



## Public Works/Public Property Committee

*Chair: Fran FitzGerald*  
*Member: Cleon Berntheizel*

*Vice Chair: Pamela Williams*  
*Alternate: Kelly Murphy*

### Minutes: November 20, 2018

The meeting was called to order at 6:00 P.M, followed by the Pledge of Allegiance.

- **In Attendance:**

Committee:	FitzGerald, Williams, Murphy	Absent: Berntheizel
Staff:	Rebecca Denlinger, Borough Manager Leo Lutz, Mayor Marilyn Kress Hartman, Council Wilson Affeld, Custodian	Jake Graham, Highway Mgr. John Novak, Council Vice-President Todd Burgard, Council
Residents:	Sharon Lintner, Joe Lintner, Frank Doutrich, Dale Weibley, Roche FitzGerald, Gerald Hawn, Nancy Baer	

- **Approval of October 16, 2018 Minutes**

Motion: Murphy      2<sup>nd</sup>: Williams      Vote: All in favor

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### NOTICE:

**Leaf Pick-Up ends Friday, December 14, 2018**

**Yard waste will be accepted at the Borough Farm on the 2<sup>nd</sup> Saturdays of every month from 8:00 AM - Noon**

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### Derek Rinaldo, Borough Engineer – C.S. Davidson

Mr. Rinaldo provided updates and responded to questions concerning the following topics:

- 500/600 Blocks of Walnut Street: This project, which is nearing completion, is bond funded @ \$430,000.00 (not eligible for CDBG). Mr. Rinaldo has a "**punch list**" of 20+ issues to be addressed with the contractor **before payments are made** including cracked concrete, blocked drains, grading to be repaired, and handicapped ramps to be adjusted.

Sharon Lintner inquired about the previously reported complete reconstruction of both blocks. Mr. Rinaldo explained that after doing core samples, it was determined that a **complete reconstruction**, which would have tripled the cost, was **deemed unnecessary**. The base was found to be in good condition. A profile mill was taken, a layer of "petromat" was installed as an extra layer of strength, then a wearing course was applied.

Council President Murphy noted that there appears to be more problem areas in the 500 block. Mr. Rinaldo remarked that Pennsy Supply completed the work on the 600 block, but subcontracted the 500 block to Sauder Bros. While we have worked with Pennsy Supply on several projects, we do not have a recent history of working with Sauder Bros.

Mayor Lutz asked whether the quarry which provides concrete materials must provide specs. Mr. Rinaldo said that the 4,000 psi **concrete must meet borough specifications**, and that he is not concerned with the integrity of the product.

Mayor Lutz further commented that the “**beauty strips**” were included as part of our MS4 plan. He asked about the difference in size between the north and south sides of the 600 block (2’ as opposed to 3’). Mr. Rinaldo explained that this is due in part to the differences in property and front porch sizes. Mayor Lutz suggested that the beauty strip scheduled to be filled in with concrete on the north side might be stamped to give a “brick look,” or perhaps porous concrete could be used. As to the remaining strips, Mr. Rinaldo explained that water now overflows uniformly over the streets and sidewalks, and until good sod develops, hard rains will simply pour over the topsoil.

Mr. Doutrich asked about the **lower elevation on the north side** of the road. Mr. Rinaldo said that this is due to the need to match the elevation of existing tie-ins. Mr. Doutrich also asked about the feasibility of **lowering the crown** in the center of the road. Mr. Rinaldo instructed that **this would have required a complete reconstruction** (see paragraph 2).

Mr. Doutrich asked about “**water going back the wrong way**” from certain downspouts. Mr. Rinaldo was aware of this complaint, but could find **no evidence** to support it. He asked that he be contacted by home owners if there is an issue with downspouts holding water.

Councilman Novak addressed a question previously raised about **downspouts** and the **use of T pipe fittings** rather than a PVC elbow. Mr. Rinaldo reported that this was a proactive move, and strictly a **temporary connection**.

Mr. Rinaldo briefly discussed a malfunction of a sprayer, causing an “overspray” that resulted in streaking on the 500 block, which will eventually wear off.

- 647 Walnut Street: An injection of urethane was applied under both the road and curb to fill in the void left by a large sink hole at the property. Concrete will be laid within the next few weeks.
- 1345 Chestnut Street/1330 Ironville Pike: C.S Davidson has just completed a survey and initial hydrology study on the area. The **water channel is “severely undersized”** on Ironville Pike (PennDOT – public road). The 30” corrugated **metal piping** running through the 2 properties is **both rotted and undersized**, and engineers have now been tasked with coming up with a solution. Mayor Lutz commented that the larger issue is downstream, where **several underground springs** are located, and that 13<sup>th</sup> and Locust Streets is where it “all comes together.” The Mayor discussed the possibility of future development of a natural wetland area where Locust Heights swimming pool was located, similar to one included in plans for the Shawnee Run Project, which includes a pedestrian bridge and nature path.
- Bonded Roads:

**Motion to direct the Borough Manager to research current ordinances pertaining to bonded roads, to explore the possibility of an extended moratorium against making cuts into bonded roads, except in cases of emergency, as well as regulating the internal process of communication with utility companies, realtors, and home owners.**

**Motion: FitzGerald    2<sup>nd</sup>: Williams    Vote: All in favor**

## **Property Updates**

- **137 North Front Street:** Review of the lease proposal from K.T. Graham of Ephrata is on the agenda for the November 20 Finance Committee Meeting. Should it a recommendation move to Borough Council, lease details would be announced, and a 30-day clock would start, allowing for any additional lease proposals to come forth. Council could then determine to give its approval and enter into a lease agreement at a subsequent meeting.
  - **Market House:** Negotiations for improvements will now begin. There will be an operations and management agreement between Columbia Borough and CHI, similar to that existing between the Borough and Susquehanna Heritage for the management of Columbia Crossing.
  - **Borough Farm:** We have been matched with a local retired executive through the SCORE Program who will serve as an advisor in putting a recycling business plan into motion. Mayor Lutz suggested that the Borough also look into leasing a section of the land to a local farmer to generate revenue. Borough Manager Denlinger will research the possibility of putting this out to bid, and will get back to committee with her recommendations.
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**Adjournment:** 7:14 PM

Motion: Williams

2<sup>nd</sup>: Murphy

Vote: All in favor

**Next Meeting:** Tuesday, December 18, 2018 6:00 PM

Respectfully submitted,

Fran FitzGerald

Chair, Public Works & Public Property Committee