

Palmyra Borough Council Meeting  
 Tuesday May 24, 2022  
 7:00 PM

President Beth Shearer called the meeting to order at 7:00 PM in Council Chambers of the Palmyra Municipal Center, located at 325 S. Railroad St. Other Council members in attendance included Don Barry, Anthony Catalani, William Garber, Tom Miller, Jane Quairoli, and James Tesche. Also, in attendance were Mayor Fred Carpenter, Police Chief Andy Winters, Borough Manager Roger Powl, and Assistant Borough Manager Brenda Pera.

Public Comment Period #1

There were no public comments.

Consent Calendar

The following agenda items were acted upon by a single motion:

- a. Approve the minutes of the May 10, 2022 Borough Council meeting.
- b. Approve payment of all bills listed on the April 2022 Detailed Check Listing Report.
- c. Approve the Treasurer’s Report for the period April 1 through April 30, 2022:

	General Fund	Sewer Fund	Refuse Fund	Capital Reserve Fund	Special Sewer Fund	Liquid Fuels Fund
YTD Revenue	\$1,130,376	\$676,709	\$478,936	\$27,856	\$1,109	\$217,118
YTD Expenses	\$941,718	\$230,796	\$348,785	\$35,699	\$20,183	\$0
Difference	\$188,658	\$445,913	\$130,151	\$(7,843)	\$(19,074)	\$217,118
Fund Balance	\$891,320	\$411,792	\$360,742	\$1,351,225	\$2,182,849	\$265,814

	Library Tax Fund	Police Health Care Fund	Joint Fire Apparatus Fund	Cemetery Fund	Employee Benefits Fund	Fire Protection Tax Fund
YTD Revenue	\$9,968	\$54,572	\$79	\$278	\$169,913	\$89,818
YTD Expenses	\$0	\$2,928	\$0	\$0	\$0	\$26,004
Difference	\$9,968	\$51,645	\$79	\$278	\$169,913	\$63,813
Fund Balance	\$12,622	\$314,337	\$120,741	\$42,927	\$534,022	\$63,813

*Motion: To approve the consent calendar. Motion by Jane Quairoli, second by Don Barry. Motion passed.*

Action & Discussion Items

- a. Resolution #2022-19 – DEP Watershed Restoration & Protection Program Grant:

*Motion: To approve Resolution 2022-19, to authorize the Borough application for a DEP Watershed Restoration and Protection Program Grant from the Commonwealth Financing Authority. Motion by Jane Quairoli, second by Don Barry. Motion passed.*

b. Public Hearing – Ordinance #817 – Local Economic Revitalization Tax Assistance Act (LERTA):

1. President Shearer made the following announcements:

- The purpose of the public hearing is to afford the public the opportunity to comment on the proposal.
- The ordinance was advertised in the May 17<sup>th</sup> edition of the Lebanon Daily News.
- The ordinance was sent to the Lebanon Law Library on May 13, 2022.
- Borough Council may act at the conclusion of the Public Hearing, or, at any public meeting held within 60-days of the legal advertisement date (before Saturday July 16, 2022).

2. President Shearer opened the public hearing.

- Jack DeCicco, 14 Penn Drive, West Chester, PA, addressed Council as the owner of the property at 101 N. Harrison Street. He is currently the developer of the proposed luxury apartment building project. He indicated that the project was originally expected to cost between \$18 million and \$21 million, but post-COVID cost increases will add approximately \$5 million to the project. He is requesting temporary tax relief for the project through a Local Economic Development Assistance Act.

The Borough Solicitor advertised an ordinance allowing for tax exemptions over 10 years as follows: first year – 100% exemption, second year – 90% exemption, third year – 80% exemption, etc. Mr. DeCicco indicated that this schedule does not allow the project to be financially feasible for his intended result and asked if Council would consider exemptions at 100% for the first seven years, 75% for the eighth year, 50% for the ninth year, and 25% for the tenth year.

The ordinance will need to be readvertised with the different abatement schedule, so Council took a straw poll to determine any support for the proposed new schedule prior to readvertising. Most of the Council indicated that they would be in support of the new schedule. Therefore, Council asked Mr. Powl to have the Solicitor readvertise the ordinance with the changes so action may be taken at the next meeting.

- Greg Reed, 233 E. Hazel St, inquired if Mr. DeCicco was getting a tax break on the property. Councilor Quairoli explained that Mr. DeCicco will still pay real estate taxes on the current assessment, but as the property is developed and the assessment is increased, he will only pay the portion that is allotted in the schedule. For example, the taxes will remain the same for the first seven years at the 100% exemption. The eighth year, Mr. DeCicco will need to pay 25% of the assessed value as increased and so on until year ten when 100% of the new assessed value will be due.

3. *Motion: To Close Public Hearing. Motion by James Tesche, second by Tom Miller. Motion passed.*

- c. Dangerous or Diseased Tree Ordinance: Council continued their discussion about the Mount Gretna Borough sample ordinance provided at the last meeting concerning dangerous and diseased trees and determined they were not interested in enacting this type of ordinance.

#### Reports

- a. President's Report: President Shearer did not have a report.
- b. Financial Report: Mr. Powl provided a copy of the April 2022 Financial Report.
- c. Fire Department: There was no report.
- d. Library Report: Councilor Quairoli provided a copy of the May 2022 report. She highlighted the upcoming book sale from July 9<sup>th</sup> through the 14<sup>th</sup> and explained the Library is still looking for volunteers to help with the book sale.
- e. Police Department: Mayor Carpenter commented that he has received several complaints about the condition of the property located at 138 N. Railroad Street. Mr. Powl said he was aware that the Codes Enforcement Officer is working on that property but will have to follow-up to learn the status. Chief Winters provided a copy of the April 2022 report. He stated that patrol vehicle #50 is back in service and patrol vehicle #55 is now having the dent in the rear driver's side door and damage to roof-liner repaired. Unfortunately, the wrong roof-liner was received, which will cause delays in the repair. He also mentioned that Officer Murphy is back from Accident Reconstruction training, and he has been added to the County's accident reconstruction team.

Chief Winters reported that results from the speed signs, placed along N. Grant Street, revealed only eighteen vehicles were speeding out of the 4,600 plus vehicles that traveled on this street.

- f. Recreation Commission: Councilor Quairoli did not have a report.
- g. Solicitor's Report: There was no report.
- h. Borough Manager's Report:
  - 1. Injection Well #11 (Walnut & Green) – Status of New Wells Drilled: Mr. Powl reported that only one new well was drilled on S. Green Street south of E. Walnut Street and it took substantial amounts of water when tested. He does not believe the second new well will be necessary and commented that the abandoned injection well that is known as “the geyser” will be able to be permanently plugged.
  - 2. Mr. Powl stated that the review period for the two Millfield plans for the development north of East Ridge Road will expire on May 27, 2022 and they will need a new time extension approved. The developer is still waiting for comments from PennDOT and cannot move forward without the information.

*Motion: To approve a new extension of time for the review of the E. Ridge Road – Melrose Preliminary Subdivision Plan and Phase 1 Final Land Development Plan to expire July 27, 2022. Motion by Beth Shearer, second by Tom Miller. Motion passed by 6-1 vote with William Garber voting against the motion.*

### Communications

Mr. Powl provided a letter dated May 17, 2022 from Susan Verhoek, 170 W. Walnut St., regarding reducing the speed limit to 25 m.p.h. on all local Borough streets. Council was not interested in discussing the matter further.

### Other Business

- Councilor Quairolì inquired about the requirements of submitting personal information for the American Rescue Plan Act funding. Mr. Powl commented that staff learned of a different method of submitting the information that did not require using the Id.me website. The report has been submitted.
- Councilor Quairolì indicated that the property at 126 Braeburn Way is in violation of the tall grass & weed ordinance.

### Public Comment Period #2

- Greg Reed, 233 E Hazel St, requested clarification on the dangerous and diseased tree ordinance. He was apprised that Council decided against pursuing such an ordinance.

### Announcement

President Shearer announced that Borough Council will conduct its next public meetings on Tuesday, June 14, 2022, and Tuesday, June 28, 2022 beginning at 7:00 PM.

### Motion to Adjourn

*Motion to adjourn the meeting by Jane Quairolì, second by William Garber. The meeting adjourned at 7:49 PM.*

Respectfully submitted,

Roger E. Powl  
Borough Manager