

**BOROUGH OF GREENCASTLE
SPECIAL COUNCIL MEETING MINUTES**

April 14, 2021

6:30 P.M.

60 N. Washington Street

MEMBERS PRESENT: Mayor Ben Thomas, Jr., Council President Steve Miller, Vice President Larry Faight, Councilmen Wade Burkholder and Jeremy Layman. Also present were Borough Manager Emilee Little, Borough Secretary Donna Irons-Zimmerman, Public Works Manager Bob Manahan, and ARRO Consulting representative Nate Merkel. Councilmen H. Duane Kinzer and Joel Amsley participated by phone. Councilman Matthew Smith was absent.

President Miller called the meeting to order at 6:30 p.m.

An invocation was given by Mayor Ben Thomas, Jr.

President Miller led the Council, staff, and audience in reciting The Pledge of Allegiance.

President Miller welcomed Donna Irons-Zimmerman as Borough Secretary and noted the meeting was being recorded.

On a Burkholder/Faight motion, Council voted unanimously to approve the agenda for the April 14, 2021 Special Council Meeting.

Opportunity to be Heard

President Miller invited Borough citizens to address Council with specific issues of concern, reminding them of the public comment policy.

Eddie Baxter, 117 Carowinds Drive, asked that if the single waste hauler initiative is on hold, could the ordinance be changed to preclude waste trucks collecting trash in the Borough prior to 7 a.m. He then asked if ARRO would strongly consider the suggestions posed by Albert Miller regarding the North Carlisle Street project.

President Miller commented that Albert Miller's comments were thoroughly scrubbed and they are a large part of why the special meeting was being held.

Albert Miller, 171 Apple Drive, thanked Borough Council, staff and ARRO for taking time to meet and discuss North Carlisle Street; with many positive ideas resulting. He stated he would like to go into greater discussion of Value Engineering Cost Savings.

Harold Duffy, 54 Homestead Drive, would like the Borough and Antrim Township to work together to bar construction trucks from traveling Homestead or Chadwick Drive. Duffy commented that he appreciated his discussions with Emilee Little and Brad Graham of Antrim Township.

President Miller requested Little draft a letter to Antrim Township of this request.

Kristina Dillon, 125 North Carlisle Street, asked if sidewalks would be replaced after the water project and stated her line was replaced two years ago. Dillon stated that her waste hauler was never notified of construction on North Carlisle resulting in missed trash collection.

REGULAR AGENDA

North Carlisle Street Rehabilitation Project

On a Faight/Burkholder motion, the Council voted 4-2, with Kinzer and Layman opposed, to approve the advertisement to bid the North Carlisle Street and East Walter Avenue Roadway Improvements project using final engineered plans as designed and submitted by ARRO Consulting.

President Miller recognized the letter from Albert Miller provided valuable insight to the North Carlisle Street project. The information was fully considered and a response was provided by the Borough Manager and the Borough Engineer.

Emilee Little explained several meetings were held over the past two weeks which were positive and resulted in the following changes to the proposed plans:

Pavement Striping	Inlet at Pine Lane	Concrete Apron
Trench Repair Inspection	PVC Drain Spouts	Additional Notes

Councilman Kinzer questioned why the ramps at ELM and the Life Center need to be replaced.

Little noted there is spalling on the sidewalk at ELM and the ramp at The Life Center does not meet ADA specifications.

President Miller stated that the overall plan was to start at the square and proceed to the north end of Walter Avenue and have a functional, fully compliant roadway.

Councilman Layman asked why there is concern for curb reveals presently that differ from previous directives such as with Madison Street which has no uniformity in their curbing. Layman asked why he has to replace his sidewalk at 148 North Carlisle Street when it was just installed three years ago. Layman asked when property owners would be notified.

President Miller explained that the goal was to have all Borough streets have curb uniformity with 6 inch reveals per construction specifications. Miller indicated that the sidewalk has to meet height requirements.

Councilman Faight asked if sidewalks were discussed at length by Public Facilities and fully vetted prior to starting.

Nate Merkel, ARRO, offered a brief history to date, starting with North Carlisle Street having been surveyed three times beginning in December 2018 and most recently, October 2020. This data was input into CADD. ARRO looked at the grade of the street to engineer a more effective stormwater conveyance system. The top elevation was set to produce adequate flow off the streets and a design was created which resulted in the proposed road height and curb reveal. The design promotes stormwater management and traffic safety. Merkel thanked Albert Miller for his input to the project and his time to meet to discuss his suggestions.

Steve Miller asked for comments noting that two professional engineers reviewed the plans and there was an understanding on each issue raised with substantive agreements. For that he has no further comments. He asked if anyone else had questions. President Miller reiterated that he wants the bid process to be as transparent as possible.

Emilee Little stated that the lowest qualified bid will be presented to Council who should have full confidence in the review capabilities of their Engineer.

Mayor Thomas said that the two-week hold provided a good investment to sharpen the project up.

Councilman Kinzer thanked everyone for the opportunity to participate in the meeting and the on-site review with Albert Miller and staff. He expressed his concern that flexibility is being lost on the North Carlisle Street project.

On a Faight/Amsley motion, the Council voted 4-2, with Kinzer and Layman opposed, to approve the addition of a note on the Borough of Greencastle's Standard Drawing No. 2017-04 for Curb & Sidewalk Specifications stating "aprons to have 3/8" contraction joints scoured at 10' intervals."

Merkel, ARRO Consulting, explained that the additional note to Standard Drawing No. 2017-04 was to eliminate cracking, extending the life of the apron. Because this was not listed in the original details, it has to be added into 2017-04.

Amsley asked if this note affects any specific properties and Nate Merkel explained that any properties where a driveway with an apron greater than 10 feet such as The Life Center will have a contraction joint scored in to minimize the risk of cracking or failure.

President Miller stated that the note is an administrative update to bring North Carlisle Street project construction up to current industry standards.

Kinzer stated that he did not want the Life Center to have to cut into their current ramp.

Merkel explained that there will be traffic calming measures and stormwater inlets installed at that location to tie into the required grades. The current ramp does not meet the proposed design to address the issues identified.

Little explained this motion is specific to North Carlisle Street and will be part of any future Code revisions Borough wide.

On an Amsley/Faight motion, the Council voted 5-1, with Layman opposed, to authorize additional engineering costs not to exceed \$5,500 for ARRO Consulting to provide additional design and bid phase services related to the North Carlisle Street and East Walter Avenue Roadway Improvements project.

Layman asked President Miller if the \$5,500 payment for the proposed changes to the North Carlisle Street project would result in savings to the project costs.

President Miller stated that the project costs would not be definitive until the bid packages were received however there is the potential for savings because of the measures incorporated as a result of the discussions with Albert Miller, Borough staff and ARRO.

Little added that the Opinion of Probable Costs (OPCs) as provided by ARRO are proposed as a worst case scenarios with significant contingency, cost will be provided when the bids are received.

Mayor Thomas provided his comments asking if there was a warranty period for the project.

Merkel stated a one year warranty period, with Resident Project Representatives (RPRs) conducted to ensure ongoing compliance with specifications and recording logs for pay applications to ensure accuracy.

On a Burkholder/Faight motion, Council unanimously approved moving to the Workshop portion of the meeting.

Workshop Discussion

President Miller explained that prior Council initiated the sidewalk program to ensure residents' safety and maintain infrastructure. Miller noted that there is reason to discuss cost sharing for those residents who rightly installed sidewalks and are now having to replace them due to the North Carlisle Street project.

Little explained that there are about 20 properties on North Carlisle Street that completed sidewalk work within the 2016 cycle. Those sidewalks are in generally good condition but don't meet the required 6 inch curb reveal and will have to be replaced. These properties would be eligible for cost sharing once details become available pending Solicitor input and Council action.

Mayor Thomas asked if calculations on linear feet have been made and Nate Merkel, ARRO, said that those calculations have been made and can be presented to Council when bids come in. Thomas noted that sidewalks have historically been an issue with residents and that cost-sharing is a reasonable avenue to explore.

Layman commented that design plans show the entire length of the Jerome King Park sidewalk and curbs are being replaced and asked who will fund this. Nate Merkel stated that the Borough would be responsible. Layman expressed his concern for tax payers funding the removal of good sidewalks and curbs when multiple properties in the Borough don't have either installed.

Amsley clarified that the curbs and sidewalks being removed at Jerome King did not meet elevation requirements adding that the Borough cannot have roller-coaster streets with different elevations throughout.

President Miller added that Jerome King has several sidewalks that are monolithic and narrow near the park and they do not meet ADA requirements.

Eddie Baxter agreed with Councilman Layman noting that sidewalks and curbs met requirements three years ago and asked who would be responsible for Councilman Layman's portion of costs. Baxter noted that Williamson never put in sidewalks and the Borough should pay for all twenty sidewalks.

President Miller reiterated that the 50/50 cost sharing is a suggestion and not confirmed at this point.

Councilman Kinzer noted his agreement with Mr. Baxter and indicated that there exists a property in the Borough that has never installed a sidewalk. He again pointed out the lack of flexibility in that some areas have installed sidewalks and the other side of the street hasn't and that the Borough has issued liens on properties.

President Miller noted that Council will fully debate cost sharing and determine what flexibility is needed.

Councilman Amsley stated that if you live on a street that installed a sidewalk three years ago as requested, excusing Councilman Layman who could recuse himself on the subject, we should strongly think about how we address those people who followed instructions and are now being asked to redo the work.

Mayor Thomas asked Layman how many properties he is responsible for and he replied that he has 300 feet of curb and sidewalk with an average of 60 feet per residence. He then asked Nate Merkel if Jerome King Playground would be the largest area and bear the biggest expense for replacement, hoping that the bids would allow for good pricing and savings. Nate Merkel reiterated that their OPCs are conservative when presented to Council.

Nate Merkel noted issues in the Jerome King Playground area including spalling, cracking, uneven panels and substantial gapping allowing for water to accumulate between the curb and sidewalk during freeze-thaw cycles.

President Miller offered final comments on the Workshop suggesting that there will be open dialog on the issue of cost sharing with input from Admin/Finance once the specific needs and costs of the existing identified properties are determined.

On a Burkholder/Faight motion, Council unanimously voted to close the workshop discussion.

On a Burkholder/Faight motion it was approved to limit public comments to 2 minutes during the secondary Opportunity to be Heard.

Opportunity to be Heard

Albert Miller asked Nate Merkel if there was language in the bid specifications that Council will award to the lowest bidder. Merkel replied yes. Miller questioned if the old water line is in good enough shape that it wouldn't collapse. Merkel explained that new duct line was installed with abandoning in place of the old forage and that ARRO didn't foresee any failures in that main line however stormwater inlets were added as a contingency.

Final Comments

Layman reminded Council that sidewalk repairs affect every tax payer and to keep that in the back of their minds.

Burkholder expressed his appreciation for the cooperation between ARRO and Albert Miller noting that it showed professionalism and good relationships between our community and the professionals we hire to do the work. He thanked both for working together and their cooperation.

Amsley stated he thought it was a great meeting. Amsley thanked Albert Miller for his professional input and thanked Nate Merkel for being open minded and working together to make the whole project better.

Mayor Thomas echoed what Councilmen Burkholder and Amsley stated noting that this is democracy in action, hopefully coming to a positive conclusion. He asked if there was an estimated date for bid opening and the review period. Nate Merkel responded that a pre-bid would be done the end of April with bid opening the third week of May followed by vetting and then packages going to Council. Mayor suggested that timeframe is crucial to project.

Councilman Kinzer had no final comments.

Councilman Faight thanked Mr. Miller for his participation and agreed that the meeting was good, that he learned a lot, and thanked Nate Merkel and Emilee Little. Faight suggested Council do a better job in reviewing sidewalk issues to avoid eleventh hour discussions for corrective actions and that the Borough take care of those residents affected. Faight stated the Borough needs to move forward where sidewalks are in violation or residents have lost appeals and get these properties taken care of.

On a Burkholder/Faight motion, the meeting adjourned at 8:00 p.m.

Respectfully submitted,
Donna Irons-Zimmerman
Borough Secretary