

**BOROUGH OF GREENCASTLE  
SPECIAL COUNCIL MEETING MINUTES**

**March 25, 2025**

**4:00 P.M.**

**Town Hall Plaza Project**

MEMBERS PRESENT: Mayor Ben Thomas, President Larry Faight, Vice President Scott Reagan, Councilmen Wade Burkholder, Albert Miller, Steve Miller, and Mike Stenger. Also present were Borough Manager Emilee Little, Public Works Manager Bob Manahan, and Brett Whorley from FSA. Councilman Joel Amsley participate via phone.

President Faight called the meeting to order at 4:00 p.m.

President Faight led the Pledge of Allegiance.

President Faight noted that the meeting was being recorded for accuracy of the minutes.

Councilman Albert Miller presented the Borough with an original Mark Twain painting of the Town Hall building based of a rendering from 1890.

**Opportunity to be Heard**

No public comments were provided at this time.

**Topics of Discussion**

1. Project Overview

- a. Little shared a PowerPoint presentation outlining the history of the property and the project's timeline of events including critical milestones and incurred expenses from the time the project was conceptualized up to the current design.
- b. Little noted the purpose as executing a community-focused project reestablishing a public gathering space for an open-concept, multipurpose venue serving the various needs of the residents of Greencastle and the surrounding areas.
- c. Planned uses for the Plaza space were reviewed including:
  - i. Old Home Week – alternative location for Center Square
  - ii. Chamber Events – Sidewalk Days, Heritage Christmas, etc.
  - iii. Music concerts, art shows
  - iv. Outside seating and eating areas
  - v. Historical information – plaques, signage, murals

2. 2025 Projects Discussed

- a. Retaining Wall Installation
  - i. Brett of FSA reviewed the current design for the retaining wall.
  - ii. A. Miller noted the design plan should be minimal and that hopefully quotes received will be under the bidding threshold.
- b. Fence Repair
  - i. Little reviewed the damage caused by a recent vehicle crash at this intersection of Baltimore and Washington Street.
  - ii. Council confirmed they would like the fencing to be repaired now to ensure public safety.

- c. Old Home Week
  - i. Stenger advised of the artificial turf material available from the G-A school district, noting the north soccer field is being redone with the turf removal planned for June 9<sup>th</sup>.
  - ii. Work related to opening the lot for Old Home Week includes completion of the retaining wall project, grading the property, laying and affixing the turf material, modifying the fence, and adding fundraising signage.
- d. Fundraising Signage
  - i. Burkholder stated he may have a donor to provide the fundraising signage and he would reach out to them to discuss the project.
  - ii. A. Miller noted the option of hanging a large banner on the southern wall.
  - iii. Brett advised FSA could provide different graphics for the signage.
- e. Brightspeed Lease Agreement
  - i. Little reviewed the draft lease agreement to be provided to Brightspeed noting the agreement allows the Borough to have long-term use of the front portion of the Brightspeed property for incorporation into the plaza design.
  - ii. The agreement will be included for Council's review on the April meeting agenda.

### 3. Capital Campaign Committee

- a. Members
  - i. Wade Burkholder volunteered to chair the Capital Campaign Committee
  - ii. Albert Miller and Mayor Thomas volunteered to be members of the Capital Campaign Committee
  - iii. The committee member appointments will be ratified at the April Borough Council meeting.
- b. The committee will meet to review fundraising strategies.

### **Final Comments – Council**

S. Miller – Reiterated the need for transparency with the funding and expenses related to this project, identifying that if funds and time are spent on this project then it is being prioritized over something else.

Stenger – Suggested asking Antrim Township for funding.

Burkholder – Stated he would like to accomplish this project without using taxpayer money.

Mayor Thomas – Recommended establishing a 3-year budget and reviewed the success of several Chambersburg Borough recreation facilities.

Faight – Stated this is a great project and a wonderful concept, reiterating the desire to have signage in place by Old Home Week.

### **Adjourn**

On a Burkholder/Reagan motion, the meeting adjourned at 5:14 p.m.

Respectfully submitted,

Emilee Little  
Borough Secretary