

BOROUGH OF GREENCASTLE COUNCIL MEETING MINUTES

**July 6, 2026
7:00 P.M.**

MEMBERS PRESENT: Mayor Ben Thomas, President Larry Faight, Vice President Scott Reagan, Councilmen Joel Amsley, Wade Burkholder, and Cameron Schroy. Also present were Mayor Ben Thomas, Police Chief Jason Batistig, Police Department Administrator Ericka Faight, Borough Manager Emilee Little, and Salzmänn Hughes attorney Zachary Rice. Councilmen Albert Miller and Steve Miller participated via phone.

President Faight called the meeting to order at 7:00 p.m.

An invocation was provided by Pastor Kevin Hunsberger.

President Faight led the Pledge of Allegiance.

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

On a Reagan/Amsley motion, the Council unanimously voted to approve the proposed agenda for the July 6, 2026 regular Council Meeting.

Opportunity to be Heard

Megan Barkdoll, 307 S. Ridge Avenue, provided comments regarding portable storage containers, requesting a modification to the proposed ordinance that allows for improved portable storage containers to remain on residential properties indefinitely similar to an accessory structure.

CONSENT AGENDA

Minutes of Previous Meeting

On a Reagan/Burkholder motion, the Council unanimously voted to approve the Borough Council Meeting minutes of June 1, 2026.

REGULAR AGENDA

Payment of Bills

On a Reagan/Schroy motion, the Council unanimously voted to affirm the disbursements listed on the June 2026 Disbursement Report in the amount of \$277,319.40.

Reports from Elected Officials

President's Report – no report provided

Mayor's Report

Mayor Thomas reported on his attendance at the Pennsylvania State Association of Boroughs Annual Conference, highlighting educational sessions and legislative discussions with state officials. Mayor Thomas provided information on community events, including Sidewalk Days, the recognition of the Greencastle-Antrim High School PIAA State Championship baseball team, and America250 activities. He also updated Council on efforts to reduce downtown truck traffic and encouraged the Borough to begin updating its Comprehensive Plan.

Chief's Report

Chief Batistig reported that Officer Austin Pepple graduated from the police academy and joined the Department. He also advised that the new 2026 Ford Police Interceptor Utility has been delivered and is being upfitted for service, at which time the 2013 Chevrolet Tahoe will be decommissioned. The Department is also upgrading its fleet with new in-car docking stations and computers to support the recently installed camera and license plate reader systems.

Manager's Report

Manager Little noted the completion of the FY 2025 financial audit fieldwork, recent personnel activity, ongoing capital improvement projects, and various committee updates. Little also provided updates and reviewed the anticipated schedule for the Town Hall Plaza project and outlined several transportation and public safety initiatives under review with PennDOT.

Committee Action

Administration & Finance

On an Amsley/Burkholder motion, the Council unanimously voted to approve the submitted request for payment in the amount of \$10,975.71 from the Rescue Hose Company No. 1 for the Borough's portion of the RHC personnel cost incurred from 4/1/2026 to 6/30/2026.

On a Reagan/Amsley motion, the Council unanimously voted to approve the appointment of Michael Bock as Deputy Tax Collector for the Borough of Greencastle, as designated by elected Tax Collector Mary Bock, and authorize the execution of the Act 48-2015 Appointment of a Deputy Tax Collector Form.

On a Reagan/Amsley motion, the Council unanimously voted to accept the proposal submitted by Alpine Safety for the upfitting of the Borough's recently purchased 2026 Ford Police Interceptor Utility for an amount not to exceed \$24,499.00 and to authorize a budget amendment to appropriate funds in the General Fund by increasing the Police Department Automobile Purchase account 01.410.741 for the upfitting of a 2026 Ford Police Interceptor Utility in the amount of \$24,499.00 and increasing the corresponding grant revenue account 01.354.130, with reimbursement to be received under the approved LSA grant program.

On a Reagan/Schroy motion, the Council unanimously voted to approve the budgeted purchase of a 2027 Ford F-250 4x4 Super Duty Crew Cab truck and associated upfitting for the Sewer Department from Keystone Ford utilizing COSTARS pricing in the total amount of \$71,455.00, replacing the previously approved purchase of a 2026 model that is no longer available, and authorize the Borough Manager to execute all necessary documents to complete the purchase.

Community & Economic Development

Public Hearing – Proposed Ordinance No. 2026-02 – Portable Storage Containers & RV Parking Regulations

Megan Barkdoll of 307 S. Ridge Avenue addressed Council during the public hearing and requested that proposed Ordinance No. 2026-02 be amended to allow modified shipping containers to be used as accessory structures, provided they meet the same permitting, setback, size, and maintenance requirements as traditional residential sheds. She explained that she and her husband purchased a shipping container as a durable replacement for sheds damaged by wind and outlined plans to improve its appearance to complement their property.

Burkholder commented that repurposing shipping containers can provide environmental benefits and noted that rehabilitated containers can be attractive. He suggested revising the ordinance to allow and encourage the rehabilitation and reuse of shipping containers as accessory structures.

Amsley agreed with Councilman Burkholder's comments, noting that shipping containers can be improved through painting, the installation of doors, and placement on a permanent stone pad. He stated that residents would not want unattractive containers on neighboring properties.

A. Miller stated that the committee had considered portable storage containers only as temporary structures during its review of the ordinance. He expressed support for revising the ordinance to allow rehabilitated containers while maintaining enforceable standards.

S. Miller stated that he believed the ordinance should be adopted as drafted but could support allowing a limited period of time for property owners to make improvements to a shipping container so it could qualify under a rehabilitation provision.

On an Amsley/Burkholder motion, the Council voted, 6 to 1 with S. Miller opposed, to table draft Ordinance No. 2026-02 as advertised, proposing amendments to Chapter 205 of the Borough Code, entitled "Zoning," to regulate portable storage containers and the parking, storage, and use of recreational vehicles.

On an Amsley/Reagan motion, the Council unanimously voted to approve application for Payment No. 2 (final) as submitted by GRC General Contractor, Inc. to be certified by Noelker and Hull Associates, Inc. for the Town Hall Plaza – Phase 3 Project in the amount of \$48,035.26.

On an Amsley/Reagan motion, the Council unanimously voted to authorize the execution and acceptance of a Deed of Easement between 560 E. Baltimore Owner, LLC and the Borough of Greencastle for a permanent public pedestrian access easement along East Baltimore Street (SR 0016) associated with the Buchanan Flats Land Development.

Public Facilities

Mayor Thomas provided written notice of his veto of Ordinance No. 2026-03, through which Council intended to reduce the speed limit in the Moss Spring community to 25 mph and establish three-way stop intersections in the same area. The Mayor's "Opinion, Partial Approval, and Objections to Ordinance No. 2026-03," outlining his comments and reasons for the veto, is attached to these minutes. Council took no action on the veto.

On a Reagan/Schroy motion, the Council voted 4 to 3, with Amsley, S. Miller, and Faight opposed, to authorize Borough staff to advertise revised proposed Ordinance No. 2026-03 amending Chapter 190 of the Borough Code, entitled "Vehicles and Traffic," establishing three-way stop intersections within the Moss Spring Development as supported by the traffic study and PennDOT TE-102 documentation prepared by Keller Engineering.

On an Amsley/Reagan motion, the Council unanimously voted to accept the proposal submitted by Bartlett Tree Experts for the removal of sycamore shade tree #390 and pruning of the remaining sycamore shade trees along East Baltimore Street for an amount not to exceed \$11,000.00.

On an Amsley/Reagan motion, the Council unanimously voted to accept the proposal from GFT Infrastructure, Inc. for design and bid phase engineering services associated with the Tyrone Street Stormwater Inlet and Paving Project in an amount not to exceed \$7,400.00 and authorize the Borough Manager to execute the proposal.

Public Safety

On a Reagan/Amsley motion, the Council unanimously voted to authorize Council President to sign an updated Memorandum of Understanding between the Borough of Greencastle and the Greencastle-Antrim School District establishing procedures related to police involvement on school property within the jurisdiction of the Borough of Greencastle Police Department.

On an Amsley/Reagan motion, the Council unanimously voted to approve the following actions related to the Greencastle Police Department's 2013 Chevy Tahoe, which has been identified by staff as no longer necessary for Borough operations:

- a. Declare the vehicle to be surplus property and no longer necessary or useful for Borough purposes.
- b. Authorize the sale of the vehicle through a public competitive bidding process.
- c. Authorize staff to prepare a resolution memorializing Council's determination and approving the sale of the surplus property.

On a Reagan/Burkholder motion, the Council unanimously voted to authorize the temporary closure of North Carlisle Street from Center Square to Pine Lane from 3:00 p.m. to 10:00 p.m. on August 4, 2026, for the Greencastle Police Department's National Night Out event.

Correspondence

Franklin County Department of Emergency Services – staffing statement

Adjourn

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Emilee Little
Borough Secretary



Mayor's opinion, partial approval, and objections to ORDINANCE NO. 2026-03

TO: Greencastle Borough Council and the citizens of Greencastle, PA

RE: AN ORDINANCE DECREASING THE EXISTING SPEED LIMIT OF 25 MPH TO 15 MPH ON MOSS SPRING AVENUE, BROOKVIEW DRIVE, MEADOWVIEW CIRCLE, FOREST VIEW DRIVE, AND FIELD VIEW COURT AND ESTABLISHING THREE (3)-WAY STOP INTERSECTIONS WITHIN THE MOSS SPRING DEVELOPMENT AT VARIOUS INTERSECTIONS.

INTRODUCTION: Borough Council adopted the subject ordinance on June 1, 2026. The ordinance was presented to the Mayor on June 18, 2026. On June 3, 2026, following my return from Hershey, PA (PA State Assn. of Borough's conference), I requested a copy of traffic studies that warranted the installation of the stop signs and speed limit reductions and was advised that no studies were conducted. I referred Borough Manager Emilee Little to technical information sheets from various sections of Title 75, the PA Vehicle Code that requires engineering and traffic studies to be enforceable. From that point, I've been advised that Keller Engineering will present the appropriate studies that warrants the new, multi-way stop intersections, however, it is unlikely that a reduction of the current 25 MPH speed limit to 15 MPH would be "warranted."

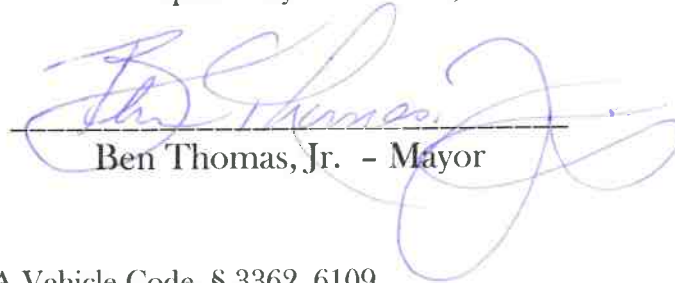
Therefore, given my research and presentation of information to the Borough staff, I affirm the following under PA Borough Code, § 3301.3. Enactment, approval, and veto. Regarding ORDINANCE NO. 2026-03:

The Mayor APPROVES SECTIONS 3 and 4. Amending the stop intersections by adding the stated table in subsection A that creates 3-way stop intersections. The Borough of Greencastle shall place the appropriate traffic and engineering study

forms submitted to Keller Engineering to the ordinance file (for law enforcement / court use).

The Mayor **HEREBY VETOES SECTION 2.** That would amend the Code of Ordinances by modifying speed limits reducing from 25 MPH to 15 MPH as there is no engineering and traffic study that warrants such reduction in speed, making the speed limit unenforceable.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ben Thomas, Jr.", is written over a horizontal line. The signature is stylized and cursive.

Ben Thomas, Jr. - Mayor

References: Title 75, PA Vehicle Code, § 3362, 6109
PennDot Publication 212 for *Effective Stop Sign Placement*