

OFFICIAL AND APPROVED MINUTES

BERLIN BOROUGH COUNCIL

April 2, 2015 - 7:00 p.m.

1. The President calls the meeting to order.
2. Pledge of Allegiance to the American Flag.
3. President Kerrie Broderick offers a non-denominational prayer.

ROLL CALL

Kerrie Broderick / President
Roger Clarke
Thomas Fisher
Eric Glotfelty
Brett Custer
Barb Zerfoss
John Harding, Jr.
Mayor Joseph Krause

Also in attendance were:

Terry Metzgar, Borough Secretary

Members of the public:

See Attached Roster

Citizen Comments:

Frank Belcher has asked to address the council regarding a storm water issue at his 1417 Main Street residence. (Exhibit P6)

Mr. Belcher presented a petition demanding that the borough install a storm water system along State Route 2023 (Whitehorse Road)

Council members mentioned that since this is a state road, it is a PENNDOT issue.

Calvin Henry asked if we could look at the stop sign placement behind Riverside Market as the view is insufficient. This was referred to the street committee.

Curt Glotfelty addressed the council in general and Council Member Barb Zerfoss in particular regarding election petition issues.

4. Minutes of the March 5, 2015 Borough Council meeting for review. (Exhibit P17)

Motion by Roger Clarke and seconded by Barb Zerfoss to approve and accept the minutes of Berlin Borough Council Meeting dated March 5, 2015.

Ayes: 7

Nays: 0

Motion Passed

President's Report

1. The Pennsylvania Office of Open Records requires that the borough appoint an Agency Open Records Officer (AORO) as a single point of contact for Right to Know Law Requests. (Exhibit P24)

Motion by Roger Clarke and seconded by Barb Zerfoss to appoint Cindy Flamm as Berlin Borough's Agency Open Records Officer.

Ayes: 7

Nays: 0

Motion Passed

President's Kerrie Broderick's report on land acquisition for the generator site. (Exhibit P25 Engineer's Report)

After numerous calls and meetings, Mr. Baltzer requested \$300,000.00 for the purchase of his community and was willing to work with us on relocating his residents. At this time eminent domain was discussed with our solicitor and a commercial property appraiser was hired. The appraised value of this property came in at \$115,000.00. We couldn't justify paying the \$300,000.00, which was his asking price, and a guarantee on relocation costs was not given for his residents. Our concerns involving eminent domain would have given a fair price based on our appraisal to Mr. Baltzer and also included a relocation cost package for his residents. While all this was in motion, we also met with the Bingmans. In their case, the land was in the **rear** of the substation. They requested a storage building replaced and pave a new parking area for customers.

The property of Mr. Scott Feig was not considered, at this time, because we expected our generation site within the borough borders. The engineer hired at last months' council meeting, reported the most desirable site would have been **before** the substation. This site is Mr. Baltzer's property. Here is a breakdown of his findings, with the most desirable first;

Site #1----The Baltzer property

Site #2----Bingman's field/ opposite side of road (entire **area** leaving no space for a storage building or parking area)

Site #3----Bingman's property (area of Quonset hut)

Site #4----Fieg property

Tonight I have a Tentative Agreement of Sale with Mr. Fieg that the borough will purchase 4 acres for a price of \$60,000.00, pending a clear environmental study.

Motion by Roger Clarke and seconded by Barb Zerfoss to purchase the Fieg Property for the price of \$60,000 pending a successful environmental study. This as a site for the borough's internal generation project.

Ayes: 7

Nays: 0

Motion Passed

Mayor's Report: Mayor Joseph Krause

Police Report (Oral Report from the Mayor)

Committee Reports:

Electric & Equipment

Brett Custer (Chair)

Internal Generation Update with engineering consultant requirement.

Penelec has declined to sell us the east parcel of the sub-station. (Exhibit P29)

Salsgiver Fiber Project / Make Ready expense (in terms of pole replacement and transfers) will be roughly \$58,500 to be negotiated and hopefully paid by Salsgiver.

Network Congestion Charges for February 2015 and how it negatively impacts our borough. (Exhibit P30)

As you can see on the attached AMP invoice, we were hit with an unexpected \$36,000 spike on our borough's electric bill for February due to Network Congestion Charges.

Network congestion is defined as the difference in price between the source generator in Ohio and the sink load in Berlin. It is distance sensitive so we are always exposed to network congestion spikes when all of our generation is so far away.

Here's how it works.

AMP's Freemont gas turbine generator has its own Locational Marginal Price (LMP) point and Berlin Borough also has an LMP. At any given moment, the price is different at each location. As electricity flows from Freemont, Ohio through the various PJM hubs and then on to Berlin it can encounter congestion related to both load and human intervention as circuits are switched or taken down for maintenance.

The greater the load the greater the chance of congestion. The greater the distance from generator to us, the greater the exposure to network congestion.

So...the answer to network congestion is to bring the generator closer to the load. And that's where our generation project can help. When your source sits next to the sink, you have no network congestion.

Please bear in mind that all of our earlier payback calculations were based on peak shaving and the predictable \$300,000 per year savings that go with that.

Network congestion mitigation through internal generation is just an added bonus and one that only makes our project even more attractive for municipal electrics like Berlin.

Wilson Street Outage as it relates to flood damaged pad mount transformers.

Brett Custer asked if everyone agrees to proceed with the generation project and there were no objections from any member of the council.

Motion by Brett Custer and seconded by John Harding to rescind the eminent domain process as it relates to the Baltzer court acquisition.

Ayes: 7
Nays: 0
Motion Passed

PERSONNEL & FINANCE

Thomas Fisher (Chair)

Treasurer's Report and Bills:

Motion by Brett Custer and seconded by Roger Clarke to approve the bills and Treasurer's Report as specified on Exhibit P36.

Ayes: 7
Nays: 0
Motion Passed

Motion by Brett Custer and seconded by Roger Clarke to acknowledge receipt of the auditor's report. (Exhibit P45)

Ayes: 7
Nays: 0
Motion Passed

FIRE & GARBAGE

Roger Clarke (Chair)

F93 Bike Trail Update (Exhibit P49)

BUILDING PERMIT & PROPERTY

John Harding (Chair)

CCIS Activity Report. (Exhibit P50)

There are ongoing minor property maintenance issues that we are trying to address on an informal basis through the Office of Mayor.

Letter from Clem Malot. (Exhibit P51)

HOUSE

Barb Zerfoss (Chair)

The Smoke Alarm Auto-dialer installation was completed on 032615.

STREETS, STORM SEWERS & SIDEWALKS

Eric Glotfelty (Chair)

Municipal Liquid Fuels (MLF) Funding Discussion.

Up to 20% of our MLF may be used for equipment which gives us a total of \$12,129.36 available for major tools plus last year's remainder of \$7,389.88 = \$19,519.24 available for a skid-steer.

Motion by Roger Clarke and seconded by Eric Glotfelty to place a moratorium on paving and purchase a New Holland L220 Skid-Steer at the state approved COSTARS discount price of \$37,557.96. (Exhibit P53)

Ayes: 5

Nays: 2

NOTE: This motion was rescinded later in the meeting.

ROLL CALL

Yes: Kerrie Broderick / President

Yes: Roger Clarke

No: Thomas Fisher

Yes: Eric Glotfelty

Yes: Brett Custer

No: Barb Zerfoss

Yes: John Harding, Jr.

Motion Passed

POLICE

Brett Custer (Chair)

All is well with our Police Force operating in an exemplary fashion.

PLANNING & PROJECT

Barb Zerfoss (Chair)

At 8:33 PM the council adjourned to executive session to review and discuss agency business which, if conducted in public, would violate a lawful privilege or lead to the disclosure of information or confidentiality protected by law, including matters related to the initiation and conduct of investigations of possible or certain violations of the law and quasi-judicial deliberations.

Motion by Eric Glotfelty and seconded by Brett Custer to adjourn to executive session.

Aye: 7

Nay: 0

Motion Passed

Motion by Roger Clarke and seconded by John Harding to reconvene the regular meeting.

Aye: 7

Nay: 0

Motion Passed

At 9:28 PM, the council reconvened the regular meeting.

With Nathan Poorbaugh's resignation, we are faced with a vacancy on the borough crew. As such we may wish to consider a replacement.

Motion by Eric Glotfelty and seconded by Brett Custer to hire Mike Oakes full time borough laborer.

Ayes: 7

Nays: 0

Motion Passed

Motion by Brett Custer and seconded by Roger Clarke directing the borough secretary to investigate purchasing the Pribelsky Property ID: 080004320 and Map Number: S08-009-157-00 in Brothersvalley Township. This property is adjacent to the generator site and will allow easier access.

Ayes: 7

Nays: 0

Motion Passed

Motion by Roger Clarke and seconded by Tom Fisher to rescind the earlier motion to purchase a skid-steer and table that purchase until investigating a used option.

Ayes: 6

Nays: 1

ROLL CALL

Yes: Kerrie Broderick / President

Yes: Roger Clarke

Yes: Thomas Fisher

No: Eric Glotfelty

Yes: Brett Custer

Yes: Barb Zerfoss

Yes: John Harding, Jr.

Motion Passed

Motion by Roger Clarke and seconded by John Harding to adjourn this Meeting of the Berlin Borough Council at 9:31 PM.

Aye: 7

Nay: 0

Motion Passed

Note: The next regular meeting of the Berlin Borough Council is scheduled for May 7, 2015, beginning at 7:00 p.m., at the Berlin Borough Council conference/meeting room, 700 North Street, Berlin, Pennsylvania.

Terry L Metzgar

Terry L. Metzgar
Executive Borough Secretary
April 3, 2015



Guest Registry

Berlin Borough Council Meeting

April 2, 2015

Name	Address	Telephone	Email
Nancy Glotfelty			
Autie Glotfelty	1416 Laurel St	267-5273	
Eric Kieta	Daily American		
Keela Paul	Tribune-Democrat	442-7393	
Anna Marie Deck	-171 Vine St.	-267-2038	
Calvin O. Henry	-181 Vine St	-267-2087	
Andrew Miller	522 Main Street #1	814-483-0254	
NANCY LANDIS	172 5th Ave	267-3657	
KEN LANDIS	172 5th Ave	267-3657	
B. WELLINGTON	174 5th	267-2853	
Pam Zerfoss	200 High St	267-5907	
Terrie Twombly	170 5th Ave	267-6580	
Randy Barton		442-5265	



Thank You for attending the Berlin Borough Council Meeting.

Your input is both welcomed and appreciated.