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FOR IMMEDIATE RELEASE

CHAMBERSBURG BOROUGH SANITATION TO BUY 366 WAYNE AVENUE

Chambersburg – Town Council is moving closer to purchasing a vacant commercial building at 366 Wayne Avenue in the Borough of Chambersburg, announced Chambersburg Borough Manager Jeffrey Stonehill following a closed door discussion at the Town Council meeting on Monday, October 14, 2019.

The site, recently the home of Wagner Supply Depot, will be renovated over time to eventually replace the existing Borough public works facility located on Loudon Street, at the corner of S. Franklin Street. According to Assistant Borough Manager/Public Works Director, David Finch, “the existing facility on Loudon Street is reaching the end of its useful life, has a number of problems, including vehicle maintenance bays that are too small for today’s modern trucks, poor equipment and materials storage, no room to grow, and is along the Conococheague Creek, in the floodplain.”

The facility at 366 Wayne Avenue is owned by the Wagner Family and the Borough has entered into a conditional sales agreement for the Chambersburg Sanitation Department to acquire the site, which includes the building and several adjacent parcels, for a sales price of \$1.2 million. A valuation recently completed by Apex Valuation Services of Shippensburg, Pennsylvania, indicated that the 3.78 acre site has an “as-is” market value of \$1.2 million.

“The plan,” according to Mr. Stonehill, “is to have the Sanitation Department buy the site and renovate it over time to include facilities for their use as well as the motor equipment maintenance operation of the Borough, and some facilities for the Highway Department. This is the same basic function as now housed at the Loudon Street facility, which will be relocated sometime in the future, after renovations are completed.” Once the move is over, the Borough plan is to someday sell part of the existing Loudon Street facility, and to build a creek access park adjacent to the Loudon Street Bridge on a remaining parcel now used to store motor equipment, such as dump trucks.

The facility at 366 Wayne Avenue has “good bones” according to Assistant to the Borough Manager Phil Wolgemuth. The Borough did a facility review by SGS Architects/Engineers of Carlisle, Pennsylvania, and according to their principal, Dennis Sowers, the facility is in very good shape and can be renovated to accommodate the eventual uses as proposed by the Borough.

The Chambersburg Sanitation Department intends on using an upcoming bond sale in early 2020 to finance the acquisition costs. Mr. Stonehill explained that Town Council had already given tentative approval for the Chambersburg Water Department to sell a bond in early 2020 to finance a Water Department construction project at the Julio D. Lecuona Water Treatment Plant in Greene Township. The Sanitation Department will add this site acquisition on to that same bond and pay it off using trash fees, and no taxes, over the next twenty years.

Council President Heath Talhelm emphasized “this building is being purchased with no impact on taxes. It provides a much needed new home for the Sanitation Department and public works, and provides a site, which over time, we hope to expand to add other adjacent facilities. Finally, Town Council is very excited that at the end of this project, a new park, near the Conococheague Creek will encourage access to the creek near downtown.”

Currently, the property is improved with a one-story light industrial building. In total, the building is 18,348+/- square feet which includes a total of 1,370+/- square feet of office space. There is approximately 5,000 square feet of conditioned space including office area, showroom, conference room (which is located in a small mezzanine area), small kitchenette and restrooms. The majority of the square footage is considered to be warehouse space which contains two (2) loading docks and a 14-foot drive-in door. The structure was reportedly constructed in 1918 with a comprehensive renovation and the loading dock addition completed in 2002. The Borough Gas Department already owns an adjacent site along the railroad tracks and there is a truck entrance to the facility off a State Highway, Wayne Avenue. The site is zoned for commercial uses including government operations.

It is anticipated that SGS Architects/Engineers will be engaged in 2020 and a building committee will develop a concept plan to update the site. Construction would not begin until at least 2021 and full occupancy is estimated to be in 2023. The decommissioning of the Loudon Street facility and construction of the new Conococheague Creek Park is estimated for 2024. Finally, Mr. Stonehill wanted to point out that the new Borough recycling transfer station nor any trash storage will be at this site. “Those type of functions, with trash and recycling, would not be appropriate at this location. We want the neighbors to know that we do not foresee this location housing, even on a temporary basis, trash or recycling. This facility will be used for offices, trucks, truck maintenance, equipment, equipment repair, and the storage of dumpsters and other Sanitation Department items.”

Finally Heath Talhelm added, “We hope that we can improve this neighborhood and be a good neighbor to the homes and businesses around Wayne Avenue and S. Fourth Street. I am confident the Sanitation Department facility will be screened from neighbors’ backyards and we will work with the neighborhood to clean up some other area issues.”

If you have any questions, please contact David Finch, Assistant Borough Manager/Public Works Director, at 717-660-2702 or dfinch@chambersburgpa.gov.