

**MINUTES  
BOROUGH OF GREENCASTLE  
COUNCIL MEETING MINUTES  
JUNE 4, 2018  
7:00p.m.**

MEMBERS PRESENT: Mayor Ben Thomas, Council President Frank Webster Jr., Councilmembers: James Farley, H. Duane Kinzer, Steve Miller, Larry Faight and Matthew Smith. Also present were Borough Manager Eden Ratliff, and Finance/HR Manager Lorraine Hohl. Council Member Craig Myers was absent.

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

Pastor Floyd Myers gave the invocation.

President Webster led the Council, staff and audience in reciting the pledge of allegiance.

**Opportunity to be Heard:**

Council President Webster invited citizens to address Council on issues of concern and reminded the audience of the public comment policy.

Eddie Baxter 117 Carowinds Dr: Mr. Baxter spoke about high weeds on the lot adjoining his property and thanked the staff for addressing the issue so that the grass was cut. Mr. Baxter asked the Council to consider amending Section 86-4 of the Property Maintenance Code to make enforcement stricter. Mr. Baxter also suggested that an escalating scale of fines be added to the code.

Ratliff explained that there are other improvements that need to be made to the code and suggested a holistic review.

Mayor Thomas emphasized the importance of a ticketing procedure to improve enforcement efficiency.

Jeremy Layman 141 N. Carlisle St: Mr. Layman indicated that he was speaking on behalf of the Greencastle Community Center and requested that Council delay action on the proposed land development plan on the evening's agenda. Mr. Layman stated that the nonprofit committee wished to speak with the land owner about the desire for a community center. Mr. Layman invited all of Council and Mayor to a meeting with the nonprofit organization on July 3, 2018 to discuss the group's plan.

Councilmember Kinzer questioned Mr. Layman about whether or not the nonprofit group had any money and confirmed that they were looking for property. Mr. Kinzer also asked if the group had spoken with the property owner.

Councilmember Faight explained that Mr. Eckstine, the property owner, had put a lot of time and money into the land development plan and that he (Mr. Faight) did not want to halt production.

Mayor Thomas asked if there was a timeline for opening the community center.

Roger Johnston 400 E. Baltimore St: Mr. Johnston offered comments about the land development plan stating that there might be a density issue. Are issues experienced on S. Carlisle St being repeated? Is parking addressed? Spill over from parking? Is the density self-contained? Is storm water addressed? Is there green space? Is there going to be improvement to the traffic flow? Will it impact the existing commercial district? Has the railroad been contacted?

Tiffany Bloyer, Antrim Township: Ms. Bloyer is on the Greencastle Community Center Board and spoke in favor of delaying action on the proposed land development plan.

Councilmember Kinzer asked the audience if they remember what the property looked like before Mr. Eckstine got involved. He reminded everyone that Mr. Eckstine demolished the falling down buildings. Councilmember Kinzer asked the audience where they were when this was happening.

Council President Webster reminded the audience of the public comment policy that states only residents and property owners may address the Council and Mayor.

Councilmember Miller suggested that the community center group look at property on the south side of Leitersburg St. This was the approach of the school district in the 90's according to Miller.

Wade Burkholder 235 E. Baltimore St: Mr. Burkholder expressed his confusion about the flurry of comments on the land development plan. Mr. Burkholder suggested that the commenters should have approached the developer long ago and not at the last hour.

Kendra Phiel 30 Baumgardner Dr: Ms. Phiel asked for clarification from the Council about rumors of extending Washington St. to E. Walter Ave. and expressed concern about the ball fields.

Ratliff explained that there was conversation about extending Washington St. to E. Walter Ave. but that the Community Development Committee of Council was not recommending the project be completed and that it was no longer being considered.

Phiel rhetorically asked how many children the proposed development would bring to the school district. Phiel then expressed concerns about Section 8 housing and the fact that they breed crime and drugs. Phiel then spoke in favor of the community center idea.

Richard McCleary Williamsport MD: President Webster allowed Mr. McCleary to speak when he identified himself as an agent of Mockingbirdhil, INC whose land development plan was on the evening's agenda. McCleary stated that storm water had been addressed, there was a traffic study completed, and noted that Eckstine had spent in excess of half a million dollars without land costs for this project. McCleary indicated that there was no desire to see a stoppage of the land development plan and that the plan for the units is housing for those 55 years old and up.

### **CONSENT AGENDA**

*The following is a list of routine items which do not appear to be controversial in nature and which likely do not require additional discussion. They can be acted on by one motion in their current form. If discussion is desired on any particular item, any member of Council, or the public, may request the item be removed from the Consent Agenda and that item will be considered separately.*

#### **Minutes of Previous Meeting:**

On a Miller/Faigh motion the Council unanimously to approve the May 7, 2018 Council Meeting Minutes.

### **REGULAR AGENDA**

#### **Payment of bills**

On a Farley/Kinzer motion the Council voted unanimously to approve the disbursements listed on the May 2018 Disbursement Report in the amount of \$68,914.34.

#### **Reports from Elected Officials**

##### **President's Report**

President Webster thanked the audience for attending and spoke in favor of Mr. Eckstine's land development plan.

##### **Mayor's Report**

The Mayor provided an informative report that is attached to the minutes.

##### **Chief's Report**

The Chief provided an interesting report that is attached to the minutes. The Chief noted that there were 19 law enforcement line of duty deaths in the month of May. 18 human officers and 1 canine unit.

## **Manager's Report**

Ratliff provided a brief report that is attached to the minutes.

### **1. Administration & Finance:**

On a Faight/Smith motion the Council voted unanimously to authorize the Borough Manager to sign a quote with Hinton and Associates in the amount of \$11,900.00 for a new borough wide phone system as recommended by the Administration and Finance Committee.

On a Faight/Kinzer motion the Council voted unanimously to appoint Lori Facchina of 411 E. Baltimore Street to the Zoning Hearing Board to fill a vacancy expiring December 31, 2019.

On a Faight/Kinzer motion the Council voted unanimously to approve the Stipulation and Agreement in the tax assessment appeal of Aldine Martin for the Sunnyway Foods/Rite Aid property and to authorize the Solicitor's Office to execute the agreement on behalf of the Borough.

Mayor Thomas and Ratliff clarified that the Borough of Greencastle will be making payment in the amount of \$4,002.30.

### **2. Personnel:**

On a Kinzer/Smith motion the Council voted unanimously to approve a job title change from "Executive Assistant to the Police Department" to "Police Secretary" as recommended by the Personnel Committee.

Mayor Thomas stated that a job description was being completed.

On a Farley/Smith motion the Council voted unanimously to approve a job title change from "Administrative Secretary" to "Billing and Program Coordinator" as recommended by the Personnel Committee.

Phillippy stated that the coming action regarding the wages of the Police Secretary was offensive and he did not appreciate only finding out about the recommendation hours before the meeting. Phillippy indicated that he should have been consulted and notified.

Councilmember Faight indicated that Phillippy should have been notified and added that the Police Secretary was the former face of the Borough and a dedicated employee.

Councilmember Kinzer explained that the Police Secretary was Councilmember Faight's wife and Faight's contribution to the discussion was inappropriate.

Councilmember Faight stated that he believed the action was personal.

Councilmember Kinzer again explained that because Councilmember Faight is married to the Police Secretary Faight should not participate in the discussion.

Councilmember Faight indicated that if his contributions were personal then Councilmember Miller should refrain from discussion about Chief Phillippy because they are brother in laws.

Councilmember Miller explained that the Police Secretary officially requested a reduction in duties and therefore a reduction in pay was appropriate especially because the duties would be given to other employees.

Mayor Thomas encouraged the Council to take no action as a job description for the position needed to be reviewed.

Additionally, Thomas stated that the Police Secretary was a dedicated employee. Thomas further illustrated that the position is secure, technical and important to the police operations. Thomas reported the average wages for Police Secretaries to be \$19.00 per hour with the current wage of the Police Secretary in Greencastle being \$15.00 per hour.

On a Miller/Kinzer motion the Council voted unanimously to approve a reduction in the hourly wage for the Police Secretary to \$14.58 per hour as recommended by the Personnel and Administration and Finance Committee. Councilmember Faight abstained from voting due to a conflict of interest.

On a Smith/Miller motion the Council voted unanimously to approve an increase in the hourly wage for the Finance/HR Manager to \$20.00 per hour as recommended by the Personnel and Administration and Finance Committee.

On a Smith/Miller motion the Council voted unanimously to approve an increase in the hourly wage for the Billing and Program Coordinator to \$15.00 per hour as recommended by the Personnel and Administration and Finance Committee.

Councilmember Kinzer stated for the record that he thought the Borough should hire part time help for the Borough Office.

On a Farley/Faight motion the Council voted unanimously to authorize the creation of the position "Assistant Public Works Director" as recommended by the Personnel Committee.

### **3. Public Safety:**

On a Miller/Kinzer motion the Council voted unanimously to approve the recommendation from the Public Safety Committee and Administration and Finance Committee for the Borough Manager to solicit proposals from a qualified architect to design measures to improve the safety of the Borough Office and Police Department staff within the current building.

### **4. Public Facilities:**

### **5. Community Development:**

On a Miller/Faight motion the Council voted unanimously to approve a request for extension for the Land Development Plan submitted by Mockingbirdhil, INC dated May 23, 2018 submitted by the agent, Lee Royer & Associates. The extension is until 11:00p.m. October 2, 2018.

Councilmember Miller made a motion that was seconded by Councilmember Faight to conditionally approve a portion of a land development plan presented by Mockingbirdhil, INC for the property situated between N. Washington Street and N. Carlisle Street abutting Chambers Lane.

- a. The developer is permitted to construct the building fronting Grant Street and three buildings of the developer's choice on the parcel abutting Chambers Lane.
- b. The approval is conditional on approval from the Greencastle Area, Franklin County, Water Authority.
- c. The approval is conditional upon receipt of an executed Storm Water Facilities Management Agreement.

Ratliff explained that the Solicitor recommended against partially approving a land development as it could be considered a partial denial of the plan. If the developer wishes to phase the plan then a preliminary plan should be submitted with a phase 1 final plan and phasing schedule. This is on accordance with the Pennsylvania State Municipal Planning Code.

Eckstine expressed that he would like for the plans to be approved and that he felt the plans should be approved by this

point with the work that had been put in. Eckstine further explained that he is not committing to make traffic improvements around the property.

Ratliff explained that the Community Development Committee of Council felt as though traffic might be of concern at some point and they would like for that to be addressed either now or during the execution of the plan. This is why phasing was suggested.

Eckstine explained that if Council did not approve the plans he would lease the property to Industrial Pallet.

It was explained to Eckstine and Lee Royer (Engineer for Mockingbirdhil, INC) that the Council wants to support the plans but that necessary improvements needed to be addressed and rushing the process could have repercussions.

Eckstine explained that he felt the plan was being kicked around for too long.

Ratliff explained that Royer and staff have been working diligently on the land development plan for nearly a year and that there exists a shared desire for the plan to be successful.

On a Miller/Kinzer motion the Council voted 5-1 to table action on the land development plan with President Webster voting against.

## **6. Correspondence:**

Ratliff noted that Allison-Antrim Museum would be having a summer festival on June 9, 2018 from 10:00a.m. to 3:00p.m.

President Webster asked the officials if they had any parting comments:

Councilmember Faight made comments that required no action.

Councilmember Kinzer made comments that required no action.

Mayor Thomas had no comment.

Councilmember Farley had no comment.

Councilmember Smith apologized to Chief Phillippy for not notifying him about recommended action regarding the Police Secretary.

Councilmember Miller noted that he would be attending one day of the Pennsylvania State Association of Borough's Conference the following week.

Chief Phillippy had no comment.

Hohl had no comment.

Ratliff had no comment.

On a Faight/Kinzer motion the Council voted unanimously to adjourn the meeting at 8:45p.m.

Respectfully submitted,  
Eden R. Ratliff,  
Borough Manager/Secretary