

June 1, 2009
East Greenville, PA

Council Vice-President, Thomas Kolb called the regular June 1, 2009 meeting of East Greenville Borough Council to order at 7:32p.m. The meeting was opened with the Pledge of Allegiance. Answering the roll call were: Mayor Ryan J. Sloyer, Gary Bilger, Thomas Kolb, John Naylor, Josiah Pierson, and Marita Thomson. Also present were: Donald W. Huff, James Fry, Atty. Tomlinson, seven visitors and 1 member of the press.

CONDITIONAL USE PUBLIC HEARING:

V-Pres. Kolb recognized Atty. Tomlinson who informed those present that this meeting has been duly advertised to conduct a public Hearing on the application of Lifespan Day Care for a Conditional Use to operate a Child Day Care Center within the former Wachovia Bank Building at 399 Washington Street; it being the applicants position that such a use, nonconforming in the R-1 Residential District where the premises are located, is equally or more appropriate to such district that the nonconforming bank that preceded it at that location and such a change in nonconforming uses as permitted by Conditional Use as provided for by Section 95-142 b (1) of the Code of Ordinances of the Borough of East Greenville.

Atty. Tomlinson introduced Steve Pany, Esq. who is representing Life Span Day Care. He informed Council that they intend to convert and expand the building. The lot size is 1.2 acres, has 2 floors, and is 5,500 sq.ft. now, and they wish to add 5,000 more sq.ft. There will be 35 parking spaces. Entry to the building will be off 4th Street outside the play area. There could be up to 200 children. There will be 38% impervious cover and they intend to add additional landscaping. The building has public water and sewer. The zoning is R-1. The Fire Company is to the north and is zoned Institutional and to the west it's zoned commercial. To the south and east it's zoned Residential. Atty. Pany called on Roger Hiser the Operation Manager for the facility. He told Council that the facility would probably open with about 100 children. Parents must log in and out every day and anyone entering must have a pass code to get in. He noted that they will be keeping the vault. The basement will be used for recreation. The children will be taken outside to a play area in groups of 15 to 20 at different times. Mr. Hiser feels the traffic flow that is planned will work out fine. Lifespan will be an asset to the community. When asked if there would be any adult care he stated not at this time.

The hours of operation will be from 6:00a.m. to 6:00p.m. The children are dropped off at different times, which will help keep congestion down. The doors are kept locked at all times. For anyone to gain entry they must have a pass code.

Atty. Tomlinson asked if anyone from Council had any questions. Mayor Sloyer asked about congestion on Washington Street. They responded that with the staggered drop off of the children between 6:00a.m. and noon no congestion is anticipated.

John Naylor asked if the vault was going to be closed and locked. Mr. Hiser responded that they plan to use the space for a conference room. Mayor Sloyer asked if the basement had 2 ways out and was told yes

Mayor Sloyer asked if custody issues were a problem. He was told no due to the amount of security that is in place. Ms. Thomson asked if the bused children are supervised and was told yes.

Scott McMackin asked about the number of employees and was told 8 at first but never more than 20 at one time. Mr. McMackin asked about lighting and the 20' poles. He was informed that the perimeter lighting will be off after closing and only the downward pointing lights will remain on.

Mayor Sloyer asked about storm water runoff. Mr. McMackin noted that his office will be taking a close look at any runoff in the next step of the approvals process.

Mr. Craig Houseknecht 345 Washington Street asked if there is enough parking. He was told there is ample parking provided according to the zoning requirements. Mayor Sloyer asked if Lifespan has contacted the YMCA about the use of their recreation facilities. He was told that the facility is self sustained and there is no need to leave the property. Mr. Houseknecht asked if there will be Saturday hours and was told that shift workers need Saturday hours. At some point there may be Saturday activities. Mr. Hiser stressed that Lifespan will be a good neighbor. Mr. Houseknecht asked if the play area outside is fenced and was told yes. Mr. Houseknecht noted that the houses south of this property can't take any more water runoff.

There being no more comments the hearing was closed at 8:13p.m.

Atty. Tomlinson announced that Council will issue a written statement in 30 to 45 days from today's date.

V-Pres. Kolb opened the regular meeting.

The minutes of the regular meeting of May 4, 2009, having been circulated, and a copy made available to the public were presented of Councils approval. There being no additions or corrections V-Pres. Koln declared the minutes approved as presented.

POLICE COMMISSION REPORT:

Mayor Sloyer reported that the allocation for May is \$ 38,006.17. The commission has purchased new computers for the police vehicles. The commission and the officers are beginning contract talks.

SOLICITOR REPORT:

Atty. Tomlinson had nothing to report.

WATER COMMITTEE:

There was no Supervisors report tonight. We are still awaiting word on our H2O Grant application. We will be filing a Growing Green Grant application for possible additional trees in the dam area and stream bank improvements at the water plant.

ZONING-PLANNING COMMITTEE:

Mr. Fry reported that his Code Officer Report is on file for review. Global Customs Development Plans are ready to be signed tonight. Mr. Fry is working on the dead bolt ordinance issue. The issue of the traffic light at Main and 11th Streets in Pennsburg/Red Hill was discussed. There isn't enough money to complete the project and they are looking for East Greenville to give something. Mayor Sloyer noted that he is now in favor of making a donation to the light fund and will be asking the County to

help out financially. On a motion by Mr. Pierson and a second by Mr. Naylor, which passed, Council approved donating \$2,000.00 to the traffic light Fund.

ROADS COMMITTEE:

The Road Supervisors report is on file for review. The Bank Street storm sewer work is almost completed. There is going to be more work done on the Hickory Alley Project. On the NO PARKING at the Middle School there is nothing to report. The truck parking on State Street was referred to the police for further investigation. With regard to the truck parking issue Mr. Fry said we could sign State Street this year. The Mayor noted that we did Colonial Village first as that's where most of the complaints came from.

PROPERTY COMMITTEE:

Mr. Naylor noted that the Holiday Lights are going to be ordered next week. On a motion by Mr. Naylor and a second by Ms. Thomson, which passed, Council approved paying \$215.00 to have all the Borough building re-appraised. Mr. Naylor noted that a letter was received from the Open Space Board and the decision on the Tot Lot Grant Application will be delayed due to the number of applications submitted.

WAST MGMT COMMITTEE:

Mr. Pierson reported that bag sales were \$9,010.00 in May. There still are some punch list items that need to be completed to finish Phase III of our revitalization project. There was nothing to report on the Revitalization rewrite project.

PERSONNEL COMMITTEE:

Mr. Bilger reported that the job descriptions will be ready for the June workshop meeting. On a motion by Mr. Bilger and a second by Ms. Thomson, which passed, Council approved paying Toby Cole \$200.00 for obtaining his CDL and \$250.00 for passing and obtaining his weed spraying license. The 2 payments will be charged to the Incentive Pay line item and will be paid with the June 15, 2009 payroll run.

FINANCE COMMITTEE:

Ms. Thomson reported that all is in order. On a motion by Ms. Thomson and a second by Mr. Bilger, which passed, Council accepted the Treasurers Report and approved payment of the bills for June. Ms. Thomson reported that Treasurer Kachmar and Secretary Huff have had a meeting with a representative of PLGIT and they both recommend moving the Highway Aid Fund to PLGIT as they offer better interest and they will provide checks at no cost. On a motion by Ms. Thomson and a second by Mr. Bilger, which passed, Council approved becoming a member of PLGIT and moving the Highway Aid Fund to PLGIT.

Ms. Thomson informed Council that we need to add an additional phone line at Borough Hall. With 3 employees and a FAX machine the 2 current lines are not enough. On a motion by Ms. Thomson and a second by Mr. Naylor, which passed, Council approved having the line installed at a cost of \$45.00 and a monthly cost of \$42.00.

MAYOR'S REPORT:

Mayor Sloyer reported that Community Day is September 12, 2009.

CORRESPONDENCE:

V-Pres Kolb reported we received a letter from Solar-Pro. They provided solar electric systems to commercial facilities. We will keep the information on file for the future.

OTHER BUSINESS:

Mr. Fry reported that he is trying to set up a date to do the NIMS training for Council. Treasurer Kachmar has requested permission to attend a seminar on Intermediate Accounting to be held June 22nd at a cost of \$60.00. On a motion by Mr. Pierson and a second by Ms. Thomson, which passed, the request was approved.

Mr. Fry reported that we will have to begin testing for cryptosporidium in our water. The testing will cost about \$9,000.00 over a 2 year period.

Penn-Dot will be installing new H/C Ramps on Main Street that do not meet their current specifications sometime this summer.

Mr. Naylor asked if we could get some form of ID's for Borough Council and our employees for Community Day. Mayor Sloyer said he will look into it.

There being no further business, V-Pres. Kolb declared the meeting adjourned at 8:53p.m.