8:50 p.m. to discuss personnel and possible litigation. Mr. Steinert left the meeting prior to the executive session.

Regular meeting reconvened at 9:15 p.m.

Ms. Hunsinger made a motion to give Sharon Kachmar \$150.00 incentive pay for audit work, seconded by Mr. Rock. Roll call vote: Mr. Rock – aye, Mr. Pugh – aye, Mr. Pierson – aye, Mr. Young – aye, Ms. Hunsinger – aye. Motion carried.

**Motion to Adjourn:** Being no further business, Mr. Rock made a motion to adjourn the meeting, seconded by Mr. Young and unanimously approved. Meeting adjourned at 9:17 p.m.

Submitted by:




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Sharon Kachmar, Secretary/Treasurer