



BOSS 2020 REVITALIZATION COMMITTEE  
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**SINKING SPRING**  
**BOSS 2020 REVITALIZATION COMMITTEE**  
**SSB COUNCIL ECONOMIC DEVELOPMENT COMMITTEE**  
**SSB BUSINESS & COMMUNITY ALLIANCE**  
**MEETING MINUTES**  
**FEBRUARY 16, 2017**

**Call to Order**

Charles Coleman (President) called the meeting to order at 7:00 PM.

**Present:** Charles Coleman (President-D), Lisa Gantner (Treasurer-D), Brian Hoffa (Council Economic Chair-ED), Joe Eways (Sickafus-ED), Robert Metzgar (Wilson SD-ED), Ken Pick (Berks Redevelopment Authority), Pete Guerrieri (Dynamic Physical Therapy), Nemat Lotfi (Energy Facility Engineering), Sam Loth (Community Development Services) and Bob Ludgate (Ludgate Engineering).

*Note: Teams: ED-Economic, D-Design, P-Promotion.*

Guests: Lucille Freeman (Rieck's Printing Fundraising), David Picarelli (VFW) and Lynn Sheetz (VFW).

**Approval of Meeting Minutes**

- **Motion by Lisa Gantner** to approve the Meeting Minutes of January 19, 2017.  
**Second by Brian Hoffa.** Motioned passed unanimously.

**Treasurer's Report**

- Lisa Gantner reported a balance in the General Fund totaling \$3,276.38 as of January 31, 2017.
- **Motion by Brian Hoffa** to approve the Treasurer's Report. **Second by Chuck Coleman** Motion passed unanimously.

**[Committee-of-the-Whole](#)**

**BOSS Restaurant Placemat Fundraising - Round 3**

- Sam Loth introduced Lucille Freeman of Rieck's Printing in West Reading. Ms. Freeman has been administering the Placemat fundraiser on behalf of BOSS since its inception.

- Ms. Freeman reported that two successful editions of the Placemat have raised \$2,005 in FY-2015 and \$1,695 in FY-2016.
- Ms. Freeman solicits advertisers for the Placemat, designs the layout and has her company, Rieck's, print a run of 10,000 copies each time.
- Payment for the advertising comes directly to BOSS who keeps the accounting and issues checks for 40% of the proceeds to Rieck's. BOSS keeps 60% of the revenue.
- The BOSS Committee and Ms. Freeman discussed issues for the next Round.
  - > Continue with 10,000 print
  - > Approve Rieck's to sell advertising
  - > Set a publishing date
  - > Expand outlets for the Placemat.
- Sam recommended Bertha's Sandwich Shop at the golf driving range along Mountain Home Road.
- **MOTION by Brian Hoffa** to approve a new contract with Rieck's Printing for a 3rd Round of the Placemat and that Ms. Freeman should sell advertising until full, then set a publishing date and print the 3rd edition for distribution. **Second by Chuck Coleman.** Motion passed unanimously. Mr. Coleman and Ms. Freeman signed the 3rd round contract.

### **BOSS Revitalization Plan - Phase 2**

- Chuck Coleman asked about the status of Phase 2 demolition and the start date for rebuilding the Penn/Columbia/Cacoosing intersection?
- Bob Ludgate replied that PennDOT has agreed to add the construction of the intersection including the corners, ADA ramps and new signals when they construct the Penn Avenue "Betterment Project" which is scheduled for Sinking Spring in the spring/summer of 2017.
- Mr. Ludgate explained that 'true' final engineering is now underway and that the goal of the Borough is to win final approval for construction on the new Columbia Avenue and Cacoosing Avenue approach roads by the end of 2017.
- This would allow the Borough to "let" the project for construction bids over the winter with actual new roadway construction to begin in the spring of 2018.

### **BOSS Phases 2 & 3-1**

- Bob Ludgate reported that negotiations with PennDOT continue to merge Phase 2 construction with Phase 3-1. This includes removing the Krick Avenue corner with Columbia Avenue and building the new corner to the Columbia Avenue Extension.
- Mr. Ludgate continued explaining that the grant funding for the two Phases are awarded by two different PA State departments, PennDOT and DCED. This means that BOSS must work with both departments to satisfy the funding requirements in each separate state grant contract so that the combined project can draw down funds from the grants in one format, not two.
- Two meetings will need to occur. 1) to resolve the funding issues and 2) to have PennDOT view the BOSS Revitalization project as one whole rather than as Phases. Mr. Ludgate said that in order for BOSS to use PennDOT's

resources to their maximum potential, the goal is to have PennDOT see the entire project (Phases 2, 3-1, 3-2 and 4) as one complete project.

### **Phase 2 Demolition on Penn Avenue**

- Mr. Ludgate reported that all demolition is complete except for the partial work at 3922 Penn Avenue. The adjacent structure shares a party wall with the building being demolished.
- The plans that will safely secure the party wall so that the rest of the building to be demolished can be removed must be reviewed and approved before work can continue.
- The existing Bonding Company for the contractor removing the building has been approved.
- Chuck Coleman asked about the conditions of the ground in the demolition zone. He addressed concern that the area is becoming dusty when dry and muddy when wet.
- Mr. Ludgate said that the contractor is required to maintain control over the properties.

### **Phases 3 & 4 Engineering**

- Mr. Ludgate reported that by engineering each phase separately, costs have been driven up and that continuity and approvals are suffering. He said that all of Phase 3 and Phase 4 must be engineered as one project.
- Design Exceptions will be required and must be approved by PennDOT.
- Mr. Ludgate has asked STV Traffic Engineers to submit a proposal to Borough Council expressing that they would complete all of the engineering for Phases 3 and 4 of the project in FY-2017 at a cost of \$130,000.
- Borough Council may vote on hiring STV to begin the work immediately at their March 2, 2017 Meeting.

### **Open Forum Discussion on Phases 3 and 4**

- Bob Ludgate said that PennDOT's new road design manual calls for all new intersections in Pennsylvania to be designed as roundabouts.
- Mr. Ludgate said that during the meeting to merge Phases 2 and 3-1 and resolve the dual grant funding, he also wants to convince PennDOT that no roundabouts will be built within the BOSS Revitalization project.
- Sam Loth remarked that the BOSS Committee goal of a newly built Columbia Avenue Extension roadway in the Central Business District core, the New Town Center, is primarily a commercial "Main Street" and then a through route for traffic secondly. This has been the case since the inception of planning for infrastructure reconstruction.
- Mr. Loth added that while the Committee members understand that the 'New Columbia Extension' roadway will be used by tanker trucks from the nearby petroleum refinery complex on Mountain Home Road, the main purpose of this new road (Phases 3-1 & 3-2) is to serve as the "Main Street" for Sinking Spring.

- Now that the petroleum refinery complex is going to be expanded by the addition of three new pipeline spurs; two for Sunoco Logistics and one for Amerigas Propane, an increase in tanker truck traffic to and from the facility should be expected.
- The BOSS Committee believes that when the New Columbia Extension roadway is designed, it must take into account the two competing and incompatible uses. 1) A tanker truck bypass through-route and 2) a downtown Main Street with pedestrian amenities.
- Mr. Loth said that he recommends that the BOSS Committee begin long-range planning to create a truck through-route on the southern side of the RR tracks.
- Mr. Ludgate added that the at-grade RR crossing on Columbia Avenue will become busier for tanker trucks and RR freight trains. In the future, a Borough funded engineering study of both the RR crossing and southern truck route be reviewed in tandem.
- Mr. Ludgate believes that once the new Columbia Extension through route is built, Penn Avenue in the CBD area (Shillington Road to Columbia Avenue) will once again become a viable business strip and that development will occur from storefronts facing Penn Avenue.
- Brian Hoffa said that regardless of Penn Avenue's new viability, the Columbia Avenue Extension roadway should be built as a commercial street, not a truck route.
- Bob Ludgate said that the BOSS Committee needs to have a sit-down meeting with executive level representatives from the various petroleum facilities and other businesses located along Mountain Home Road.
- Mr. Hoffa suggested that outreach might come from U.S. Senator Bob Casey's office because his stature might be able to broker a sit-down meeting.

### **Sinking Spring Business & Community Alliance (BCA)**

- Brian Hoffa said that the BCA should become active in 2017 and that he is looking for ways to spur volunteer neighbor involvement for the BCA projects.
- Mr. Hoffa also wants to see a large signboard erected at Penn & Columbia Avenues. The signboard would announce the Revitalization Project and raise awareness for the BCA.

### **Old & New Business**

- The BOSS Committee hosted a visit by Connor Corpora, Allentown representative for US Senator Bob Casey on February 1st. Mr. Corpora will contact the Washington D.C. office staff to arrange further communications.
- The BOSS Committee will host a visit by Fadia Halma, DCED Regional Director on Wednesday, February 22nd to tour the project and discuss change orders for grant funding use.
- A meeting of the RATS Technical Committee will occur on Thursday, March 2nd. Bob Ludgate and Sam Loth will attend to present the BOSS Committee's interest in applying for a Federal FAST LANE Grant and that PennDOT is the agency that would recommend the Sinking Spring project for award funding.

- A meeting with the Berks County Commissioners is scheduled for Thursday, March 9th at 1:30 PM in the Berks County Services Building, 633 Court Street, 13th Floor.

**Adjourn**

- **Motion by Brian Hoffa to adjourn. Second by Lisa Gantner.** Motion passed.

***Next Meeting: Thursday, March 16, 2017 at 7:00 PM  
Borough Council Chambers***