INFRASTRUCTURE COMMITTEE – MEETING MINUTES
MAY 19, 2025 – 12:00 PM

The Borough of Wyomissing Infrastructure Committee held their regular meeting in the Borough of Wyomissing Public Works Garage on the above date and time. Frederick Mogel called the meeting to order with the following persons present: Committee members William Jenckes, and John Woodward; Borough Engineer Representative Nick Perilli, Borough Solicitor Christopher Hartman, Public Works and Property Manager James Babb, Assistant Public Works and Property Manager Gregory Capriolo, Borough Manager & Economic Development Coordinator Michele Bare, and Borough Secretary Melissa Miller. The following persons were absent: Committee members Stephen Brunner and Jennifer Reimer.

Councilmember Visitors:
Jana Barnett

Visitors:
Randy McKinley – Recreation and Communications Director
John Phillips– Wyomissing Police Chief
Joe Neidert – Kraft Municipal Group
Lesley Turner – 1400 Dauphin Avenue

Roll Call

Public Comment:
Lesley Turner, 1400 Dauphin Avenue provided public comment regarding the continued concern of the cat colonies within the neighborhood.

Zoning/Codes Report:
Borough Manager & Economic Development Coordinator Michele Bare explained to the committee that an emergency status conference hearing for the Berkshire Mall was scheduled for May 20, 2025 due to only one item being completed from the mall's action plan.

Relative to the former Inn at Reading, the payment demand letter was sent to the property owner, of which a return offer to pay $10,000 as a "good faith effort" was made, and legal counsel representing the property owner, has submitted a letter challenging the professional services invoices. It was noted that during the April 2025 Council meeting, Council approved taking any and all legal actions on the property, so Borough Solicitor Christopher Hartman will speak to Borough administration regarding next steps.

Michele also indicated that the former Raddison will be a property of note at the upcoming Blighted Property Review Committee meeting, and both the Raddison and 1198 Reading Boulevard have been identified as properties with high grass and weeds, and placed on Diebolt's list to take care of as soon as possible.

Michele lastly shared that the Iris Club apartments are currently operating a seventh apartment unit, however, their Zoning Hearing Board approval and Certificate of Occupancy

are specifically for six units. This was found during a routine rental inspection, and a Notice of Violation has been issued.

Several questions arose as to the Bell Tower salon and spa, 1714 State Hill Road, 1 Wyomissing Boulevard, and 1320 Dauphin Avenue. Residential Zoning Officer Joe Neidert shared that after only receiving the Zoning permit and speaking with them about a building permit, he is awaiting plan submission to continue reviewing the Bell Tower project. They have since removed their shed. Michele shared that 1714 State Hill Road will be discussed later on the agenda, and that mention of 1 Wyomissing Boulevard was simply an inquiry only. Michele further shared that 1320 Dauphin Avenue received a sidewalk Notice of Violation of which the Borough can perform the work and invoice the property owner. They were also issued a Notice of Violation for work done in the home without a permit. If the inspector is not able to see the work, photo proof is accepted, and if no photos exist, the property owner will need to open the walls. She also briefly mentioned that a tenant/landlord issue exists.

4th and Oley Pump Station:
Public Works Director Jim Babb indicated no update was available.

Western Berks Water Authority:
Michele indicated no update was available.

Solicitor Hartman indicated that he spoke with the Reading Area Water Authority (RAWA) Solicitor to schedule a meeting to discuss the Route 12 bridge pipe ownership, however no meeting date had been established.

Sanitary Sewer:
Wyomissing Borough – West Lawn Interceptor– Jim Babb indicated bids were received for this project with the lowest bidder being JNS Paving & Excavating with a bid total of $539,238. It was noted that McCarthy Engineering nor the Borough were familiar with the contractor, thus references were being reviewed based on other projects completed. Nick Perilli from McCarthy Engineering explained that one of the two references responded back, and he additionally explained the company performed two utility projects with the rest of their work history being parks and paving. It was also pointed out that the average annual revenue for the company is around a million dollars, so the Borough's project would be half of the annual revenue. Nick also pointed out the company did not have a website, but he will continue to perform research. Based on the timeline, the committee could award the project at the June 2025 Infrastructure meeting and July 2025 Council meeting.

The committee was reminded that with the project coming in lower than the $1,300,000 budget, the Borough may not need to spend any money out of pocket. This is due to grant funding received, and funds from the Highlands due to their recent expansion. It was noted that additional funding from the H2O grant will be considered for reallocation to the Wynnewood pump station upgrades, as long as the shift is permitted.

Wynnewood Pump Station – Nick indicated that McCarthy Engineering is working on a

revised design for the pump station, including a revised cost estimate.

CCTV – Jim shared that a payment application is available for payment for the televising, cleaning, and pipe lining.

William Jenckes made a motion, seconded by John Woodward to recommend Council approve Payment Application No. 1 in the amount of $69,042.75 to Sewer Specialty Services, Inc., for televising, cleaning, and pipe lining, all in favor.

Streets:

A. **2025 Street Improvements –** The 2025 street work will commence in late June 2025.

B. **Penn DOT State Hill Road Improvements –** No update was available

C. **50/50 Sidewalk Program –** Jim shared briefly that 56 applications were received, and 5,000 square feet of sidewalk was marked. This includes 1320 Dauphin Avenue, of which the Borough will invoice for the work, and if no payment is made, will lien the property.

William Jenckes made a motion, seconded by John Woodward to recommend Council authorize bidding the 2025 50/50 Sidewalk work, all in favor.

Jim also shared that a Change Order is available for quantity adjustments relative to the 2024 50/50 Sidewalk work, as well as a payment application.

Frederick Mogel made a motion, seconded by John Woodward to recommend Council approve Change Order No. 3 in the amount of $2,240 for the 2024 50/50 Sidewalk work quantity adjustments, all in favor.

Frederick Mogel made a motion, seconded by William Jenckes to recommend Council approve payment of Payment Application No. 4 in the amount of $4,617.95 to LB Construction Enterprises, Inc., for the 2024 50/50 Sidewalk work, all in favor.

D. **Dauphin Avenue –** Jim shared that letters were sent to property owners and residents on Dauphin Avenue regarding the impending street work. One phone call was received thus far.

Water:

Jim shared that the 2025 Water project will begin in two to three weeks.

Cambridge Avenue Stream Work and Wyomissing Creek Pedestrian Bridge:

Nick shared that the railing at the Wyomissing Creek pedestrian bridge will be replaced due to a manufacturing defect resulting in peeled coating.

Administration & Police Departments Needs Study:

Michele indicated no update was available.

Public Works Garage Project:
Several payment applications were available and recommended for payment.

Frederick Mogel made a motion, seconded by William Jenckes to recommend Council authorize payment of Payment Application No. 6 in the amount of $7,288.02, from Accelerated Fire Protection, Inc. for the Public Works Garage, all in favor.

Frederick Mogel made a motion, seconded by John Woodward to recommend Council authorize payment of Payment Application No. 7 in the amount of $6,435.00, from Garden Spot Electric, Inc. for the Public Works Garage, all in favor.

Frederick Mogel made a motion, seconded by William Jenckes to recommend Council authorize payment of Payment Application No. 8 in the amount of $41,636.38 from Garden Spot Electric, Inc. for the Public Works Garage, all in favor.

Frederick Mogel made a motion, seconded by John Woodward to recommend Council authorize payment of Payment Application No. 15 in the amount of $28,706.18, from Balton Construction, Inc. for the Public Works Garage, all in favor.

Frederick Mogel made a motion, seconded by William Jenckes to recommend Council authorize payment of Payment Application No. 16 in the amount of $2,500.00 from Balton Construction, Inc. for the Public Works Garage, all in favor.

Stone House Park Project:
Assistant Public Works Director, Greg Capriolo shared with the committee that a new stormwater catch basin was installed as previously discussed, and reminded the committee that a soft speedbump was added in front of each entrance way to the Stone House parking lot to also help divert water. They are still assessing the additional water that is running from the parking lot down to the Stone House grounds.

Berkshire Heights Playground:
There was no further update, other than the concern to ensure that water runoff is taken into consideration for the Berkshire Heights Playground project due to the extensive sloping. It was noted that McCarthy Engineering is already reviewing this.

Parklands Study:
Michele shared that Borough administration and the Park and Shade Tree Commission continue to work with Berks Nature and Flora Teeter for the phasing and implementation of the Parkland study. Furthermore, the Borough continues to work towards more grant funding to

supplement the $20,000 budgeted for the Parklands in 2025.

Berks County MS4 Steering Committee Intergovernmental Agreement (IGA):
Jim shared that an agreement and correlating Resolution are available for review and approval relative to the Berks County MS4 Steering Committee and their assistance with permit applications for the Wyomissing Creek Coalition.

> ***Frederick Mogel made a motion, seconded by William Jenckes to recommend Council adopt Resolution No. 2025-06 and the correlating agreement to continue the partnership with the Berks County MS4 Steering Committee, all in favor.***

1714 State Hill Road Sinkhole:
Michele explained to the committee that four sink holes have opened on the 1714 State Hill Road property, which is the former Berkshire Diner. Correspondence was sent to the property owner of their responsibility to make the repairs. Repairs were going to be made as part of the redevelopment, however, redevelopment has been postponed. Once the fourth sinkhole opened, another certified letter was sent, again indicating the responsibility of the property owner to make the repair. If no response is received, the Borough has the authority to make the repair and pass the cost to the property owner. Schlouch, Inc., has estimated a cost of approximately $20,000 to make the repair.

> ***Frederick Mogel made a motion, seconded by William Jenckes to recommend the Finance and Administration committee review, and further recommend Council authorize Schlouch, Inc, to repair the four sinkholes at 1714 State Hill Road, and to invoice the owner for the repair costs, all in favor.***

Relative to the sinkhole discussion, it was noted that a sink hole started at 1 Vista Road, of which PennDOT indicated it is not their responsibility to repair. The repair estimate is between $5,000 and $6,000, and will be completed by the Borough.

Wyomissing Professional Center – Swale Project:
Jim explained that as part of the MS4 commitment, the committee will be performing swale work at the Wyomissing Professional Center to remove some concrete and add vegetation. He reminded the committee that project funds will come from the reserved MS4 funds.

> ***Frederick Mogel made a motion, seconded by John Woodward to recommend Council award the MS4 Wyomissing Professional Center swale project to Construction Masters Services, LLC in the amount of $23,639.00, all in favor.***

Lead Rule Update:
There was no further update.

Borough Facilities:
Greg shared that the roof of the Public Works salt shed will be removed to replace the plywood underlayment. He also noted the Wyomissing pool has no leaks and will open on time. Relative to the pool, Greg noted that phased plans will be developed to prioritize projects at the pool, and expressed that Mainline Pools is a COSTARS participant, thus it may be easier to work with them.

The meeting adjourned at 12:59 pm. The next regularly scheduled meeting of the Infrastructure Committee will be held on June 16, 2025 at 12:00 pm.

Respectfully Submitted,

Melissa Miller

Melissa Miller
Borough Secretary