

JULY 17, 2019
WAYNESBORO, PA 17268
REGULAR MEETING

Council President C. Harold Mumma called the regularly scheduled meeting of the Waynesboro Borough Council to order at 6:30 p.m. with the following in attendance:

Borough Council Members – Jarred Knott, Niccole Rolls, C. Harold Mumma, Dade Royer and Michael Cermak (Patrick Fleagle was absent)

Mayor Richard Starliper

Borough Staff – Jason Stains, Borough Manager
Sam Wiser, Borough Solicitor
Kevin Grubbs, Head of Engineering Services
Chad Rooney, Administrative Services Coordinator
Matt Schmidt, Zoning/Code Enforcement Officer
S. Leiter Pryor, Director of Utilities
Ryan Ramsey, Police Corporal
Shawn Adolini, Fire Chief
Jody Sanders, Deputy Fire Chief

PLEDGE OF ALLEGIANCE: Mayor Starliper led those present in the Pledge of Allegiance.

PUBLIC HEARING RE: PROPOSED AMENDMENTS TO THE WAYNESBORO ZONING ORDINANCE: Solicitor Wiser advised that Council will now hold a public hearing to receive comment on proposed amendments to the Waynesboro Zoning Ordinance, and he provided a summary of the amendments as follows –

Section I – The Borough of Waynesboro Zoning Map is amended to reflect an updated map;

Section II – A definition is included for “Agricultural Use”.

Section III – The definition of “Essential Services” is revised.

Section IV – The following will be included as “uses by right” in the Institutional District: “agricultural uses”, “the lease of existing municipal structures for storage, retail, or small engine equipment repair”, “essential services”, “day care centers or preschools” and “private schools”. “Private schools” is removed from the list of uses permitted as a special exception in the Institutional District.

Kevin Grubbs then reported on procedural background, as follows –

June 10, 2019 – Waynesboro Planning Commission reviewed proposed amendments to Zoning Ordinance and approved amendments as presented.

June 13, 2019 – Decision was made to remove the proposed amendments to the sign portion of the ordinance pertaining to the campus center signs. Zoning Officer determined that the proposed changes do not address the situations he has encountered.

June 13, 2019 – Received revised ordinance from Solicitor removing the amendments to the sign portion of ordinance.

June 13, 2019 – Melinda Knott, Office Supervisor, submitted revised Notice of Public Hearing to *Record Herald* newspaper for publication on 07/02/2019 and 07/09/2019.

June 13, 2019 – Public hearing by Borough Council scheduled for 07/17/2019 at 6:30 p.m.

June 14, 2019 – Notice of Public Hearing and proposed amendments to ordinance w/exhibits mailed to all property owners and residents adjacent to the three (3) areas proposed for zoning map changes.

June 14, 2019 – Attested copies of ordinance delivered to the following agencies:

- (1) Franklin County Law Library (filing)
- (2) Franklin County Planning Commission (review)
- (3) *Record Herald* newspaper (public display)
- (4) Washington Township Planning Department

June 18, 2019 – Received recommendation of approval letter from Franklin County Planning Commission.

July 2, 2019 – Posted perimeter of properties with Notice of Public Hearing on the following for zoning map changes:

- (1) Mt. Airy Avenue
- (2) Burns Hill Cemetery
- (3) S. Franklin Street

Solicitor Wiser asked if any member of the public wished to provide comments on the proposed amendments.

Jack Spicer, Mt. Airy Avenue – Mr. Spicer asked if these amendments will result in any change to property owners' taxes. Mr. Grubbs replied in the negative. Mr. Spicer advised that was his only concern.

President Mumma noted that the proposed ordinance will be voted on later in the meeting.

PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS: John Rhines, Treasurer of the Owls Club, presented the Borough with a check for \$6,000 for a new, 6' black vinyl-covered chain link fence around the Little League field at Memorial Park. Mr. Stains noted that the installation has been scheduled for late August or early September. Council expressed their appreciation to the Owls Club for their generosity. Mayor Starliper added that they have made substantial donations to the Waynesboro Police Department as well, and all are appreciated.

EXECUTIVE SESSION: President Mumma noted that Council will hold an executive session after this meeting to discuss personnel, real estate, code enforcement and litigation issues.

COMMITTEE REPORTS AND VOTING ON ITEMS FROM COMMITTEE REPORTS (AS NEEDED)

PERSONNEL COMMITTEE: Councilman Cermak made a motion to approve a step increase for Scott Crum to salary level 14C, effective 07/15/2019. Councilman Knott seconded; the motion passed unanimously.

PROPERTY AND PUBLIC SAFETY COMMITTEE: Councilman Royer reported that the Property Committee is still holding discussions with Valley Community Housing Corporation regarding several blighted properties in the Borough and their potential re-development of those properties.

STREET COMMITTEE: Councilwoman Rolls reported that Mainstreet Waynesboro, Inc. has had a donor come forward to fund needed repairs to the Mulberry Avenue walkway. She made a motion to approve the request from MSW to color stain the walkway on the north side between W. Main Street and Schier's Way, to install decorative LED lights over the walkway, to install one (1) bollard in the middle of the walkway at the end of the building known as 49 W. Main Street, and to install signs (one on the building on the west side of 35 W. Main Street and one on the building on the east side of 49 W. Main Street dedicating the walkway as "Clay's Way & Polly's Parkway" (in honor of the donor's parents). Councilman Cermak seconded; the motion passed unanimously.

The next Street Committee meeting is scheduled for 08/08 at 9:00 a.m.

ECONOMIC DEVELOPMENT COMMITTEE: In Councilman Fleagle's absence, Manager Stains read a report of the Economic Development Committee's meeting held on 07/02 as follows:

- **Status of Multi-Family Inspection Ordinance (FC Redevelopment Authority)** – Discussion of Borough efforts at rehabbing current blighted properties. Franklin County Redevelopment Authority staff is looking at Waynesboro blighted property list. Valley Community Housing Corporation is interested. Steve Monn questioned the cost of rehabbing properties and the amount of monies required

to break even. Monn also requested that redevelopment of the blighted properties be done in the same architectural style as surrounding homes, particularly W. Main Street properties.

- 21 E. Main Developments (Bill Kohler) – Mr. Kohler advised that the Mainstreet Economic Committee authorized detailed design drawings of the property at 21 E. Main Street and current business tenant potential.
- Street Light Upgrade (Status from Street Committee) – Jason Stains advised that rebids of lights were due on 07/03. It is highly likely that the lights will come in over budget and changes will have to be made to the scope of work.
- Sidewalk/Tree Maintenance Update (Tree Removal/Sidewalk Repair) – Jason Stains reported that nine (9) trees have been removed, and a problem has developed with the root structure of eight (8) of the trees wrapping around electrical lines. The trees will have to be replaced with pavers until new locations are found which do not impinge upon electrical lines underground. Root barrier material cannot be placed without interfering with current underground electrical lines.
- Strategic Initiatives/Other Business (LERTA Application Process) – Reviewed Washington Township's LERTA application form and will adopt a similar application for the Borough to be presented at the next Borough Council meeting. Discussed the need to simplify the process and coordinate with the Waynesboro School District. The subject will be brought up at the upcoming community meeting with the school district. Also noted the need to inform applicants of the availability of LERTA. A suggestion was made to make the program known at the point of building permit and land use application.

The next Economic Development Committee meeting will be held on 08/06 at 10:00 a.m.

FINANCE COMMITTEE: No report.

RECREATION BOARD: Councilman Royer reported that the Recreation Board met on 06/26 at Northside Pool and discussion was held as follows –

- Soccer Shots – A presentation was made by Tom Burch, Program Director of Soccer Shots, to use a 20'x20' space at the Rotary Park to educate the public on youth soccer. Mr. Burch explained the program and their request in detail. They would like to hold a Free Fun Day on 08/21 at 5:30 p.m. and the season would begin on 09/11. The enrollment fee is \$25.00/year and \$12.00/session for 6-10 weekly sessions. They would provide a donation to the Borough (based on the enrollments received) for use of the facilities, as well as 10% of the revenue generated. They have been in contact with representatives of the Waynesboro Soccer Association, and they are in support of the program.

Councilman Cermak made a motion for approval. Councilman Knott seconded. Solicitor Wiser recommended that a Field Use Agreement be entered into; and Mr. Burch added that they will provide copies of the appropriate clearances and

proof of liability insurance as well. A vote was called and the motion passed unanimously.

- Mt. Airy Park – Councilman Royer noted that discussions have been held regarding updating recreation equipment at the Mt. Airy Park. Mr. Stains noted that CDBG money leftover from previous years could be used for this purpose. Councilman Royer noted the cost will be approximately \$7,000, and he made a motion for approval (pending approval for the use of CDBG funds). Councilman Cermak seconded; the motion passed unanimously.
- Urban Walking Trail Update – Chad Rooney reported that this idea came from the Economic Development Committee. The Recreation Board has identified existing pathways and sidewalks, etc. to find a route that will connect as many Borough parks as possible. The only park that would not be included in the Urban Walking Trail would be Mt. Airy Park, due to accessibility issues. Currently, the trail would be approximately eight (8) miles long. Signage is still being worked on, as well as incorporating the use of cellphones to scan QR codes to identify where you are and where the pathway goes. Following the Recreation Board's meeting next week, the proposal will be reviewed by the Economic Development Committee and presented to Borough Council for final approval.

The next Recreation Board meeting will be held on 07/24 at 6:30 p.m. at Memorial Park.

RENFREW MUSEUM AND PARK REPORT: Becky LaBarre, Executive Director of Renfrew Museum and Park, was in attendance. She provided a summary of her written reported, which follows –

- Below you will find a summary of the activities of Renfrew Museum and Park since your last meeting.

General Operations

- Renfrew Committee, Inc. (RCI) last met on Monday, May 20, 2019 and minutes have yet to be approved. RCI's next meeting is scheduled for Monday, July 15, 2019. I have included the draft agenda for your reference (see attached). Documents will be regularly submitted with subsequent reports as they become available.

With the substantial growth of Renfrew's programmatic offerings, both by the museum and our partners at the Institute at Renfrew, Inc., RCI is currently working on a master facilities plan to best accommodate our current needs and allow for development of future revenue streams. In order to accomplish this, expansion into existing and/or new buildings on the property will be required. However, expansion of our museum business activities is limited by the current Agricultural zoning classification on the main parcel located within the Washington Township municipal boundaries. It has been suggested by the Township Zoning Officer that RCI may wish to petition the Supervisors for a reclassification to Commercial Zone for a permanent solution to allow Renfrew to

continue to grow both architecturally and maintain compliance in its revenue-producing endeavors. Please refer to the attached letter of intent dated July 11, 2019 for additional information.

Renfrew had visits by two descendants of former residents this month. On July 1 we welcomed Ben and Nancy Eisenberger, and their son Ben, who make the trek from Nebraska especially to see sights associated with their Royer ancestors. Ben grew up in Waynesboro and his third great-grandfather was Samuel Royer (1771-1838), brother of our Daniel Royer. On July 8 June Beaver Isenberg and her son, Jeffrey Isenberg visited from York, PA. June is the granddaughter of Clarence and Elizabeth Beaver who lived on and farmed the land which is now Renfrew from 1933 through 1952 – first as tenants of Dr. Abraham Stricker and then when it was owned by the Nicodemuses. The Beavers lived in the Royer House from 1933-1942, later moving to the small brick home, known today as the Ed Miller House, where they stayed until 1952. June, 90 years young, took us on a wonderful journey through her memories of spending summers with her grandparents here on the property. It's always a joy to meet folks with a family association with Renfrew and we look forward to hosting many more visits like this in the future.

Programs & Events

- Renfrew Museum and Park's Summer Concert Series is scheduled through the end of August 2019. Unfortunately, threat of thunderstorms has resulted in the cancellation of three concerts so far. We hope the remainder of our concerts will enjoy drier weather and invite Council and the community to join us on Thursday evenings at 7:00 p.m.

On Saturday, July 13 Renfrew will host our annual *A Day in the Life of the Royer Children* from 11:00 a.m. – 4:00 p.m. on the lawn behind the Museum House. This special event just for kids is made possible through the generous support of John and Deb Beck. This year's program will feature hands-on activities including opportunities for guests to try period chores like rug-beating, washing clothes, weaving, spinning, and even milking a "cow"! Kids can play historic games, write with quill pens and on slates, visit with animals in the petting zoo, and make music with Slim Harrison and the Sunny Land Band. Renfrew's summer kitchen will be open and families can learn how meals were prepared on a hearth. Free admission includes unlimited activities as well as five food and drink tickets per guest to use in any combination for hotdogs, Kona Shaved Ice, and Lemonade. Renfrew is pleased to once again offer this exciting interactive day of historic fun to families in our community. Hope to see you there!

The 39th Annual Civil War Encampment hosted by the Pennsylvania Volunteer Infantry, Company F. will take place at Renfrew over the weekend of August 10-11, 2019. This free event is open from 8:00 a.m. – 10:00 p.m. on Saturday and 9:00 a.m. – 2:00 p.m. on Sunday. Guests can tour camps and learn about life during the Civil War from soldiers and civilian reenactors. On Saturday, we will

also host Renfrew's annual Farmstead Day when all buildings will be open for view from 11:00 a.m. – 4:00 p.m., along with a quilt show presented by Buchanan Trail Quilters Guild. When the day is done, guests are invited to join the reenactors in the evening for a period camp dance with live music by the Susquehanna Travelers. Dance instruction will be provided. Visit Renfrew's website to learn more.

Collections Management & Development

- Renfrew's Accessions Committee presented a two-day exhibit featuring three of the museum's Johnston longrifles at the 46th Annual Civil War & Artifacts Show hosted by the Gettysburg Battlefield Preservation Association on June 29 and 30, 2019. The exhibit was very well received and earned Renfrew an appreciation award by the show's judges! Videos from the show floor can be viewed on our Facebook page. Renfrew eagerly looks forward to November when the Accessions Committee will host its own longrifle show and sale at the Eagles Club in downtown Waynesboro on Sunday, November 3, 2019 from 11:00 a.m. – 4:00 p.m. The show will benefit Renfrew's longrifle collection initiative, helping the museum acquire and interpret early works by local area gunsmiths.

Renfrew is also pleased to share that work is underway to fully outfit our summer kitchen as a functional part of regular interpretive efforts at the park. Stay tuned for upcoming announcements related to special programming involving period foodways, hearth-cooking classes and more!

Ms. LaBarre also reported that the RCI Board voted on 07/15 to begin the application process with Washington Township to seek reclassification of the Renfrew parcel from Agricultural to Commercial. Council members received a letter of intent in their meeting packets, which she further explained; and she requested Council's blessing to pursue the matter further. Discussion followed regarding the type of activities they are planning. Ms. LaBarre noted that they are currently doing business in terms of weddings and building rentals, but are looking at expanding that further; and possibly expanding their retail business by offering items to produce a revenue stream outside of the trust they utilize for support. Solicitor Wiser advised that, as the Borough is the property owner of record, Council should provide consent for this action by motion. Councilwoman Rolls made a motion for approval. Councilman Cermak seconded; the motion passed unanimously.

MAYOR'S REPORT: The Mayor's Report was as follows –

- On June 27th, I attended the Chamber's mixer at Hearthstone Home.
- On July 4th, I participated in the Brothers of the Brush parade. Many thanks to all who helped.
- On July 8th, I attended the Franklin County Commissioners' meeting. FYI, Valley Housing will be changing their name in September.
- Also on the 8th, I swore in two Fire Policemen, Ray Higgins and Robert Smith. We thank them for their help.

- On July 11th, I attended the ribbon cutting and mixer at the D & G Treasures and Café.

SOLICITOR'S REPORT: No report.

DIRECTOR OF UTILITIES' REPORT: The Director of Utilities' Report was as follows –

- Water Treatment Plant Upgrade – Jon Fleagle and I attended the PENNVEST Board meeting in Harrisburg today. The funding request for the WTP project was voted on and approved. Our funding offer will be for the full project amount of \$5,743,200. The terms will be a 20-year note with an interest rate of 1.692% for years 1-5 and 2.153% for the remaining 15 years of the loan.

MANAGER'S REPORT: The Manager's Report was as follows –

- The Memorial Park Project is nearing completion. Restrooms should be completed this week. Still working with the contractor on moisture issues at the tennis courts. A walk-thru will be held next month with the State in order to receive their blessing on the project.
- The Renfrew Trail (connector path between the Ed Miller and Blue Heron Trails) work has begun, and there is 1200' paved so far.
- Staff has been inundated with information requests from trade organizations. We are responding with RTK requests, but it is consuming a lot of staff's time.
- Main Street Streetlight Bids are on the Consent Agenda, but he is recommending holding off on awarding the bids. Staff is still looking into various options. Council has sixty (60) days from the bid opening date to make a final decision, and a meeting will be held the first week of August to further discuss the project.

PUBLIC COMMENTS – AGENDA ITEMS: Visitors desiring to comment on a particular agenda item will be recognized by the President to speak when the topic is being discussed.

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

CONSENT AGENDA: Councilman Knott made a motion to approve the Consent Agenda, as follows –

- A. Award Contracts
 - (1) 2019 CDBG Street Reconstruction Project – RECON Construction Services, York, PA
- B. Approve Minutes as Presented – May 15, 2019 (regular meeting)
- C. Accept Reports of the Police Chief, Fire Chief and Code Enforcement/Zoning Officer for the month of June, 2019

D. Pay Bills – Check Detail(s) dated 06/25, 07/01, 07/08 and 07/15

Councilwoman Rolls seconded; the motion passed unanimously.

UNFINISHED BUSINESS – None.

NEW BUSINESS

CONSIDER PROPOSED ORDINANCE FOR ADOPTION RE: AMENDMENT TO CHAPTER 295, ENTITLED ZONING, OF THE CODE OF THE BOROUGH OF WAYNESBORO: Manager Stains noted that the ordinance has been advertised for Council's consideration at this meeting, and a public hearing was held earlier this evening. Councilwoman Rolls made a motion to adopt the proposed ordinance as presented. Councilman Royer seconded; the motion passed 4-0 (Councilman Cermak abstained).

ORDINANCE NO.

AN ORDINANCE OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 295, ENTITLED ZONING, OF THE CODE
OF THE BOROUGH OF WAYNESBORO

Complete copy on file at Borough Hall.

PROPOSED RESOLUTION NO. 2019-10 RE: DISPOSITION OF UNCLAIMED PROPERTY: Mr. Stains presented a resolution to approve the disposition of unclaimed property (found/stolen bicycles) in the Police Department. Councilman Cermak made a motion to approve Resolution No. 2019-10 as presented. Councilwoman Rolls seconded; the motion passed unanimously.

RESOLUTION NO. 2019-10

A RESOLUTION OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY,
PENNSYLVANIA, AUTHORIZING THE WAYNESBORO POLICE DEPARTMENT, IN
ACCORDANCE WITH PENNSYLVANIA LAW, REGARDING THE DISPOSAL OF
UNCLAIMED PROPERTY

Complete copy on file at Borough Hall.

LOT ADDITION PLAN (WEST END DEVELOPMENT, LLC): Kevin Grubbs noted that Council members received information regarding a lot addition plan for West End Development (Lot #59 on Frick Avenue and Lot #66B on Tritle Avenue). The Waynesboro Planning Commission reviewed the subdivision plan on 07/08 and determined that the plan meets all requirements of the Zoning Ordinance and Subdivision/Land Development Ordinance. Councilman Cermak made a motion for approval. Councilman Knott seconded; the motion passed unanimously.

AUTHORIZE CONTRACT FOR POOL CONSULTANT: Mr. Stains noted that Solicitor Wiser spoke about this contract at the last Council meeting, and negotiations have been held with Counsilman Hunsaker (consultant) regarding necessary upgrades at Northside Pool. His fee for Task 1 (Facility Audit) would be \$7,500. If we continue to use them for design services moving forward, their fee would be a percentage (6.5-8%) of the approved renovation scope from Task 1. Councilman Royer made a motion for approval. Councilman Knott seconded, but noted his displeasure with the price. He asked if this was the only proposal received. Solicitor Wiser noted that this is a specialized service and their bid is consistent with other bids for similar services. A vote was then called and the motion passed unanimously.

FOR INFORMATION ONLY: None.

PRESS QUESTIONS:

Ben Destefan, Record Herald –

Question: Was there any additional conversation about the Schier's Way intersection?

- Councilwoman Rolls noted that this was not discussed at the last Street Committee meeting.

COUNCIL AND STAFF COMMENTS: Council members thanked the Owls Club again for their donation. Councilman Cermak commented that he totally supports the Soccer Shots event, adding it is a great time (ages 2-8) to get children interested in a sport.

Fire Chief Adolini reminded everyone to stay hydrated in the upcoming hot and humid days.

Councilman Knott reported that Mainstreet Waynesboro, Inc. will hold their annual Wizarding Festival on 08/02 and 08/03.

Councilwoman Rolls noted her appreciation to the many organizations and individuals who have made various donations in support of activities in the community.

Mayor Starliper noted that it is difficult to maneuver in the alley beside the Library when turning eastward onto Alley #1 if a vehicle is parked in the end space of the newly-created parking lot. In addition, Mr. Starliper asked if there were any updates on discussion held regarding parking on S. Broad Street (near the Post Office exit). Councilwoman Rolls noted that the situation has been monitored and will be discussed at the next Street Committee meeting.

Mayor Starliper also reported that the Waynesboro Fire Police will assist at a South Mountain Fish & Game Club event on 07/20, at the Mont Alto Tractor Pull on 08/03, at

Greencastle's "Old Home Week" on 08/04 thru 08/09, at a Mont Alto Gun Bash on 08/17, at the Moose Club picnic on 09/21 and at Fairfield's Pippinfest on 09/28 and 09/29.

Having no further business to discuss, Council adjourned for a 10-minute recess and went into executive session at 7:25 p.m. They reconvened and adjourned the meeting at 9:51 p.m.

Respectfully Submitted,

Melinda S. Knott
Borough Secretary