

JULY 15, 2009
WAYNESBORO, PA 17268
WORKSHOP MEETING

Council President Craig Newcomer called the workshop to order at 7:00 p.m. with the following in attendance:

Borough Council Members – Benjamin Greenawalt, C. Harold Mumma, Craig Newcomer, Charles McCammon, Ronald Martin and Jason Stains

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Melissa Dively, Borough Solicitor
Mark King, Police Chief
Denny Benshoff, Maintenance Superintendent
Kevin Grubbs, Head of Engineering Services
Dave Martin, Fire Chief

Mr. Newcomer noted that, because the downtown sidewalks are a “hot topic” for everyone, Council will take comments from the public during their workshop; however, in an effort to save time, won’t allow the same comments during the Council meeting which follows.

DOWNTOWN SIDEWALKS: Lloyd Hamberger reported that bids were opened and awarded for the primary portions of sidewalk at Council’s last meeting; and the portion behind the public right-of-way was deferred until this meeting. A meeting was held with the Main Street property owners, a pre-construction conference was held with the contractor (GRC General Contractors), and the appropriate bonding has been submitted. The staff is looking for direction from Council regarding the portion of the sidewalks behind the right-of-way. Kevin Grubbs added that a meeting was held with representatives of GRC and J.D. Eckman (PENNDOT’s contractor for the traffic signal work) to coordinate efforts.

President Newcomer then asked for comments from the public.

Frank Bittner, 842 Anthony Avenue - Mr. Bittner advised that he is a member of MainStreet, Inc.’s Downtown Design Committee, whose task it is to create a vision for how Waynesboro should look at some future date. He reviewed the projects they have undertaken in the last several years. Council members have received a copy of the Downtown Master Plan, which talks about Waynesboro’s strengths, architectural diversity, open spaces, geographical locations, etc., as well as the fact that Waynesboro will become a “bedroom community”. A number of large businesses were lost, but there is hope that some will return (or new ones will emerge) to bring jobs back to the area. He feels that the grant money (\$500,000) obtained by Senator Punt for the brick sidewalk work will be beneficial to the community. He referred to a survey conducted recently by *The Record Herald* which asked for public opinion regarding property owners paying to install bricks behind the public right-of-way portion of the sidewalks – 610 people responded, of which 72% replied that they should not have to pay. Comments were made about the “patchwork” look if the brick pavers are not installed to the buildings throughout the project area.

President Newcomer reminded the public that there is a five-minute time limit on their comments. (He added, however, that they are lenient with Mr. Bittner because he spends a lot of time at Council meetings, does a lot of volunteer work for the community, and his presentations are well thought out.)

David Jonathan, Wayne Building - Mr. Jonathan noted that he resides (and has office space) in the Wayne Building, and his wife operates the “Remembering You” antique shop on the first floor. He commented on the history, culture and wealth of Waynesboro in the past. This is something that the community can be proud of. His personal opinion is that having brick sidewalks only a portion of the way would look “shoddy at best”; and the only conceivable way to allow a mix of brick and concrete would be if the portion behind the public right-of-way to the buildings would be new. He feels that it is the Borough’s responsibility to ensure uniformity. Because there has been a noticeable vitality coming to the downtown, he feels this would not be a “time to cut corners”.

Additionally, Mr. Jonathan noted his concern regarding handicapped accessibility and ramping. The existing curb cuts, he feels, were planned poorly; and “lakes” pool at most of the crosswalks on the south side of Main Street. It is extremely important to ensure that the grade and drainage is appropriate so the ramps remain clear for pedestrians (particularly handicapped individuals). With regard to upgrade of the traffic signals, he recommended that sufficient time be allotted for elderly and/or handicapped individuals to cross the street safely.

Stephen Monn, 126 W. Main Street - Mr. Monn commented that Waynesboro has been given a “great gift” from the state (through the efforts of former Senator Terry Punt) in the form of a \$500,000 grant to put brick sidewalks in our downtown to help with our revitalization efforts. In the past, Waynesboro has frequently been criticized for receiving state funds and not following through on certain projects . His concern is that future funding may not be granted if we don’t “do the best job possible” with this money. He feels that the brick sidewalk work should be done (and done right); adding his opinion that the right way is “brick the whole way to the buildings”. He clarified that Hagerstown’s brick sidewalks do run to the buildings (which was mentioned earlier in the meeting), but they have some concrete borders around their plantings and a good-size concrete curb.

Mr. Monn also mentioned, as a result of the tours done with Council and Borough staff (which included Jim Rock from GRC), there will be increased difficulty if the brick isn’t taken back to the buildings because of the potential for damage to the remaining pavement areas. Property owners and residents will be very upset if the residual pavement is damaged, and the Borough will be held responsible for repairing damages that result to the pavement and/or buildings. If it is left up to the property owners to pay for the residual portion, he feels there will be quite a bit leftover (which will take the “luster” off the project as a whole). Mr. Monn also noted that the Borough owns a large percentage of the additional area in question (at Borough Hall and the Library), so much of the remaining portion will be funded by the Borough anyway. During the tours, the group also talked about some ways to save some money to be re-directed toward those remaining parts – he is hopeful that Council will consider those options as well.

Tom McCloud, 527 Green Street - Mr. McCloud noted that he is also a member of the Downtown Design Committee. He provided pictures to Council showing how Lancaster County used a combination of bricks and concrete with different textures and styles. He suggested that these ideas could be used as a way of extending the money to create a consistent and finished pattern downtown. He added that the project should be designed properly and done all at the same time.

Craig Mahrle, 84 W. Main Street - Mr. Mahrle noted that everyone seems to generally agree that a “patchwork” will look bad, but if the property owners don’t all choose to (or are unable to) pay for the additional portion, that is what will result. One of the arguments he has heard is that taxes should not be used for this work, because many taxpayers don’t live downtown. He disagreed with this opinion, noting that if the downtown is improved, the whole Borough will benefit. Mr. Mahrle added that homeowners pay school taxes regardless if they have children in school. Quoting an estimate from July, 2008 on the approximate population in the Borough of 9,947, he figured that the \$78,000 shortage computes to \$7.84 per person. He passed that amount, representing his portion of the shortage, to Council. (This gesture generated laughter from those in attendance.)

Bruce Dreisbach - Mr. Dreisbach noted he was representing MainStreet Waynesboro, Inc. and approximately 120 businesses in the downtown district, as well as a number of individuals who belong to their membership. They have discussed this project at length, and feel it is an excellent opportunity to improve the community as a whole. He has not talked to a single property or business owner who thinks anything other than bricks from the curb to the building should be done.

Mr. Dreisbach spoke of the many accomplishments of MSI since their origination in 1996. They have raised over 1.5 million dollars to invest in improvements to Waynesboro. 130+ volunteers work regularly on projects to improve various aspects of, and events for, the community. In fact, MSI was recognized by the state of Pennsylvania as being in the top 10 (of over 100 Main Street programs) for volunteer involvement in the community. On behalf of the businesses and individuals represented by MSI, he recommended that the project be completed. As a way of saving money, he suggested that the bricks be placed from curb to building, but that the length of the project area be shortened.

Councilman Martin questioned if the property owners Mr. Dreisbach spoke with were in favor of paying for the portion of the sidewalk area behind the public right-of-way. Mr. Dreisbach replied that “some are”; he added that businesses outside the project area have asked for the paver specifications so they can do the same in front of their buildings. Councilman Martin cautioned that the portion of the sidewalk behind the public right-of-way is private property; and if a property owner says they don’t want them, they cannot be done. Mr. Dreisbach commented that he doesn’t think anyone will say they don’t want them.

Amos Miller, 309 W. Sixth Street - Mr. Miller noted he is not a downtown resident, but has read about and heard many concerns. He admitted his first thought was that the property owners should pay for the additional portion themselves. He doesn’t like the idea of taxpayer money being used for the project, but feels that it should be “done right” (brick from the curb to the buildings). He added that any decision made will reflect upon the whole town.

Delmos Oldham, 549 W. Eighth Street - Mr. Oldham advised that when he purchased his property in 1970 and a street was built in front, he (and his neighbors) were each required to pay 1/3 of the cost. He questioned if taxes/revenues are coming in sufficiently for the Borough to pay the \$78,000 required for the additional portion of the brick sidewalks without raising taxes next year.

David Schmelzer, 128 W. Main Street - Mr. Schmelzer noted he is a resident, business owner, taxpayer and interested citizen; he also volunteers on MainStreet, Inc.’s Design Committee. He feels that this project is a “step forward” for generations to come, and we will regret it if we do it halfway. He mentioned comments he has heard from people who are worried that the brick sidewalks will be a tripping hazard and unsafe but he suggested they will have to be better than what we have now. He added that his tax dollars pay for many amenities that he does not use.

Jim Rock, GRC General Contractors - Mr. Rock noted he is a lifelong resident of the Waynesboro area; and he is reluctant to speak on this subject because he is also the contractor who has been awarded this contract, but will address his comments strictly as a contractor. Council has made the decision to undertake the public portion of the sidewalks, but he added that “you have to do it all” for several reasons. (1) you will take the “life” out of the sidewalk if it is not completed, because water will pond behind it; and (2) there will be damages – the portion of the existing sidewalks out of the public right-of-way is already in bad shape; and a lot will disintegrate when they saw-cut the sidewalk.

Mr. Rock suggested that the run of the sidewalk could be shortened if they are unable to find the additional money needed for the original limits set. Because of the state of the economy, he noted that they will never have an opportunity to do this project as cheaply as now. Mr. Hamberger asked if the limits of the project were shortened, would there be a problem with renegotiating the contract price (i.e. would the same unit price apply if they would shorten the span but go from the curb to the

buildings)? Mr. Rock noted there should be no problem with that. Lengthy discussion followed regarding shortening the project limits.

President Newcomer commented that he has spoken with Senator Alloway regarding the possibility of future funding to extend the brick sidewalk further out Main Street. He noted that that is probably not feasible within the next year. Mr. Newcomer also explained that the funding was set aside particularly for this type of project – it cannot be used for other things – and if Waynesboro didn't get the money, some other community would.

Councilman Martin mentioned that a release will be required from every property owner affected; and he asked if MSI would be willing to take on the duty of obtaining these signatures. Bruce Dreisbach noted they "would be delighted to help".

Mr. Hamberger suggested that if individuals are voluntarily willing to pay for the additional portion behind the public right-of-way, their donation be placed into a reserve fund so the project could be finished to Grant Street when sufficient funds are received. Favorable discussion ensued. Paul Gunder went on record to state that he will pay the additional cost for his two (2) buildings along Main Street; and Council noted the Borough will pay the additional costs for the front of Borough Hall and the Library. President Newcomer stated that "if everyone works together, we will get this done". Councilman Mumma adamantly stated, however, that he will not vote in favor of raising taxes to pay for the sidewalk project.

Mr. Hamberger then clarified his understanding of Council's decision – the project's construction limits will be from Cleveland Avenue to Walnut Street; MSI will help to raise additional funds from property owners, etc. which will be placed in a separate fund; part of those funds will be used to make up the difference in the costs above \$500,000 for this area; and any additional accumulated funds will remain in the reserve account for the project to be completed to Grant Street at some time in the future.

David Schmelzer - Mr. Schmelzer posed several questions regarding the curbing at his property, with regard to the paving of Main Street.

LOAN - WELTY ROAD: Mr. Hamberger reported that he had requested proposals from local banks for an approximate \$300,000 loan (if Council wished to pursue that route in order to reconstruct Welty Road). Bids will be solicited for CDBG street projects in the near future, and he needs direction from Council regarding Welty Road. The streets being repaired this year with CDBG funds are as follows –

- King Street - N. Grant Street to N. Potomac Street
- N. Potomac Street - Brown Street to Borough line
- W. North Street

These streets total \$144,000, which will utilize all the CDBG funds allocated. Discussion followed regarding the need for repair work on Second Street also. The matter was deferred at this time.

STATUS OF BOROUGH/TOWNSHIP POLICE TALKS: Mr. Hamberger reported that a preliminary meeting was held, and Council (and Washington Township) have executed Letters of Intent in order to obtain the state's assistance in conducting a study. A response from the state will be forthcoming.

STATUS OF ARMORY: Mr. Hamberger explained that the Armory property is currently owned by the National Guard, who insists that it be sold at fair market value (approximately \$600,000). Borough and Township representatives toured the building recently – they are concerned about the renovation costs, and are unsure if it would be appropriate for a police station. After further discussion, Councilman Martin suggested that it may be a better location for the Fire Department (so that both fire

companies could be joined together). Fire Chief Dave Martin noted he would definitely like to look at the property.

GOLF COURSE MEETING: Mr. Hamberger noted that representatives of Council and the Recreation Board's Golf Committee met recently. It is their recommendation to hire a new Manager at the Golf Course and wait to see if he can "turn a profit" over the next several years. Discussion followed regarding the past several years' financial status. Mr. Hamberger noted he is currently researching that matter. The Committee will meet again in several weeks to discuss this further.

STATUS OF POLICE NEGOTIATIONS: Council adjourned to executive session at 8:37 p.m. for the purpose of discussing police negotiations. President Newcomer noted that the regular meeting of Council will convene following the executive session.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant