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**STRASBURG BOROUGH COUNCIL
JANUARY 11, 2005
MINUTES**

MEMBERS PRESENT: Lutz Kiscaden Schein Bachman
 Coleman Sollenberger Simmons

OTHERS PRESENT:

Bruce L. Ryder, Mayor	Lee Potts
Lisa M. Boyd, Borough Manager	May Gaynor
F. Steven Echternach, Police Chief	Robert Gaynor
Christine D. Drennen, Admin. Asst.	Cindy Hummel, LNP Correspondent
Denise Waller	Richard Waller
Nancy Harper	

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: May Gaynor provided an overview of a letter she will present to the Borough Manager regarding a water leak that the Public Works Department responded quickly and stated that they deserve recognition for their hard work and quick repair.

MINUTES OF DECEMBER 14, 2004: Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve the minutes of December 14, 2004 with the following correction under Reports:

MAYOR: The Mayor had no written report.

PRESIDENT: The President had no written report.

REPORTS:

MAYOR: The Mayor had no written report.

PRESIDENT: The President had no written report.

BOROUGH MANAGER: The Borough Manager's written report dated January 7, 2005, was reviewed. Joe Coleman asked about the rental of the space in the municipal building. The Borough Manager was asked to contact LEMSA and get their final decision and if they are not interested to readvertise the space. The Manager also commented on Item 7 in her written report stating that as approved in the 2005 Capital Improvements Program and the 2005 Budget, she is planning on beginning the process of ordering the Public Works truck.

POLICE: The Police Report for December 2004 was received and Chief Echternach asked Council to note Item V in his written report stating that as approved in the 2005 Capital Improvements Program and the 2005 Budget, he is planning to begin the process of ordering the SUV Police Vehicle and the computer upgrades.

PUBLIC WORKS: The Public Works' Report dated January 6, 2005, was received. Velma Lutz asked about the use of the wells and the Borough Manager stated that the wells are being used to continue their regular use.

ZONING OFFICER: The Zoning Officer's Report dated December 28, 2004, was received without additional comment.

ENGINEER: The Engineer's Report for December 2004 was received without additional comment.

PUBLIC HEARING – ENACTMENT OF BUILDING CODE ORDINANCE 2004-5: The Council President opened the public hearing at 7:35 P.M. to consider the enactment of Building Code Ordinance 2004-5. The Borough Manager stated that the Ordinance has been advertised as required. Jim Kiscaden clarified that this ordinance imposes conditions which go beyond the state requirements. Nancy Harper asked for a summary of the proposed ordinance. Velma Lutz stated that this ordinance was recommended by West Lampeter Township, the Borough's Building Code Inspectors, and makes the Borough's Ordinance consistent with that of West Lampeter Township. This ordinance makes it a requirement to obtain a permit and inspections for construction of any accessory structure 400 square feet or greater, construction of accessory structures less than 400 square feet if provided with any utility service and alterations or repairs to residential buildings which are exempt from the Uniform Construction Code excepting certain minor repairs and alterations such as replacement of hot water heaters and plumbing receptacles.

Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to enact Building Code Ordinance 2004-5 which amends the Strasburg Borough Uniform Construction Code Ordinance to require issuance of permits for certain accessory structures and for certain alterations or repairs to residential buildings.

Velma Lutz adjourned the Public Hearing back into the Regular meeting at 7:41 P.M.

CONSENT AGENDA:

Joe Coleman made a motion, seconded by Mike Sollenberger and passed unanimously to approve the following items on the Consent agenda with the removal of the Curbside Recycling & Refuse Collection Programs Survey:

ACKNOWLEDGMENT OF EXTENSION OF TIME UNTIL MARCH 8, 2005 – TRAILS AT STRASBURG
FEE SCHEDULE UPDATE – RESOLUTION 2005-1
STRASBURG FIRE COMPANY #1 ACTIVITIES FOR 2005 – RESOLUTION #2005-2

UNFINISHED BUSINESS:

CURBSIDE RECYCLING & REFUSE COLLECTION PROGRAMS SURVEY – AUTHORIZATION TO MAIL TO RESIDENTS: Following extensive discussion, Joe Coleman made a motion to approve the mailing of a revised curbside recycling & refuse collection form with the 2005 Tax Notices, not asking for a decision and inviting residents to a future Council Meeting, the date of the meeting to be set by the Borough Manager, with Tim

Breisen of the Lancaster County Solid Waste Authority. The motion was seconded by Mike Sollenberger and passed unanimously.

AUTHORIZATION TO ADVERTISE ORDINANCE 2005-1 – AUTHORIZING & APPROVING THE PROPOSED AGREEMENT FOR THE EXTENSION AND RELOCATION OF ROUTE 896: A motion was made by Joe Coleman, seconded by Mike Sollenberger and passed unanimously to authorize the advertisement of Ordinance 2005-1 which authorizes the Borough of Strasburg and the Township of Strasburg to enter into an agreement concerning the extension and relocation of State Route 0896 with the Commonwealth of Pennsylvania, acting through the Department of Transportation.

NEW BUSINESS:

None

OTHER BUSINESS

HARB CERTIFICATES OF APPROPRIATENESS – 115 WEST MAIN STREET, 113 WEST MAIN STREET, 127 EAST MAIN STREET AND 135 EAST MAIN STREET: Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to approve the Certificates of Appropriateness for the improvements as approved and outlined on the Certificates of Appropriateness for 115 West Main Street, 113 West Main Street, 127 East Main Street and 135 East Main Street.

PAYMENT OF BILLS: A motion was made by Jim Kiscaden, seconded by Joe Coleman and passed unanimously to approve payment of the bills in the amount of \$158,537.84.

CITIZEN'S COMMENTS: Nancy Harper asked if burning trash in trash containers was allowed in the Borough. Bruce Ryder stated that it is legal as long as it is done safely and not on Sundays or Mondays.

EXECUTIVE SESSION: The regular meeting was convened into Executive Session at 8:20 P.M. to discuss personnel matters and the Trails at Strasburg development because litigation has been threatened. The regular meeting was reconvened at 9:27 P.M. at which time no official action was taken.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 9:28 P.M., seconded by Jim Kiscaden and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

LIST OF BILLS: A motion was made by Mike Sollenberger, seconded by Don Bachman and passed unanimously to approve payment of the bills in the amount of \$125,450.64.

CITIZEN'S COMMENTS: None

EXECUTIVE SESSION: The regular meeting was convened into executive session at 7:43 p.m. to discuss a personnel issue, possible litigation and the possible purchase of land. The regular meeting was reconvened at 8:35 p.m. at which time no official action was taken.

ADJOURNMENT: A motion was made by Jim Kiscaden, seconded by Mike Sollenberger and passed unanimously to adjourn the meeting at 8:31 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005-6

**STRASBURG BOROUGH COUNCIL
MINUTES
FEBRUARY 8, 2005**

MEMBERS PRESENT: Lutz Schein Kiscaden Coleman
Simmons Sollenberger Bachman

OTHERS PRESENT:

Bruce L. Ryder, Mayor	Florence Hoogerwerff
Lisa M. Boyd, Borough Manager	May Gaynor
F. Steven Echternach, Chief of Police	Ralph Lockard
Mark Stivers, LCPC	Irene Sigler
John Sigler	Brad Weymer
Lee Potts	Doug Miller
Mark Johnson, RGS Assoc.	Mark Harlacker, KCH
Cindy Hummel, LNP Correspondent	Carol Hunt
Penny D'Alessandro	LaJune Ranck

CALL TO ORDER AND PLEDGE TO THE FLAG: President Velma Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. Because all members were present, President Lutz instructed the Borough Manager to dispense with the roll call.

REQUESTS TO BE HEARD: May Gaynor stated that over the past several years their message has been clear that the natural resources should be conserved and mentioned a recent article in the newspaper regarding the Chesapeake Bay.

MINUTES OF JANUARY 25, 2005: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to approve the minutes of January 25, 2005 as printed.

REPORTS:

MAYOR: The Mayor had no written report.

PRESIDENT: The President had no written report.

BOROUGH MANAGER: The Borough Manager submitted her written report and highlighted that Sunshine Corners is still interested in the space available for lease and suggests a Council Member and she be authorized to work with them. She also stated that a special Planning Commission meeting has been scheduled for Wednesday, March 9, 2005 to review the Zoning Text Amendments.

POLICE: The Police Report for January 2005 was accepted without comment.

2005-7

PUBLIC WORKS: The Public Works Report for January 2005 was accepted without comment.

ZONING OFFICER: The Zoning Officer report for January 2005 was reviewed and the Borough Manager was asked to check into the extension on the Hemlock Lane property.

ENGINEER: The Engineer Report for January 2005 was accepted without comment.

CONSENT AGENDA:

Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to approve the following items on the Consent agenda:

**HARB CERTIFICATES OF APPROPRIATENESS – 7, 51, 124 AND 127 EAST MAIN STREET
PAYMENT OF BILLS IN THE AMOUNT OF \$44,6367.70.**

UNFINISHED BUSINESS

TRAILS AT STRASBURG DISCUSSION: Mark Johnson of RGS Associates and Mark Harlacker of Keystone Custom Homes were present asking for direction regarding the Susan Avenue connection and moving Lot 24 and installing water detention in the area previously shown as Lot 24. Mr. Johnson explained that the Borough Authority issued comments and they have agreed to comply with their comments. For the Susan Avenue connection, during meetings with DEP, they indicated that they thought that the Borough should have been the applicant for the wetlands crossing. The Developer has agreed to establish an escrow account for the connection to Susan Avenue if the Borough decides to reapply for the wetlands crossing. Mr. Johnson stated that the stormwater retention will be designed to accept flows from the possible Susan Avneue extension. Jim Kiscaden asked why the developer would establish an escrow account for the Susan Avenue extension if DEP has already denied the crossing. Velma Lutz stated that DEP determined that the connection was not needed and if the Borough decides in the future that the road is needed, the Borough could reapply to DEP. It was the consensus of Council that the developer should proceed with the elimination of the Susan Avenue connection from their plan, to switch the location of Lot 24 and the stormwater detention area and to address the water and sewer issues outlined in the Borough Authority's letter dated January 6, 2005.

ENACTMENT OF ORDINANCE 2005-1 – AUTHORIZING AND APPROVING THE PROPOSED PENNDOT AGREEMENT FOR THE EXTENSION AND RELOCATION OF

ROUTE 896: Joe Coleman made a motion, seconded by Jim Kiscaden and passed unanimously to enact Ordinance 2005-1 authorizing and approving the proposed PennDOT Agreement for the extension and relocation of Route 896.

NEW BUSINESS

896 RELOCATION PROJECT – TRAFFIC IMPACT STUDY COMMENTS: Ann Schein made a motion, seconded by Mary Simmons and passed unanimously to authorize the Borough Manager to write a letter in response to Mark Stanley's letter dated January 21, 2005 addressing items 3 and 4 regarding improvements to the square and that the Borough has budgeted funds in 2005 for a traffic/engineering study of the Main/Miller/Lancaster Avenue intersection for proposed configuration changes. Jim Kiscaden asked if the Square could be marked to allow for diagonal crossing. Steve Echternach stated that any changes to the Square would require the permit to be changed and suggested including the painting and installation of islands on one application. Velma Lutz suggested including pedestrian crossing signs that state "wait for the light" to eliminate people pushing the button and crossing before the exclusive pedestrian phase.

SUPPORT OF LAMPETER-STRASBURG RECREATION COMMISSION: Ann Schein made a motion, seconded by Jim Kiscaden and passed unanimously to authorize the Borough Manager to write a letter of support of the Lampeter-Strasburg Recreation Commission and asking for a joint meeting of the principal members. Ann Schein, the Borough's recreation representative, will verbally relay the Borough's continued support. It was the consensus that it is Council's desire to continue the activities that the Recreation Commission has planned and are planning. Mayor Ryder added that the recreational needs that prompted the municipalities to form the Recreation Commission continue to need to be met and that the activities that would be sponsored by a YMCA couldn't replace the Lampeter-Strasburg Recreation Commission.

ZONING HEARING BOARD APPOINTMENT: Joe Cipolloni expressed interest in reappointment to the the Zoning Hearing Board and Robert Ham expressed interest in appointment. Joe Cipolloni for reappointment and Robert HamJim Kiscaden made a motion, seconded by Mike Sollenberger to appoint Robert Ham to fill the 5 year term on the Zoning Hearing Board. The motion passed with members Coleman, Sollenberger, Schein, Lutz and Kiscaden casting assenting votes. Members Bachman and Simmons cast dissenting votes.

INTERMUNICIPAL AGREEMENT WITH STRASBURG TOWNSHIP – SOUTH JACKSON STREET MAINTENANCE: Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to authorize the Borough solicitor to prepare and advertise the inter-governmental ordinance required to allow the Borough and Township to execute the South Jackson Street maintenance agreement.

PENSION ACTUARY – PENSION COMMITTEE'S RECOMMENDATION FOR APPOINTMENT: Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to appoint Duda Actuarial Consulting as the Strasburg Borough Pension Plan actuary.

OTHER BUSINESS

Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to schedule Borough Council meetings for the 2nd and 5th Tuesdays beginning in March of 2005. Also discussed was possibly scheduling Borough Council meetings for the 3rd and 5th Tuesdays for 2006.

Mike Sollenberger stated that the Planning Commission welcomed a new member, Joe Orndorff, at last evening's meeting. Mr. Sollenberger also reported that the Planning Commission recommended denying Steve Smoker's request to waive land development requirements but recommended combining preliminary and final plans. These items will be on Council's next agenda for action.

Jim Kiscaden asked about the recent HARB meeting where the proposed zoning text amendments were discussed and accusations of Borough Council violating the Sunshine Law. The Borough Manager stated that the staff verified with the Solicitor that no violations occurred. The Borough Manager also stated that she has talked with Carole Wilson and she did not intend on being interpreted that a violation occurred. Mike Sollenberger stated that he appreciated Christine Drennen speaking up at the HARB meeting on the Borough's behalf. Jim Kiscaden stated that regarding the proposed zoning text amendments, Borough Council has not yet officially reviewed the amendment, not taken any action and is upset that he has read that citizens feel that Borough Council is not concerned about the Borough. Velma Lutz asked the Borough Manager to remind the Boards to stick to their agendas and to require a received response on informational reports sent to all Board members.

CITIZEN'S COMMENTS: LaJune Ranck asked about Charter Homes Text Amendment and the Borough Manager stated that a special Planning Commission meeting has been scheduled for Wednesday, March 9, 2005 at 7:00 P.M. Mike Sollenberger noted that this special meeting is in addition to the regular Planning Commission meeting scheduled for Monday, March 7, 2005.

May Gaynor stated that for the Trails at Strasburg development, the citizens would have enjoyed a park and now have houses where a park would have been and that they are disappointed that the park plan is lost. Velma Lutz stated that for the park plan, for over a year the developer was never able to coordinate with the Park or other park board for its maintenance. Mike Sollenberger stated that the current plan also has no houses in the wetlands or 100 year flood plain and that a homeowners association can pursue a park.

ADJOURNMENT: Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to adjourn the meeting at 8:30 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005 – 10

**STRASBURG BOROUGH COUNCIL
FEBRUARY 22, 2005
MINUTES**

MEMBERS PRESENT: Lutz Kiscaden Schein Bachman
Coleman Sollenberger

OTHERS PRESENT:

Bruce L. Ryder, Mayor	Lee Potts
Christine D. Drennen, Admin. Asst.	Ralph Kauffman
Craig M. Thomas, Army Corps of Engineers	Joyce Kauffman
LaJune Ranck	Penny D'Alessandro
Robert Gaynor	May Gaynor
Adam Weidman	John Glick

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Administrative Assistant took the roll call.

REQUESTS TO BE HEARD: None.

MINUTES OF FEBRUARY 8, 2005: Jim Kiscaden made a motion, seconded by Joe Coleman and passed unanimously to approve the minutes of February 8, 2005 as printed.

CONSENT AGENDA: Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to accept, with regret, the resignation of Abigail Wertz as the Chairperson of the Vacancy Board, authorize the final design work for the Route 896 Relocation Project and the payment of bills in the amount of \$28,481.55.

UNFINISHED BUSINESS:

NEW BUSINESS:

NORTHWEST AREA STORMWATER REPORT PRESENTATION – ARMY CORPS OF ENGINEERS: Craig Thomas representing the Army Corps of Engineers, was present and provided a powerpoint presentation outlining the problem areas identified as well as some short term and long term recommendations for improvement. Jim Kiscaden noted that the Army Corps estimated cost to correct the identified problem areas was minimal and could be completed by the Public Works Department with homeowner permission. Velma Lutz stated that the Capital Improvements Program plans for one area per year to be evaluated and that the next area to be studied is the Southwest.

HISTORIC PROPERTIES PARTNERS (S.E. SMOKER) – ADDITION TO BUILDING #100 – REQUEST FOR WAIVER OF LAND DEVELOPMENT PROCESS: President Lutz announced that the applicant requested this item be removed from tonight's agenda pending receipt of comments from the Lancaster County Planning Commission.

REQUEST FOR REDUCTION IN LETTERS OF CREDIT – S.E. SMOKER: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to approve a reduction for S. E. Smoker in the letter of credit #1081 in the amount of \$33,333.34 and the letter of credit #1082 in the amount of \$31,087.03 which are for his share of the costs of the Route 896 Relocation Project.

OTHER BUSINESS

Velma Lutz read a statement recognizing the Borough's appreciation of Carole Wilson, Mark Stivers and the Lancaster County Planning Commission. Joe Coleman made a motion, seconded by Mike Sollenberger and passed unanimously to have the Borough Manager write a letter of appreciation to be sent to Jim Cowhey recognizing Carole Wilson and the Lancaster County Planning Commission's assistance to Strasburg Borough.

CITIZEN'S COMMENTS: LaJune Ranck asked if Mayor Ryder could provide an update of the status of the Route 896 Relocation Project. Mayor Ryder reported that in April 2002, the engineering for the project was put on hold until the agreements were complete. The Developer's agreement was negotiated and signed in April/May 2004, the PennDOT agreement has been reviewed and signed and the right-of-way across the Lapp Tract was acquired at the end of 2004 and the subdivision process including perk and probe which is being required by DEP has begun. With these items complete, the final design/engineering can resume. The remainder of the project is for final engineering and the right-of-way acquisition, which are estimated to take one year, with the project being turned over to PennDOT for bidding this time next year.

Ralph Kauffman expressed his concern regarding the intersection at Historic Drive and North Decatur Street, stating that it was a dangerous intersection and asked if the trash pickup signs could be moved. Mayor Ryder stated that a traffic signal is planned to be installed as part of the Route 896 Relocation Project and that he had previously talked about this issue with the Police Chief and he stated that the visibility is adequate if vehicles stop at the correct location on Historic Drive. Mayor Ryder will investigate if a white line indicating the correct location for vehicles to stop could be painted on Historic Drive and the possibility of asking PennDOT to move the sign further north.

Mark Stivers stated that the Comprehensive Plan review is moving ahead and they recently met with about 20 Amishmen and their input will be included in the plan review. He also stated that students at Lampeter-Strasburg are currently inputting the information from the surveys which received about a 24% response.

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ADJOURNMENT: Ann Schein made a motion to adjourn the meeting at 8:15 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005 - 13

**STRASBURG BOROUGH COUNCIL
MINUTES
MARCH 8, 2005**

MEMBERS PRESENT: Lutz Schein Coleman
 Simmons Sollenberger Bachman

OTHERS PRESENT:

Bruce L. Ryder, Mayor	Denise Waller
Lisa M. Boyd, Borough Manager	Rick Waller
F. Steven Echternach, Chief of Police	Matthew Rimert
Lee Potts	Penny D'Alessandro

CALL TO ORDER AND PLEDGE TO THE FLAG: President Velma Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: None.

MINUTES OF FEBRUARY 22, 2005: Joe Coleman made a motion, seconded by Mike Sollenberger and passed unanimously to approve the minutes of February 22, 2005 as printed.

REPORTS:

MAYOR: The Mayor had no written report.

PRESIDENT: President Lutz announced that the agenda item relating to the Certificate of Appropriateness for 135 East Main Street will be removed from the Consent Agenda.

BOROUGH MANAGER: The Borough Manager submitted and reviewed her written report dated March 8, 2005.

POLICE: The Police Report for February 2005 was accepted.

PUBLIC WORKS: The Public Works Report for February 2005 was accepted.

ZONING OFFICER: The Zoning Officer report for February 2005 was reviewed and accepted.

ENGINEER: The Engineer Report for January 2005 was accepted without comment.

CONSENT AGENDA:

Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to approve the Consent agenda items including the payment of the bills in the amount of \$11,099.22 and the Certificate of Appropriateness for 16-18 Miller Street.

CERTIFICATE OF APPROPRIATENESS – 135 EAST MAIN STREET: Joe Coleman made a motion, seconded by Mary Simmons and passed unanimously to approve the Certificate of Appropriateness for 135 East Main Street.

UNFINISHED BUSINESS

ENACTMENT OF ORDINANCE 2005-3 – AUTHORIZING THE BOROUGH AND TOWNSHIP TO ENTER INTO AN AGREEMENT CONCERNING THE MAINTENANCE OF SOUTH JACKSON STREET: Joe Coleman made a motion, seconded by Don Bachman and passed unanimously to enact Ordinance 2005-3 authorizing the Borough and Township to enter into an agreement concerning the maintenance of South Jackson Street.

NEW BUSINESS

AUTHORIZATION TO BID 2005 PAVING PROJECT: Mary Simmons made a motion , seconded by Ann Schein and passed unanimously to authorize the bidding of the 2005 Paving Project which includes Blackhorse Drive, Crosskeys Drive, David Bair Circle, Robert Evans Way and Service alley including the installation of handicap ramps.

OTHER BUSINESS

CITIZEN’S COMMENTS: None.

ADJOURNMENT: Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to adjourn the meeting at 7:47 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005 – 15

**STRASBURG BOROUGH COUNCIL
STRATEGIC PLANNING MEETING
MARCH 29, 2005
MINUTES**

MEMBERS PRESENT: Lutz Kiscaden Schein Bachman
 Simmons Sollenberger

OTHERS PRESENT:

Bruce L. Ryder, Mayor	May Gaynor
Lisa M. Boyd, Borough Manager	Bob Gaynor
Christine D. Drennen, Admin. Asst.	Dick Kennell
F. Steven Echternach, Police Chief	Jan Kennell
Senator Gibson E. Armstrong	Cindy Hummel, LNP Correspondent
Representative Gibson C. Armstrong	

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:30 P.M., followed by the salute to the flag. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: None.

DISCUSSION WITH THE LEGISLATORS: Senator Gibson E. Armstrong and Representative Gibson C. Armstrong were present to discuss items of mutual interest with the Borough Council. The following items were discussed:

Improvements of Route 896 from the Borough to Route 30 – Senator Armstrong reported that Congressman Joe Pitts applied for a demonstration grant about a year ago and he will check on the status.

MPO List – Senator Armstrong suggested that the Borough establish a prioritized wish list of items to seek funding for and to get them on the MPO list. Senator Armstrong will check to see if any Borough projects are currently on the MPO list.

PennDOT – Representative Armstrong reported that he has a yearly meeting with PennDOT and will invite Borough representatives to attend. Mayor Ryder asked who we should contact at PennDOT for maintenance issues. Senator Armstrong stated that they can facilitate a meeting and Representative Armstrong stated that it has been his experience that PennDOT is accommodating and try to help within their limitations.

Bridge Replacement – H.C. Rineers and Old Mill – The concern regarding the safety of these bridges were discussed. It was agreed that both bridges are a hazard. Senator Armstrong stated that the bridge at H.C. Rineer's will be put first on the list and he will work on getting permission from all involved Townships. The Borough Manager will write a letter to start the municipal support process and the townships and school district will also be asked to

write a letter of support setting this project as a priority. Jim Kiscaden offered to contact Representative Scott Boyd because the bridge borders his district.

Lancaster Avenue/Miller Street/Main Street Intersection – Mayor Ryder highlighted the safety concerns with this intersection and stated that funding was included in the Borough’s 2005 budget for this project. He asked if any assistance could be received regarding signing, striping and establishing the travel lanes (need traffic study). The estimated cost for the study, paint, etc, is \$15,000. Senator Armstrong stated that this is a reasonable request and he can contact the local PennDOT shed. Jim Kiscaden asked if a realistic traffic study could be done with counts from 6-7:30 AM and 4-6:30 PM. Senator Armstrong stated that he can coordinate a meeting with local officials and the Mayor to meet and discuss what can be done to accomplish this project.

Route 896 Relocation Project – Mike Sollenberger, on behalf of the Council and the Mayor, thanked Representative and Senator Armstrong for their continued support for the Route 896 Relocation Project.

Funding for Park – Representative Armstrong will check on the status of the Park DCED Grant.

Funding for Fire Company – Senator Armstrong reported that there is currently a DCED Grant for the Fire Company “in the pipeline” and will support future applications. Senator Armstrong reported that a portion of the gambling proceeds are earmarked for fire companies (approximately \$25 million), but even if that goes through, it could be at least 2-3 years away. Jim Kiscaden will provide the Representative and Senator with a copy of fire company’s annual report. Senator Armstrong encouraged the fire company to bill for calls and false alarms.

Underground Utilities – The estimate the staff received to install all utilities under ground was approximately \$1 million per block. The nearest natural gas line was discussed and Representative Armstrong will investigate this because he is involved with energy and check with his contact people.

Library Funding – As we all know, the County Commissioners put this item on the ballot as a referendum because they didn’t approve the funding.

Hosting Municipalities of Libraries and Fire Companies – It was the consensus that the process of requiring the municipality in which a library or fire company is physically located be required to contribute more funds is not a rationale funding model. It was also the consensus that they disagreed with the requirement for the hosting municipality to cover the fire company’s workers’ compensation expense.

Sunshine Law – The Sunshine Law and the fact that it applies differently to Boroughs than it does to County Commissioners and State Government was discussed. Senator Armstrong stated that he will look into this matter and agrees that if they weren't permitted to hold workshop meetings it would be hard to get his job done.

Strasburg Borough – Senator Armstrong stated that he felt that Strasburg Borough was one of the most progressive towns and one of the best to live in along with Lititz.

Grant Assistance – Representative Armstrong offered the assistance of Heather MacMillan at his Quarryville Office for grant writing.

Radar – Mike Sollenberger asked about radar for local police. Steve Echternach suggested taking the fine money away from the issuing department for speed ticket writing and distribute the funds similar to the way liquid fuels money is distributed. He also stated that Pennsylvania is the only state where local police are not permitted to use radar and in California the Highway Patrol can't use radar. Also noted was the fact that out of each speeding ticket, the State retains most of the fine, not the issuing department.

Regionalization Incentives – Mike Sollenberger asked about regionalization incentives, noting that the MPC was last updated in 2000 and there were 2500 municipalities in Pennsylvania, and 60 of those in Lancaster County. Mayor Ryder asked about controlling development when it meets the regulations and Representative Armstrong stated that he shares this concern.

MINUTES OF MARCH 8, 2005: Ann Schein made a motion, seconded by Mary Simmons and passed unanimously to approve the minutes of March 8, 2005 as printed. Member Kiscaden abstained from voting since he was not present at the meeting.

PAYMENT OF BILLS: Mike Sollenberger made a motion, seconded by Don Bachman and assed unanimously to pay the bills in the amount of \$45,064.97.

CITIZEN'S COMMENTS: None.

ADJOURNMENT: Jim Kiscaden made a motion to adjourn the meeting at 9:10 P.M., seconded by Ann Schein and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005 - 18

**STRASBURG BOROUGH COUNCIL
APRIL 12, 2005
MINUTES**

Members Present: Lutz Kiscaden Bachman Coleman
 Schein Simmons Sollenberger

Others Present:

Bruce L. Ryder, Mayor	Cathy Dobish
Lisa M. Boyd, Borough Manager	Lee Potts
F. Steven Echternach, Police Chief	Bob Stanley
Christine D. Drennen, Admin. Asst.	May Gaynor
Cindy Hummel, LNP Correspondent	Robert Gaynor
Mark Zettlemoyer, Reinsel Kuntz Leshner	

CALL TO ORDER AND PLEGE TO THE FLAG: The meeting was called to order at 7:00 P.M. by President Velma Lutz, followed by the pledge to the flag. The Borough Manager took the roll call. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes.

REQUESTS TO BE HEARD: Bob Stanley asked about the water runoff problem to the rear of the Dallas Avenue properties. The Borough Manager stated that the facilities have been reviewed and one orifice plate was replaced, which should slow the speed of the flow. The next step is to have Arro Engineering look at the drainage swale behind the properties. Mr. Stanley stated that he has not noticed any improvement since the replacement of the orifice plate.

RECREATION COMMISSION PARTNERSHIP WITH THE LANCASTER FAMILY YMCA: Carol Good, who serves on the Building Committee was present and explained the purpose of the agreement and committee. She explained that the school, West Lampeter and Strasburg Township have already adopted the agreement and appointed their committee members.

AUTHORIZATION TO DRAFT AGREEMENT: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to authorize the Recreation Commission Agreement Development Committee to develop a draft agreement between the four L-S Recreation Commission participants and the Lancaster Family YMCA for a partnership to: 1) Design, finance, construct, and manage a Recreation Center in Village Park and 2) Ensure continuity in staffing and programming throughout the community during and after the partnership transition.

APPOINTMENT TO THE AGREEMENT DEVELOPMENT COMMITTEE: Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to appoint Ann Schein as the primary person to serve on the Agreement Development Committee and Lisa Boyd as the alternate.

2004 AUDIT REPORT REVIEW – MARK ZETTLEMOYER, REINSEL KUNTZ LESHER:

Mark Zettlemoyer, representing the Borough's Auditing firm Reinsel Kuntz Leshner, was present and outlined the audit report. He also explained in detail GASB 34 and its affects on the cost of the audit, its basis for accounting and the impacts of not adopting its standards in borrowing money. The Borough Manager will advise Council if there becomes a push to require adoption of GASB 34. Mr. Zettlemoyer also reviewed the footnotes of the audit report. Jim Kiscaden complimented Mr. Zettlemoyer and his firm and appreciates the detail and descriptions provided in the report. In response to Jim Kiscaden's question about the Borough's financial condition and rumors that the Borough is bankrupt, Mr. Zettlemoyer also stated that Strasburg Borough is in good financial shape in comparison to other municipalities and is financially well managed.

MINUTES OF MARCH 29, 2005: Ann Schein made a motion, seconded by Don Bachman and passed unanimously to approve the minutes of March 29, 2005 as printed. Member Coleman abstained from voting because he was not present for the meeting.

REPORTS:

MAYOR: Bruce Ryder reported that a meeting was held to discuss the R.B. Campbell driveway issue in regards to the Route 896 Relocation Project and that a solution has been sketched out that meets his approval.

PRESIDENT: Velma Lutz asked the staff to investigate the purchase of a podium and restroom signs.

BOROUGH MANAGER: In addition to her written report, the Borough Manager mentioned the LCBA meeting invitation and stated that she, the Mayor and the Police Chief will be meeting with Senator Armstrong and representatives from PennDOT on Friday to visit the Main/Miller/Lancaster Avenue intersection.

POLICE: The Police Report for March 2005 was received without additional comment.

PUBLIC WORKS: The Public Works Report for March 2005 was reviewed and it was the consensus that they did a great job on the renovations to the Conference Room. Jim Kiscaden noted that it doesn't appear that the infiltration into the sewer is decreasing.

ZONING OFFICER: The Zoning Officer's report was reviewed and Joe Coleman asked about the requirements for banners. The Borough Manager stated that temporary banners are permitted for 30 days. Velma Lutz asked about parking at the square in light of the recent Zoning Hearing request. The Borough Manager stated that the Zoning Ordinance rewrite is scheduled for next year and Ann Schein stated that the Planning Commission should begin to review the parking issues in the Square.

ENGINEER: The Engineer's report for the period March 1, 2005 through March 31, 2005, was received without additional comment.

CONSENT AGENDA: Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to approve the following items contained on the consent agenda:

**PAYMENT OF BILLS IN THE AMOUNT OF \$20,999.20
HARB CERTIFICATES OF APPROPRIATENESS – 135 W. MAIN STREET,
127 E. MAIN STREET, 251 MILLER STREET AND 28 E. MAIN STREET
ACCEPTANCE OF 2004 ANNUAL HARB REPORT
APPOINTMENT OF GAIL ANDERSON AS THE VACANCY BOARD
CHAIRPERSON**

UNFINISHED BUSINESS:

NEW BUSINESS:

ADOPTION OF RESOLUTION #2005-3 – LCBA GRANT SUBMISSION: A motion was made by Jim Kiscaden, seconded by Don Bachman and passed unanimously to adopt Resolution #2005-3 authorizing the submission of a grant application to the Lancaster County Borough's Association. The Borough Manager stated that the application is being submitted for safety improvements to the Lancaster Avenue/West Main/Miller Street intersection.

OTHER BUSINESS:

Dallas Avenue Stormwater Problem: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously authorizing Arro Engineering to proceed with the next step to review the drainage swale to the rear of the Dallas Avenue properties. The Borough Manager was asked to verify the cost estimate previously submitted and the timing for completion.

Staff Appreciation: Mayor Ryder asked that the minutes reflect his appreciation for the dedication of Lisa Boyd and Christine Drennen during the staff shortage.

Lancaster County Planning Commission: Mike Sollenberger stated that at a recent Planning Commission meeting, a citizen stated that the Lancaster County Planning Commission doesn't do anything for the Borough. Mr. Sollenberger clarified this stating that the Lancaster County Planning Commission provides Strasburg Borough with a lot of resources including LATS funding for the 896 Relocation project in the amount of \$447,500, the Joint Comprehensive Plan update in the amount of \$20,000, major resources (Carole Wilson) during the adoption of the HARB Ordinance in 2004, Andy Weaver's assistance for stormwater issues, Scott Standish's assistance for the Heritage Tourism as well as the ongoing support from our contacts including Mark Stivers and Danny Whittle, just to name a few.

Water on North Jackson Street: Mike Sollenberger asked about the water on North Jackson Street and the Borough Manager stated that it is just surface water and the Public Works Department has previously dug up the street to verify that it is not a leaking water line.

Active Adult Communities: Mike Sollenberger highlighted a recent article in the Lancaster Newspaper regarding Active Adult Communities. He stated that it was quoted in the article that Ephrata is currently exploring 300-400 homes on 26 acres, Rapho Township a 247 unit complex and the current proposal being reviewed for the Strasburg Commons development is 168 units on 23 acres.

CITIZEN'S COMMENTS: Lee Potts invited the members to join the Tree Committee with its planting on Saturday, April 23rd where the 100th tree will be planted.

May Gaynor asked if an overhead projector could be purchased to allow the public to see the documents that are being discussed by the Council.

Steve Echternach, the Police Chief, stated that only one ghost tour application was received for 2005 season.

ADJOURNMENT: Jim Kiscaden made a motion to adjourn the meeting at 8:45 P.M., seconded by Mary Simmons and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
MAY 10, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
 Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Denise Waller
Lisa M. Boyd, Borough Manager	Lee Potts
F. Steven Echternach, Chief of Police	May Gaynor
Christine D. Drennen, Admin. Asst.	Jan Kennell
Eric Thomas, LSC Design	Dick Kennell
Maria D. Elliott, Barley Snyder	Dave Young
Larry Harrison, Lancaster General	Margaret Young
Stacey Morgan, Charter Homes Attorney	Michael Ranck
Frank Gerhardt, Charter Homes	LaJune Ranck
Penny D'Alessandro	Ann Lainhoff
Chris Lainhoff	

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manger took the roll call. President Lutz announced that Citizens Comments would be held after the Conditional Use Hearing.

LANCASTER GENERAL MEDICAL GROUP CONDITIONAL USE HEARING: Marie Elliott, attorney for Lancaster General Hospital and Eric Thomas of LSC Design were present and explained their application, noting that this is following their original expansion plan from when the building was built in 1998. They highlighted that this is an addition to an existing primary medical care practice at 1135 Hampden Drive which is located on 1.59 acres to accommodate one additional practitioner and a future additional practitioner. Proposed in the addition are 6 exam rooms, a larger nurses station, larger reception area to meet HIPAA requirements, a patient library and additional parking which exceeds the minimum number required. Ms. Elliott explained that this project received Zoning approval from the Zoning Hearing Board on March 18, 2005, for the setback variance as well as recommendation for approval from the Borough Planning Commission on May 2, 2005. Ms. Elliott further outlined compliance with each of the requirements of the Conditional Use.

Eric Thomas of LSC design further explained the application, noting the plan will comply with the new stormwater requirements and meets the requirements of the Conditional Use. The landscaping was discussed and additional screening will be considered for the East side, following the recommendation of the Planning Commission. Joe Coleman noted that the seepage bed is not shown on the plan and Mr. Thomas stated that the plans that were presented

were prior to land development and the seepage bed has been included. Mr. Coleman also expressed concern regarding impervious surface being increased and noted the existing stormwater problems in the area.

Jim Kiscaden questioned if the applicants had contacted Paul & Kathy Ressel as requested by the Planning Commission. Mr. Thomas stated that they will meet with them prior to the June Planning Commission meeting.

Mayor Ryder questioned the proposed extra 4 on-site parking spaces and asked if they should be removed and only installed in the future if off-site parking a problem in light of the stormwater concerns. Velma Lutz stated that this is a land development item and will be noted to address when the applicant is at the land development stage of the process.

Velma Lutz questioned the stormwater controls and asked what the applicant planned to do if the seepage area not successful. Eric Thomas stated that the water overflow from seepage area will flow into a cistern and will eventually flow into the ground, but an additional control they can utilize is installing a plate to hold water in the basin longer to restrict flow rate, because there is extra capacity in the cistern.

Ann Schein made a motion to close the hearing at 8:07 P.M., seconded by Mary Simmons and passed unanimously.

Don Bachman made a motion to approve the Conditional Use request with the condition that they contact Paul & Kathy Ressel regarding screening, seconded by Mike Sollenberger and passed unanimously.

REQUESTS TO BE HEARD: None.

MINUTES OF APRIL 12, 2005: Jim Kiscaden made a motion to approve the minutes of April 12, 2005, as printed, seconded by Mike Sollenberger and passed unanimously. Joe Coleman read the transcription of the minutes from April 12, 2005 where the auditor stated that the Borough is in very good financial condition.

REPORTS:

MAYOR – The Mayor had no written report.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report and highlighted the following items:

The Rohrer Well is up and working and being tested as required and the fencing is almost complete, with the gate installation expected within a week.

To survey the Dallas Avenue swale, Arro is proposing \$2,950 and they should have it completed by the end of May.

The meeting with Sunshine Corners to discuss the lease of the space in the municipal building was rescheduled for May 31, 2005.

Joe Coleman commented that the improvements to the Council and Conference Rooms are very nice.

POLICE – The Police Report for April 2005 was received without additional comment.

PUBLIC WORKS – The Public Works report for April 2005 was received and the water runoff on the Mowrer Springs property was discussed with the Borough Manager explaining that development in the area surrounding the Mowrer Springs has created additional runoff to our property and to a farmer's field below our property. The improvements proposed are to make grading changes to our property to contain the runoff but they will not affect the watershed.

ZONING OFFICER – The Zoning Officer's written report was received without additional comment.

ENGINEER – The Engineer's report was received and Velma Lutz stated that she is happy to see work being accomplished for the Historic Drive project.

CONSENT AGENDA – Joe Coleman made a motion, seconded by Ann Schein and passed unanimously to approve the following items on the Consent agenda:

PAYMENT OF BILLS IN THE AMOUNT OF \$461,434.38

**HARB CERTIFICATES OF APPROPRIATENESS – 23 S. DECATUR STREET,
15 W. MAIN STREET, 43 E. MAIN STREET, 56 E. MAIN STREET, 109 E. MAIN
STREET, 2 MILLER STREET, 226 ½ MILLER STREET AND 251 MILLER
STREET**

**STORMWATER STUDY PARTNERSHIP WITH ARMY CORPS –
AUTHORIZATION TO PROCEED**

**KILLED-IN THE LINE OF DUTY INSURANCE – POLICE PENSION PLAN
SALE OF 1995 POLICE CRUISER – AUTHORIZATION TO ADVERTISE**

UNFINISHED BUSINESS:

**STRASBURG COMMONS (CHARTER HOMES) – AUTHORIZATION TO ADVERTISE TWO
AMENDMENT ORDINANCES FOR PUBLIC HEARING:** Frank Gerhardt representing Charter Homes was present and explained the history of the project and background of applying for text amendments because the current ordinance did not contain the ability to meet one of the conditions put on the subdivision of the property. Their application, in summary, proposes that C-3 zoning be amended to include active adult communities by Conditional Use, all references to rental units have been deleted, reduced density to 7.5 units per acre, provided for use of alleys, modified setbacks and only applicable to tracts with 20 or more

acres. Their plan for the homes is for a first floor master bedroom, first floor living and garages loaded off alleys to the rear of the streets. In response to a question raised by Joe Coleman, Mr. Gerhardt agreed to remove slant curbing and Council will consider the use of Belgain blocks.

Attorney Stacey Morgan was present representing Charter Homes and explained that there are two ordinances that are proposed for advertising, one amending the Zoning Ordinance and the other amending the Subdivision and Land Development Ordinance. It was explained that the text amendment ordinances were drawn up by Charter Homes and reviewed by the Borough's Solicitor at Charter Homes' expense. The conditions that were placed on this tract of land when it was subdivided were explained highlighting that the developer is limited to developing this tract either as an active adult community or a retirement community. It was explained that the ordinances have been reviewed by the Solicitor, the Planning Commission, the Lancaster County Planning Commission and are now before the Borough Council to advertise for a public hearing. Mayor Ryder stated that when the tract of land was subdivided the residents wanted a residential development rather than a commercial development. Joe Coleman stated that the proposed development would generate additional revenue through taxes, water/sewer connection fees and usage as well as liquid fuels money for the roads. Ann Schein made a motion to authorize the Solicitor to advertise the two Strasburg Commons text amendment ordinances and scheduling and advertising the Public Hearing for the June 14, 2005 Borough Council meeting. The motion was seconded by Mike Sollenberger and passed with members Lutz, Sollenberger, Coleman, Schein, Bachman and Simmons casting assenting votes. Member Kiscaden cast a dissenting vote, stating that this tract of land is the last C-3 Zone remaining and should be developed commercially.

BOROUGH HEALTH INSURANCE RECOMMENDATION DISCUSSION: It was the consensus of Council to table this matter until the June 14, 2005 meeting.

NEW BUSINESS:

PARTICIPATION IN MEMORIAL DAY PARADE: Ann Schein made a motion, seconded by Jim Kiscaden and passed unanimously to participate in the Memorial Day Parade.

TRAILS AT STRASBURG

ACKNOWLEDGMENT OF EXTENSION OF TIME UNTIL JULY 12, 2005: Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to acknowledge the extension of time until July 12, 2005.

CANDLE LANE – CURB RETURNS ON EAST AND WEST SIDE: Mike Sollenberger made a motion to direct the applicant to put curb returns on the East and West sides of Candle Lane at the location where Sunset Avenue could possibly be extended in the future. The motion was seconded by Ann Schein and passed with members Lutz, Sollenberger, Coleman, Schein, Bachman and Simmons casting assenting votes. Member Kiscaden cast a dissenting vote.

RESOLUTION 2005-4 – SEWER MODULE ADOPTION: President Lutz announced that this has already been approved by the Borough Authority. Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to adopt Resolution 2005-4 adopting the sewer module for the Trails at Strasburg development.

ACTION ON WAIVERS: Based on the recommendation for approval from the Borough Engineer and the Planning Commission, Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to approve the waivers requested from Condition 15 (for Susan Avenue but not including Tinsmith Lane), 35, and 42 and Sections 601.04 and 602.01 be granted conditioned upon compliance with any conditions which are to be imposed upon the approval of the Final Plan and all other conditions imposed by Borough Council at the time of preliminary plan approval on June 8, 2004, are reimposed as part of the approval of the waivers and shall remain in full force and effect.

USE OF OVERHEAD PROJECTOR DURING BOROUGH MEETINGS: Following discussion, Ann Schein made a motion to deny the use of the overhead projector during Borough meetings but to require presenters to bring visible plans and/or additional copies for use by the public, seconded by Mary Simmons and passed unanimously.

CURB AND SIDEWALK INSTALLATION REQUIREMENT – 28 EAST MAIN STREET: Chris Lainhoff explained that drawings and measurements for their property at 28 East Main Street were submitted showing that if the installation of curb and sidewalk were required, the existing trees would have to be removed. Joe Coleman made a motion to not require curb and sidewalk installation at this time for the property at 28 East Main Street but to reserve that the installation of curb and sidewalk be required in the future if the trees are ever removed and the condition of the fence is deteriorated.

AWARD OF CLEANING SERVICE PROPOSAL: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to award the Borough's cleaning service to Christine and Dennis Drennen at a cost of \$346.67 per month conditioned upon the review of the Solicitor.

EAST MAIN STREET STORMWATER ISSUE: Michael and LaJune Ranck were present and explained the stormwater problems on their property, stating that the grate from East Main Street directs water down through their property to another pipe. The second pipe is the one that is clogged and was originally installed by the Borough and cleaned out by the Borough several years ago. It was the consensus that if the pipe from the street to the opening becomes blocked in the future, the Borough will flush it but the second section of pipe will not be flushed in the future and if it breaks it is the homeowner's responsibility. Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the Borough Manager to contact a private vendor to eliminate the blockage at a cost not to exceed \$750.00. It was also the consensus that a written policy regarding this needs to be established.

OTHER BUSINESS: Jim Kiscaden encouraged supporting the referendum on the Primary ballot regarding the quarter of a mill tax for libraries to increase and support the services they

provide. Mayor Ryder also encouraged the support of the referendum stating that libraries have been “making do” for several years and that their staff is minimally paid, they have no benefits and that libraries cannot be run by volunteers alone.

The Borough Manager provided an estimate of \$13,000 to pave a portion of South Jackson Street and stated that she is currently putting together the 2005 paving projects. Don Bachman made a motion, seconded by Ann Schein and passed unanimously to include this section of South Jackson Street in the 2005 paving.

Mike Sollenberger suggested that a second meeting be scheduled for June, considering the amount of items for Council’s agenda tonight. The Borough Manager stated that she researched with the auditors paying bills that become due in between meetings and the auditor stated that only bills which will incur late fees can be paid prior to action at a regular meeting. Ann Schein made a motion to advertise a special meeting for June 28, 2005. The motion was seconded by Mike Sollenberger. Members Lutz, Sollenberger, Schein and Bachman cast assenting votes. Members Coleman, Simmons and Kiscaden cast dissenting votes. Motion passed.

Don Bachman extended his thanks to the Tree Committee for their accomplishment in planting the 100th tree and asked that a letter be sent to the Chair of the Committee and to Christine Drennen in recognition of their work.

CITIZEN’S COMMENTS: Denise Waller asked about the development along Historic Drive, stating that she thought the area couldn’t be developed until the bypass went through. Mayor Ryder stated that the Land Development Ordinance doesn’t regulate development along private roads and without the bypass it would create a traffic problem at North Decatur Street.

ADJOURNMENT: Jim Kiscaden made a motion to adjourn the meeting at 10:02 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005-29

**STRASBURG BOROUGH COUNCIL
JUNE 14, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger
 Coleman Schein Bachman
 Simmons

Others Present:

Bruce L. Ryder, Mayor	Lee Potts
F. Steven Echternach, Chief of Police	Penny D'Alessandro
Lisa M. Boyd, Borough Manager	Nancy McCall
Diana Hallman, Boro Clerk, PD Secretary	May Gaynor
Frank Gerhardt, Charter Homes	Harry Sanderson
Rob Bowman, Charter Homes	John Murphy
Stephen Smoker, Historic Properties Partners	Margaret Young
Eric Thomas, LSC Design, Inc.	Robert Marshall
Mark Stivers, LCPC	Sue Clement
Larry Harrison, LGMG	Scott Clement
John Lorelle	Mark Stanley
John B. Hunter	Ralph Kauffman Jr.
Joyce Kauffman	

CALL TO ORDER AND PLEDGE TO THE FLAG: President Velma Lutz called the meeting to order at 7:30 followed by the salute to the flag. President Velma Lutz announced that the meeting is be audiotaped to assist in the preparation of the minutes.

REQUEST TO BE HEARD:

May Gaynor asked the council to consult someone who is concerned about our town and environment, not just someone who would be concerned with the developers' interests in regards to the report provided by Vortex Environmental.

STRASBURG COMMONS (CHARTER HOMES) - PUBLIC HEARING:

Mr. Crosswell asked that the minutes reflect that the proposed text amendments to the Strasburg Borough Zoning Ordinance and the Strasburg Borough Subdivision and Land Development Ordinance have been advertised in the Strasburg Weekly News May 27th and June 3rd and were made available for public inspection at the Borough Office.

The following items will be made part of the minutes of this hearing: LCPC comments, Borough Planning Commission comments and proof of publication. A copy of ordinances were also filed with the Lancaster Library.

Bill Crosswell then viewed the minor changes that were made to the ordinances, and reviewed the process that the applicants will be required to follow including the Conditional Use process and preliminary and final subdivision and Land Development processes.

Rob Bowman presented a short power point presentation outlining the time line to-date, the possible layout of the property, and architectural views of the homes.

Concerns expressed by the citizens in attendance, were density, street design and parking and increased traffic. A motion was made by Ann Shein, seconded by Jim Kiscaden and passed unanimously to close the hearing at 9:00 P.M.

TEXT AMENDMENT ORDINANCE 2005-4: A motion was made by Mike Sollenberger, seconded by Joe Coleman to approve the enactment of ordinance 2005-4 which amends the Strasburg Borough Zoning Ordinance to revise the intended purpose of the Restricted Commercial Zone (C-3); to authorize Active Adult Communities as a use by Conditional Use approval in the Restricted Commercial Zone (C-3); to establish regulations for Active Adult Communities; and to provide definitions of terms with striking the reference to slant curbs on page 13. Members Sollenberger, Coleman, Bachman, Lutz, Schein, and Simmons cast assenting votes. Member Kiscaden cast a dissenting vote. Motion passed.

TEXT AMENDMENT ORDINANCE 2005-5: A motion was made by Joe Coleman, seconded by Mary Simmons to approve the enactment of ordinance 2005-5 which amends the Strasburg Borough Subdivision and Land Development Ordinance to add and revise definitions of specific terms; to require compliance with prior recorded plans; to revise standards governing the design, construction and improvement of Active Adult Communities; to require the improvement of existing private streets under certain circumstances; to establish standards for street improvements; to require additional points of access for certain developments; and to add traffic control and access requirements. Members Coleman, Simmons, Bachman, Lutz, Schein, and Sollenberger cast assenting votes. Member Kiscaden cast a dissenting vote. Motion passed.

MINUTES OF MAY 10, 2005:

A motion was made by Jim Kiscaden, seconded by Don Bachman and passed unanimously to approve the minutes of the May 10, 2005 meeting with the correction under "Minutes of April 12, 2005" reading that the auditor stated the Borough is in good financial standing.

REPORTS:

MAYOR - The Mayor had no written report.

PRESIDENT - The President had no written report.

MANAGER - Lisa M. Boyd reviewed several items on her written report and introduced Diana Hallman the new Borough Clerk and Police Secretary. Invited any Council member interested in representing Strasburg at the next Quarterly Lancaster County Boroughs' Association meeting, June 22 at the Gap diner.

POLICE - The Police Report for May 2005 was received and Chief Echternach reported that the MDTs (Mobil Data Terminals) have been installed in the cruisers.

PUBLIC WORKS - The Public Works report for May 2005 was received. Lisa Boyd stated that Paul Miller will be having surgery on both his wrists July 6th and 19th. When Velma Lutz asked if we will be sufficiently staffed, Lisa Boyd said things were being covered.

ZONING OFFICER - The Zoning Officer's written report was received without additional comment.

ENGINEER - The Engineer's written report was received without additional comment.

CONSENT AGENDA - A motion was made by Joe Coleman, seconded by Ann Schein to approve the following items on the Consent agenda. Members Coleman, Schein, Bachman, Lutz, Simmons and Sollenberger cast assenting votes. Member Kiscaden cast a dissenting vote because he didn't agree with the hiring process of the cleaning service.

**PAYMENT OF BILLS IN THE AMOUNT OF \$218,561.92
HARB CERTIFICATES OF APPROPRIATENESS - 20 WEST MAIN
STREET, 135 E MAIN STREET, AND 126 MILLER STREET
AWARD OF CLEANING SERVICE PROPOSAL - J&D UNLIMITED AT A
MONTHLY COST OF \$377.00
SALE OF THE 1987 PUBLIC WORKS PICK-UP TRUCK -
AUTHORIZATION TO ADVERTISE**

UNFINISHED BUSINESS:

BOROUGH HEALTH INSURANCE RECOMMENDATION DISCUSSION: A motion was made by Jim Kiscaden, seconded by Joe Coleman to wait until the contract for the Police Department has ended, which is December 31, 2006 at which time both non-uniform employees and the police department can discuss their health insurance policy at the same time. Members Kiscaden, Coleman, Bachman, and Sollenberger cast assenting votes. Lutz, Schein and Simmons cast dissenting votes. Motion passed.

REFUSE & RECYCLING PROGRAM DISCUSSION: A motion was made by Donald Bachman, seconded by Jim Kiscaden to drop the Trash program. Members Bachman, Kiscaden, Simmons, Sollenberger cast assenting votes. Members Lutz, Schein, and Coleman cast dissenting votes. Motion passed.

NEW BUSINESS:

HISTORIC PROPERTIES PARTNERS (S.E. SMOKER): Historic Properties Partners (S. E. Smoker) requested a follow up on action of the Lancaster County Planning Commission's waiver of land development process for the 2750 sq. ft. addition to building #100. The tenant, BHB Rehab Services, a physical therapy provider would occupy the 2750 sq. ft. area until building #500 is available. Mr. Smoker commented that the water/sewer usage for BHB would be relatively low and does not require a new connection. He said that he meets the parking requirements, and the site still has extra parking. To address the temporary fore-bay basin not working, it will be eliminated when the permanent storm water management basin is approved and installed in the very near future. Also, due to the Bank's use of courier services and the few walk-in's per week to S. E. Smoker, Inc. he feel he has kept in check the impact on the Decatur/Historic intersection. Mr. Smoker asked that the Council wave the land development process in its entirety. A motion made by Jim Kiscaden, seconded by Mary Simmons to grant Historic Properties Partners' waiver request of the land development process for the addition to building #100. Members Kiscaden, Simmons, Bachman, Coleman, Lutz and Schein cast assenting votes. Member Sollenberger cast a dissenting vote. Motion passed.

LANCASTER GENERAL MEDICAL GROUP: Eric Thomas on behalf of the Lancaster General Medical Group stated that they have obtained a set back variance from the Zoning Hearing Board. They have also received Conditional Use approval. Eric Thomas added that they have contacted the neighbors to discuss the landscape buffer which was a condition of the Conditional Use Hearing.

ACTION ON WAIVER REQUEST: A motion was made by Jim Kiscaden, seconded by Mike Sollenberger and passed unanimously to approve the waiver request of section 303, Preliminary Plan, of the Subdivision and Land Development Ordinance.

ACTION ON FINAL PLAN: A motion was made by Jim Kiscaden, seconded by Mike Sollenberger and passed unanimously to give conditional approval of the Lancaster General Medical Group's Final plan with the applicant addressing the comments of the engineer, solicitor, receiving approval from the engineer on the redesigned stormwater, and obtaining approval for water and sewer capacity.

AWARD OF 1995 POLICE CRUISER BID: A motion was made by Ann Schein, seconded by Joe Coleman to award the bid to the highest bidder, Michael L. Sollenberger, at a bid of \$1,075.00. Members Schein, Coleman, Lutz, Kiscaden, Simmons, and Bachman cast assenting votes. Sollenberger abstained from voting since he submitted a bid on the cruiser.

REQUEST FOR REDUCTION IN LETTER OF CREDIT - NETHERLANDS INN & SPA: A motion was made by Jim Kiscaden, seconded by Ann Schein and passed unanimously a reduction for Netherlands Inn and Spa in the letter of Credit # 604025 in the amount of \$33,333.34 which is for their share of the Route 896 Relocation Project.

PEDESTRIAN CROSSING AT E. MAIN STREET & SHENK AVENUE: A motion was made by Joe Coleman, seconded by Don Bachman and passed unanimously to approve installation of the pedestrian crossing at East Main Street and Shenk Avenue with the Safety Committee obtaining information on pedestrian crossing signs.

RENTAL OF BOROUGH BUILDING SPACE - SUNSHINE CORNERS: A motion was made by Jim Kiscaden, seconded by Ann Schein and passed unanimously to lease the Borough building space to Sunshine Corners at a cost of \$2.00 per sq. ft with the same terms as the existing lease.

OTHER BUSINESS: Velma Lutz asked the status of the East Main Street stormwater issue. Lisa Boyd reported other vendors are being sought. Velma Lutz also stated she was not satisfied with the schools response regarding their parking issue.

CITIZEN'S COMMENTS: None

ADJOURNMENT: A motion was made by Jim Kiscaden, seconded by Ann Schein and passed unanimously to adjourn the meeting at 10:53 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
MINUTES
JUNE 28, 2005**

Members Present: Lutz Schein Simmons Bachman
Coleman Sollenberger

Others Present:

Bruce L. Ryder, Mayor	Diane Potts
Lisa M. Boyd, Borough Manager	Penny D'Alessandro
F. Steven Echternach, Chief of Police	Cynthia Baker
Christine D. Drennen, Admin. Asst.	Florence Hoogerwerff
Lee Potts	Brad Gochnauer

CALL TO ORDER AND PLEDGE TO FLAG: The meeting was called to order at 7:30 P.M., followed by the salute to the flag. The Borough Manager took the roll call. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes.

REQUESTS TO BE HEARD: None.

MINUTES OF JUNE 14, 2005: Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to approve the minutes of the June 14, 2005 as printed noting that the pedestrian crossing at East Main Street and Shenk Avenue is on the East side.

CONSENT AGENDA: Mary Simmons made a motion, seconded by Ann Schein and passed unanimously to approve the following items on the Consent agenda:

PAYMENT OF BILLS IN THE AMOUNT OF \$19,887.21
**HARB CERTIFICATES OF APPROPRIATENESS – 28 W M. MAIN STREET,
22 W. MAIN STREET, 127 E. MAIN STREET AND 243 MILLER STREET**
REVISION TO MEETING GUIDELINES – PRESENTATION REQUIREMENTS
REVISION TO BOROUGH POLICIES – STORMWATER PROBLEMS
(as corrected)

UNFINISHED BUSINESS:

2005 PAVING PROJECTS – S. JACKSON STREET AND OLDE TOWNE STRASBURG DEVELOPMENT:

AWARD OF HANDI-CAP RAMP PROPOSAL: Mike Sollenberger made a motion, seconded by Joe Coleman and passed unanimously to award the installation of 16 handi-cap ramps in the Olde Towne Strasburg Development to the low proposer, Stephen F. Fisher at a proposal of \$5,840.00.

AWARD OF PAVING BID: Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to award the 2005 Paving project to the low bidder McMinn's Asphalt at a bid of \$58,017.19 for the Olde Towne Strasburg Development and \$17,827.50 for South Jackson Street.

NEW BUSINESS:

TRAILS AT STRASBURG:

STORMWATER ISSUE: Keith Miller of RGS Associates was present to discuss the stormwater for the proposed Trails at Strasburg development. He explained that the impact of the 100 year storm is a 7 inch increase in flood elevation upstream at the property line, but the area is not in danger of flooding the road or homes. As explained by the Borough Engineer in their letter dated June 7, 2005, the increase of water will extend onto the adjacent Borough park property. He explained that if the culvert is maintained as designed at 42 inches, the flow will be slowed down but will quickly drain off. If the culvert size is increased, it could affect downstream properties and properties in the Township. Cindy Baker was present representing the Strasburg Community Park and she stated that they were unable to contact their engineer regarding the potential impacts on the park. Bruce Ryder stated that he agreed with the Borough Engineer that the option of putting additional water on properties in Strasburg Township was not acceptable in comparison to a 7" water increase for a few hours. In response to Cindy Baker's question about maintenance of the culvert, it was stated that the stormwater pipe under a dedicated roadway is the Borough's maintenance responsibility. Mr. Miller also explained that the Lancaster County engineer reviewed the plan and it is acceptable but if the culvert size is increased, they would need to re-review the plan. Mike Sollenberger made a motion to maintain the 42 inch pipe for the RCP under Tinsmith Lane. The motion was seconded by Ann Schein and passed with members Lutz, Schein, Simmons, Coleman and Sollenberger casting assenting votes. Member Bachman cast a dissenting vote.

PRECISION AVENUE EXTENSION MAINTENANCE AGREEMENT: Ann Schein made a motion, seconded by Joe Coleman and passed unanimously to authorize the preparation and advertisement of an intergovernmental ordinance which, when enacted, will approve the Precision Avenue Extension Maintenance Agreement.

ACCEPTANCE OF HARB RESIGNATION – TOM GROFF: Mike Sollenberger made a motion, seconded by Joe Coleman and passed unanimously to accept, with regret, Tom Groff's resignation from the Historic Architectural Review Board.

COUNCIL REPRESENTATIVE APPOINTMENT – LANCASTER COUNTY HOUSING & REDEVELOPMENT AUTHORITY 2006 ADVISORY COUNCILS: Mary Simmons made a motion, seconded by Ann Schein and passed unanimously to authorize the Borough Manager to select an interested and eligible official to serve as the Council Representative to the Lancaster County Housing and Redevelopment Authority 2006 Advisory Council.

REVIEW OF PRELIMINARY WETLAND AND WATERCOURSE INVESTIGATION FOR THE OFFICIAL MAP FUTURE STREETS – BRAD GOCHNAUER OF VORTEX

ENVIRONMENTAL: Brad Gochnauer of Vortex Environmental was present and explained that because of his involvement with DEP and the Susan Avenue connection in the Trails at Strasburg Development, he asked the Borough Manager for permission to review potential wetland issues for future roadways shown on the Official Map. Mr. Gochnauer reported that he visited the sites from the roadway with the Public Works Director. He explained that there are two kinds of wetland permits, the General Permit and the Joint Permit. The General Permit is typically issued by the Lancaster County Conservation District and is for small projects. Joint

Permits are reviewed by DEP and the Army Corps of Engineers. Mr. Gochnauer reported the specific findings of his study in his letter dated May 23, 2005. He suggests that wetlands should be delineated early in the process when a road is proposed. In response to a question regarding the Trails at Strasburg development, Mr. Gochnauer stated that the soils are hydric soils, no water plants exist, hydrology is not there and the swales were done many years ago through farming methods to make the area drier. He stated that the best thing that could be done to enhance the site would be to restore vegetation such as trees as shrubs. Regarding Kendig Run, Mr. Gochnauer stated that it probably originally was not as deep and defined as it is today, that farmers probably dredged it out to reduce the wetness on the pasture land.

OTHER BUSINESS: Ann Schein made a motion to approve the Certificate of Appropriateness to deny the application for the demolition of the barn at 313 Miller Street, seconded by Mike Sollenberger and passed unanimously.

Bruce Ryder explained an issue that recently came up at HARB regarding interpretation of the ordinance as it relates to demolition. Mayor Ryder suggested that the Planning Commission be authorized to review the ordinance and also consider changes to the Subdivision Ordinance to make provisions for adaptive reuse of accessory structures. Improved protection in Borough ordinances is needed to preserve barns, and where necessary to allow minimal use. Ann Schein made a motion to authorize the Planning Commission to review the ordinances as they relate to preserving historic structures, seconded by Mary Simmons and passed unanimously.

Ann Schein stated that she does not like the continued reference in letters to the editor regarding the “Parkland” in Strasburg plan variation of the Trails at Strasburg Development. She further stated that the Strasburg Community Park did not want the responsibility of the wetlands and the Lancaster County Conservancy did not consider it valuable due to its size. Velma Lutz also stated that she resents the reference from some residents that the Borough Council is dumb and not willing to hear options.

Ann Schein stated that after the trash program was recently considered by Borough Council, her trash hauler, BFI, has now notified her that they will only pick up 3 bags per week. She encouraged residents who want a trash program to circulate a petition in favor of the program and to come back with a more signatures than signed the petition against the program.

Mike Sollenberger stated that upcoming items for the Planning Commission to consider at the July 11, 2005 meeting are the Trails at Strasburg Development, Charter Homes and Stephen Smoker. He also stated that on July 19th the Joint Comprehensive Plan Steering Committee will meet at the Borough to continue the update of the Joint Comprehensive Plan.

CITIZEN’S COMMENTS: None.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 9:18 P.M., seconded by Ann Schein and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
JULY 26, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Lee Potts
Lisa M. Boyd, Borough Manager	Bob Stanley
F. Steven Echternach, Chief of Police	Jeff Miller
Christine D. Drennen, Admin. Asst.	Nick Miller
May Gaynor	Cindy Hummel
Mark Harlacker	Mark Johnson
Ralph Kauffman	Joyce Kauffman
Larry Shurr	Pauline Shurr

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. President Lutz dispensed with the roll call because all members were present.

REQUESTS TO BE HEARD: Velma Lutz welcomed Nick Miller, a scout from a local boy scout troop.

MINUTES OF JUNE 28, 2005: Ann Schein made a motion to approve the minutes of June 28, 2005, as printed, seconded by Mary Simmons and passed unanimously. Jim Kiscaden abstained from voting because he was not present for the meeting.

REPORTS:

MAYOR – The Mayor had no written report.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report dated July 22, 2005. Jim Kiscaden noted during a recent meeting with DEP, they stated that the Borough was “water rich” based on their review of the permitted water withdrawal from our sources. Bruce Ryder reported that the Borough received an LCBA grant for approximately \$4,200 to be used for improvements to the Main/Miller/Lancaster Avenue intersection. He further reported that the traffic data for the intersection have been received from PennDOT and have been forwarded to the engineer to compile the data to submit to PennDOT for restriping and repainting approval.

POLICE – The Police Report for June 2005 was received and Jim Kiscaden commended the Police Department for their work. Velma Lutz stated that the names and ages on the monthly report are not necessary.

PUBLIC WORKS – The Public Works report for June 2005 was received and Velma Lutz stated that the report proves that the Borough is water rich in that only 6% of the water was from wells.

ZONING OFFICER – The Zoning Officer’s written report for June 2005 was received without additional comment.

ENGINEER – The Engineer’s report for June 2005 was received and Bruce Ryder stated that they have been working with PennDOT to resolve traffic impact study issues for the Route 896 Project. He further stated that based on the traffic impact study, the Lancaster Avenue intersection will meet the requirements for a traffic signal and the developers will be required to install.

CONSENT AGENDA – Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to approve the following items on the Consent agenda:

**PAYMENT OF BILLS IN THE AMOUNT OF \$151,422.95
STRASBURG BUSINESS PLACE – EXTENSION OF TIME UNTIL
SEPTEMBER 14, 2005**

UNFINISHED BUSINESS:

TRAILS AT STRASBURG FINAL PLAN: Mark Johnson of RGS Associates was present and explained that the previous issues identified by the Planning Commission, Borough Council and Borough Authority have been implemented and the outstanding items cannot be completed until the final plan has been approved. Joe Coleman made a motion to grant conditional final approval with the applicant addressing the remaining conditions and the engineer’s comments to the satisfaction of the Borough Manager. The motion was seconded by Ann Schein and passed with members Lutz, Kiscaden, Sollenberger, Coleman, Schein and Simmons casting assenting votes. Member Bachman cast a dissenting vote.

REVIEW OF DALLAS AVENUE STORMWATER ANALYSIS REPORT: The stormwater analysis report for Dallas Avenue compiled by Arro Engineering was reviewed. In summary the report states that the swale is not deep nor wide enough to handle the stormwater because of filling up over time with silt and other debris. In addition, the report states that there is a driveway crossing that needs to be modified to be able to convey the runoff. Bob Stanley of 340 Dallas Avenue was present and stated that he felt the Borough caused the additional water to flow to their properties and carry the silt which filled in the swale because of additional paved parking areas, the masonry business and other development. It was the consensus to invite the affected residents of Dallas Avenue and Arro Engineering to the special Borough Council meeting scheduled for Tuesday, August 30, 2005. Mike Sollenberger made a motion to authorize the Borough Manager to obtain a cost estimate for anticipated work on the Dallas Avenue swale, seconded by Ann Schein and passed unanimously. Bob Stanley thanked the Council members for listening to him and for seeing this problem through this far.

NEW BUSINESS:

ACCEPTANCE OF PLANNING COMMISSION RESIGNATION – MIKE RAUB: Mike Sollenberger made a motion to accept the resignation of John Michael Raub from the Planning Commission with regret, seconded by Jim Kiscaden and passed unanimously.

ACCEPTANCE OF TREE COMMITTEE RESIGNATION – MARK BARRON: Ann Schein made a motion to accept the resignation of Mark Barron from the Tree Committee with regret, seconded by Mary Simmons and passed unanimously.

OTHER BUSINESS: Velma Lutz suggested that if one meeting a month is planned for next year that it should be the 3rd Tuesday.

Jim Kiscaden invited everyone to attend the Strasburg Fire Company groundbreaking ceremony which is scheduled for Saturday, August 6, 2005 at 11:00 A.M.

Don Bachman stated that a memorial service will be held in the Square on Sunday, July 31, 2005 to honor 26 local veterans who have passed away over the last 12 months.

Bruce Ryder stated that a consensus on how to address stormwater problems needs to be established. Jim Kiscaden stated that in plans recorded the last 5-10 years, there is a general note that addresses stormwater maintenance as the responsibility of the property owners or homeowner's association. It was the consensus of Council to have the staff develop a draft policy to be considered recognizing all possible different circumstances.

The Borough Manager stated that the low proposer for the handicapped ramps made an error in his bid. McMinn's asphalt has stated that they are willing to work with us on the scheduling of the paving to complete the installation of the handicapped ramps prior to their paving. Jim Kiscaden made a motion to put the installation of handicapped ramps out to bid and to withdraw Steve Fisher's proposal, seconded by Ann Schein and passed unanimously.

CITIZEN'S COMMENTS: May Gaynor asked for clarification on an item discussed in the meeting regarding developers being required to install a traffic signal. Bruce Ryder stated that PennDOT will require the Route 896 Developers, based on a traffic impact study, to install a traffic signal at Lancaster Avenue/Main Street/Miller Street as an off-site impact of their development.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 8:42 P.M., seconded by Ann Schein and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
AUGUST 9, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger
Schein Bachman

Others Present:

Bruce L. Ryder, Mayor	May Gaynor
F. Steven Echternach, Chief of Police	Bob Holmberg
Christine D. Drennen, Admin. Asst.	Christian Chesnet
Mark Stanley	Travis Mable
Frank Gerhardt	Ian Holmberg
Keith Miller	James Dewalt
Jeff Rutt	Jeff Dewalt
Mark Lefever	Andrew Lefever
Penny D'Alessandro	Carole Eshleman
Mike Eshleman	

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Administrative Assistant took the roll call.

REQUESTS TO BE HEARD: Velma Lutz welcomed the Boy Scouts in attendance, Christian Chesnet, Travis Mable, Ian Holmberg, Jeff Dewalt and Andrew Lefever.

MINUTES OF JULY 26, 2005: Jim Kiscaden made a motion to approve the minutes of July 26, 2005, as printed, seconded by Ann Schein and passed unanimously.

REPORTS:

MAYOR – The Mayor had no written report.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report dated August 5, 2005.

POLICE – The Police Report for July 2005 was received and accepted. Jim Kiscaden asked about the status of installing the speed tables on South Jackson Street. Chief Echternach stated that one proposal for installation was received and they are waiting on additional proposals. Jim Kiscaden also expressed his safety concern with the narrow road when vehicles are parked on both sides of South Jackson Street.

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PUBLIC WORKS – The Public Works report for July 2005 was received and Velma Lutz commented that the Borough is maintaining its water rich status.

ZONING OFFICER – The Zoning Officer's written report for July 2005 was received and it was the consensus that the additional information being provided from the Zoning Officer is appreciated, extensive and answers their questions.

ENGINEER – The Engineer's report for July 2005 was received and Jim Kiscaden asked about the traffic impact study for the Route 896 Relocation Project. Bruce Ryder stated that the traffic impact study has been reviewed by HRG's engineer and they have met with the traffic engineers for the developers and are currently waiting on the developer to give their approval of the findings. He further stated that they expect PennDOT to agree with the findings after approved by the developer and then can proceed to obtaining right of ways and final design.

TREASURER – The Treasurer's Report for the period ending May 31, 2005 was provided to Council. Ann Schein questioned that the report is only through May 2005 and Christine Drennen stated that a June or July 2005 report will be provided at the August 30th Borough Council meeting.

CONSENT AGENDA: Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to approve the following items on the Consent agenda:

PAYMENT OF BILLS IN THE AMOUNT OF \$19,139.62

HARB CERTIFICATES OF APPROPRIATENESS – 135 W. MAIN ST, 22 W. MAIN ST, 124 S. DECATUR ST, 112 S. DECATUR ST, 39 E. MAIN ST, 60 W. MAIN ST, AND 246 MILLER STREET

AWARD OF 1987 PUBLIC WORKS TRUCK BID

UNFINISHED BUSINESS:

ENACTMENT OF ORDINANCE 2005-3 – PRECISION AVERNUE EXTENSION

MAINTENANCE: Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to enact Ordinance 2005-3 which authorizes the Borough and the Township to enter into an inter-governmental agreement regarding the maintenance of an extension to Precision Avenue.

NEW BUSINESS:

CHARTER HOMES

REZONING PETITION AND AMENDMENT – REFER TO LANCASTER COUNTY AND BOROUGH PLANNING COMMISSIONS AND TENTATIVELY SCHEDULE PUBLIC HEARING FOR SEPTEMBER 13, 2005:

Mark Stanley, attorney for the developer, was present and stated that during the second review by the Borough Engineer, it was discovered that a 1.5 acre tract that is part of the 22 acre parcel is zoned C-2. A rezoning petition to rezone it C-3 to match the larger portion of the parcel has been submitted. Mike Sollenberger asked if the plans could be modified to allow for an appropriate use on the C-2 tract. Mark Stanley stated that it would not fit into their development plans and does not fit into the previous requests from the Borough to include a small commercial tract within a residential area. Ann Schein made a motion, seconded by Jim Kiscaden and passed unanimously to refer the Charter Homes Rezoning Petition and Amendment to the Lancaster County and Borough Planning Commissions and tentatively schedule the Public Hearing for September 13, 2005 at 7:30 P.M.

ACKNOWLEDGEMENT OF EXTENSION OF TIME FOR ACTION ON CONDITIONAL USE UNTIL OCTOBER 11, 2005:

Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to acknowledge the extension of time for action on the Conditional Use for Charter Homes until October 11, 2005.

TRAILS AT STRASBURG – REQUEST TO AMEND CONDITION 2 OF FINAL PLAN

APPROVAL: Keith Miller of RGS Associates and Jeff Rutt, President of Keystone Custom Homes, were present to ask for relief of Condition 2 of the final plan to allow them to begin utility, stormwater and street improvements. They are asking for this condition to be amended to allow the excavation work to be completed earlier in the season so that grass can begin growing and the road base in place prior to winter to reduce erosion. Keith Miller stated that they are committed to meeting the remainder of the conditions but the final plan cannot be recorded until the planning module is completed which was required because of the inclusion of one lot in Strasburg Township which will not be connected to public sewer. Jeff Rutt clarified that no lots will be sold and no permits requested to construct homes until the Final Plan has been recorded. Ann Schein made a motion to allow the waiver of Condition 2 to allow the applicant to begin construction prior to the final plan being recorded in order to initiate stormwater, streets and utility work only. The motion was seconded by Mike Sollenberger and passed with members Lutz, Sollenberger and Schein casting assenting votes. Members Kiscaden and Bachman cast dissenting votes.

STORMWATER POLICY DISCUSSION: Bruce Ryder reviewed the memorandum prepared by the Borough Manager regarding her research of the stormwater policy. He stated that the existing Stormwater Management Ordinance in Article VII Maintenance Responsibilities states that the homeowners are responsible to maintain existing facilities on their property. The previous stormwater matter where the line was flushed was discussed and it was the consensus that periodic flushing of the stormwater pipe from the street inlet was done to eliminate ponding on the street. The Borough has been funding and has future funds in the Capital Improvements Plan to continue to fund the Army Corps of Engineers studies and to fund additional studies in each area to evaluate any specific deficiencies and to develop a plan to correct the problem with estimated costs. Steve Echternach expressed his concern of the older historic sections of town and requiring a homeowner to upgrade those facilities. This matter will be investigated and Carole Eshleman suggested looking for grant funds.

OTHER BUSINESS: Ann Schein provided information and a timeline from the Lampeter-Strasburg Community Recreation Center regarding their progress.

CITIZEN'S COMMENTS: May Gaynor agreed that grant funds should be investigated to improve stormwater facilities in the older sections of town.

James Dewalt asked what the effect was of the bridge blocking the swale on Dallas Avenue and Bruce Ryder stated that the water backs up behind the bridge and floods yards.

ADJOURNMENT: Ann Schein made a motion to adjourn the meeting at 8:45 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
AUGUST 30, 2005
MINUTES**

Members Present: Lutz Schein Bachman Sollenberger
 Coleman Simmons

Others Present:

Bruce L. Ryder, Mayor	May Gaynor
Lisa M. Boyd, Borough Manager	Eric Staley
F. Steven Echternach, Chief of Police	Bob Stanley
Christine D. Drennen, Admin. Asst.	Diane Kreider
D. Eric Eberly, Arro	Cindy Hummel
Irwin Widders	Mike Hoffman
Steve Straley	Dawn Ferretti
Barry Hohman	Naomi Hohman
William Baker	Kathy Baker

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

STORMWATER

DISCUSSION – DALLAS AVENUE STORMWATER ANALYSIS REPORT: Bruce Ryder stated that following the discussion regarding stormwater on August 9, 2005, he talked with the Borough Solicitor who clarified that the Borough cannot require a property owner to install new stormwater facilities, only to maintain the existing facilities. He also stated that for newer developments where stormwater plans exist, the Borough can require the facilities be maintained according to the plans.

REQUESTS TO BE

HEARD: None.

MINUTES OF AUGUST 9, 2005: In light of a recent letter to the editor, Ann Schein emphasized the Trails at Strasburg section where the developer was granted permission to begin utility, stormwater and street improvements. She further stated that the waiver was granted to protect the neighbors to allow time for the grass to grow to reduce erosion, and was not a gift to the developer. Ann Schein made a motion to approve the minutes of August 9, 2005, as printed, seconded by Mike Sollenberger and passed unanimously. Members Simmons and Coleman abstained from voting because they were not present for the meeting.

TREASURER’S REPORT – JULY 2005: The Treasurer’s Report for the period ending July 31, 2005 was provided to Council.

CONSENT AGENDA: Ann Schein questioned the payment to SLSA for audited flow charges. The Borough Manager stated that this invoice was done the same as in previous years where it is the prior year's flow calculated at the current year's rate. Mike Sollenberger made a motion, seconded by Joe Coleman and passed unanimously to approve the following items on the Consent agenda:

**PAYMENT OF BILLS IN THE AMOUNT OF \$125,363.83
HARB CERTIFICATES OF APPROPRIATENESS – 102 MILLER STREET, 16/18
MILLER STREET, 48 EAST MAIN STREET, 133 WEST MAIN STREET, 22 WEST
MAIN STREET**

UNFINISHED BUSINESS:

BID AWARD – OLDE TOWNE STRASBURG HANDI-CAP RAMPS: The Borough Manager stated that the Borough's policy is that new developments install handicap ramps. Handicap ramps are installed in the older sections of town when the streets are paved and paid for from Liquid Fuels funds. Ann Schein made a motion, seconded by Mary Simmons and passed unanimously to award the bid for the Olde Towne Strasburg handicap ramp installation to Eberly Masonry at a bid of \$20,000 with the work to be completed within 30 days of the award date.

236 CROSSKEYS DRIVE – STORMWATER EASEMENT ISSUE: Barry and Naomi Hohman were present and explained their request to be allowed to keep their partially constructed shed within the drainage easement because they have never seen water in the easement in the 20 years they have lived there. Mr. Hohman stated that he started construction of a storage shed that is not on a foundation prior to obtaining a permit and was then advised that it was being constructed within the drainage easement. Since the stormwater in this area is piped, the easement is to allow for equipment to get in to make any needed repairs and will not interfere with water flow. Mr. Hohman stated that the shed would need to be taken down to move it because of its size, which is 19' X 19'. He further stated that the shed is only 2 ½ feet into the 10' easement and is agreeing, by a letter, that if the shed is in the way in the future that the shed would be either be moved or taken down. Borough Council expressed concern that the agreement letter would not follow the property if the property were sold.

Joe Coleman made a motion to accept the waiver with the provision that should the structure impede, impair or limit the drainage easement in any way, the structure will be moved outside the limits of the easement at the owner's expense. The motion was seconded by Don Bachman. Members Coleman and Bachman cast assenting votes. Members Sollenberger, Schein, Lutz and Simmons cast dissenting votes. Motion failed.

Mary Simmons made a motion to deny the waiver request, and the owner can pursue a legal agreement to attach to the deed and reapply for a waiver. The motion was seconded by Ann Schein. Members Sollenberger, Schein, Lutz and Simmons cast assenting votes. Members Coleman and Bachman cast dissenting votes. Motion carried.

DALLAS AVENUE DISCUSSION: Eric Eberly representing Arro Engineering who completed the stormwater study of the swale located to the rear of Dallas and Ada Avenues was present and reviewed their written report. Mr. Eberly stated that for the 10 year storm, the swale needs to be able to handle 10 cubic feet/second and it currently can only handle 2-3 cubic feet/second. Velma Lutz asked if the problem occurred because of silting and Mr. Eberly stated that it could have been but it probably wasn't built adequately. In summary, the improvements needed are to remove the topsoil from the area that needs construction, excavate the excess soil and shape the swale, reinstall topsoil, seed and install pipes at the driveway that is currently blocking the swale. He further stated that the estimate was calculated per property at prevailing wage but if all of the homeowners got together and utilized one contractor the improvements probably could be completed for less than estimated. Bruce Ryder stated that following the Borough Code, we have two options: 1) Borough complete and pay for the improvements or 2) the property owners work out an agreement and complete and pay for the improvements. He further stated that the Borough is not allowed to do the work and to invoice the property owners.

The affected property owners in attendance were in agreement that they felt they did not create the problem and should not have to fix it. They also stated that there was not a water problem in this area until the development of Hemlock Lane, Hampden Drive, Lancaster General and Ware. Don Bachman stated that the water used to flow west and through the fields but the installation of Hampden Drive cut off the flow.

Bruce Ryder stated in addition to the Arro Engineering study, the Army Corps of Engineers previously studied this quadrant and identified a handful of problems in stormwater facilities which were followed up on, and now the Dallas Avenue swale needs to be repaired. Ann Schein reminded the property owners that in addition to the Army Corps of Engineers study, the Borough funded the Arro Engineering study as requested by the property owners to describe what improvements needed to be done to fix their water problems.

Joe Coleman stated that because of the improvements to the Lancaster General Medical Facility at 1135 Hampden Drive, their stormwater basin will be improved, and it is anticipated that will be complete within 30 days. If the basin is not working correctly, when the improvements are complete it should reduce the runoff flow rate through the Dallas Avenue swale. However, it will not solve their problems because the Dallas Avenue swale is not deep enough along several properties and has a driveway blocking the flow.

Mike Hoffman stated that he felt that the installation of two 24" pipes would create a lesser disturbance and not interfere with existing trees on his property. May Gaynor stated that the area contains soils described in Comprehensive Plan as developmentally constrained soils. Velma Lutz stated that we were advised that developmentally constrained soils relate to on-lot septic systems.

It was the consensus of Borough Council that if the financial responsibility for correcting all stormwater problems were placed on the municipality, the tax base would be extremely high. Mary Simmons stated that for a property she owns in another municipality, the Township went back on the developer to repair the stormwater facilities and that we should be making sure that future stormwater facilities are correctly installed. The Borough Manager stated that the engineer now does inspect stormwater facilities and that the developer for this development is not longer in existence. The Borough Manager was asked to verify the easement behind Dallas and Ada Avenues.

It was the consensus of Borough Council to have the property owners get together to see what they as a development can do regarding these suggested improvements and to understand the precedence that will be set if the Borough pays for the repairs.

Bruce Ryder stated that possibly the Borough would consider bringing the facility back to the current specifications and then it would be the responsibility of the property owners to maintain.

NEW BUSINESS: None.

OTHER BUSINESS: Ann Schein highlighted that the Lampeter-Strasburg Recreation Commission is experiencing some personnel changes. She also stated that the Borough's 2006 contribution is expected to remain the same as in 2005.

Bruce Ryder explained that PennDOT has agreed to complete the improvements to the Lancaster Avenue/Main/Miller Street intersection if the engineering is completed by the Borough. The scope of work from HRG is to create a plan to be approved by PennDOT for the signage and pavement markings, which is a temporary fix, and may involve reconfiguration and a stop sign on Miller Street eastbound. The decision for Borough Council is to direct the engineer to either complete the minimum engineering or to complete additional surveying for a future traffic light which is the permanent fix. Steve Echternach stated that any improvement to this intersection is to the positive and doing nothing is not the answer. He also stated that PennDOT agreed to do this project this year if the engineering is complete because of the severity of the problem. Don Bachman stated that a flashing sign indicating a new stop sign ahead would be needed. Don Bachman made a motion to authorize the engineer to proceed with the engineering and the additional surveying at an cost not to exceed \$8,200, seconded by Mary Simmons and passed unanimously.

The Strasburg Fire Company has requested the Borough to sign an approval and written agreement for the fire company to borrow not to exceed \$1,163,655 for the new fire house. This document specifically states that it does not constitute any financial involvement or obligation of the municipality. Don Bachman made a motion to authorize the Borough Council President to execute the document, seconded by Mike Sollenberger and passed unanimously.

Mike Sollenberger reminded that the next Strasburg Region Joint Comprehensive Plan Steering Committee meeting will be held at the Strasburg Borough Office on September 20, 2005 at 7:30 P.M. He also stated that the Steering Committee is interested in a joint meeting between the Borough Council, Township Supervisors and the Steering Committee prior to the authorization to adopt.

Velma Lutz asked that an Executive Session be added to the next meeting agenda.

CITIZEN'S COMMENTS: None.

ADJOURNMENT: Ann Schein made a motion to adjourn the meeting at 10:20 P.M., seconded by Don Bachman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

2005-49

STRASBURG BOROUGH COUNCIL
September 13, 2005
MINUTES

Members Present: Lutz Kiscaden Sollenberger
 Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Cindy Hummel, Lanc. News
F. Steven Echternach, Chief of Police	Josh Hummel
Lisa M. Boyd, Borough Manager	Penny D'Alessandro
Diana Hallman, Boro Clerk, PD Secretary	May Gaynor
Frank Gerhardt, Charter Homes	Barry Hohman
R. B. Campbell	Naomi Hohman
Mark Stanley	
Mike Saxinger	
Stephen Smoker, Historic Properties Partners	

CALL TO ORDER AND PLEDGE TO THE FLAG: President Velma Lutz called the meeting to order at 7:30 followed by the salute to the flag. President Velma Lutz announced that the meeting is be audiotaped to assist in the preparation of the minutes.

ROLL CALL: The Borough Manager.

REQUEST TO BE HEARD: Penny D'Alessandro asked concerning the fire on East Main Street. She heard that during the fire there was not a lot of water pressure. Jim Kiscaden stated that the newspaper had a miss quote about there not being adequate water flow. The first hydrant on Shenk Ave. has 1,000 gallons per minute and the other hydrant has 600 gallons per minute. At no time during the fire did the tanker truck, which was the main source of water, pump more than 500 gallons of water a minute. The pressure in the hydrant does not impact the pressure going through the hoses. Lisa said there was a concern expressed to the office about the hydrant on 41 East Main Street so Paul Miller checked and confirmed that it was working just fine. Mayor Ryder asked Chief Echternach as Emergency Manager to check with the Fire Chief after the fire, because of what was miss quoted in the newspaper. The Fire Chief told him there was absolutely no issue and that it is standard protocol to go to tanker assist no matter what the fire is. There was no issue or concern on their part.

PUBLIC HEARING - STRASBURG COMMONS (CHARTER HOMES): Frank Gerhardt, representing Charter Homes, presented a rezoning petition to the Borough Council requesting the rezoning of a 1 ½ acre corner lot situated east of North Decatur Street and south of Historic Drive from Highway Commercial zone (C-2) to the Restricted Commercial Zone (C-3). President Velma Lutz announced that the following items will be made a part of the minutes of the hearing: Lancaster County and Borough Planning Commission Minutes, Certification of Posting of the Property, Law Librarian's Receipt, Meeting Notification to Applicants, and the Proof of Publication from the Strasburg Weekly News.

Frank Gerhardt met with the Planning Commission September 12th and received a recommendation of approval to rezone the 1½ acres thereby making the entire 23 acre tract of land Restricted Commercial Zone (C-3). The 1½ corner lot was not included. Mike Sollenberger, a member of the Borough Planning Commission, stated that at their September 12th meeting the Planning Commission recommended that this tract of land be included and zoned Restricted Commercial Zone (C-3). The proposed would provide one zoning district classification for the entire property. The hearing was closed. A motion was made by Mike Sollenberger, seconded by Ann Schein and passed unanimously to enact Ordinance 2005-6 amending the Strasburg Borough Zoning Ordinance to change the zoning classification of a tract of land containing approximately 1½ acres situate east of North Decatur Street and south of Historic Drive, adjacent to the rear property lines of lands occupied by Garden Spot Bowling Center and Strasburg Dental Group, from Highway Commercial zone (C-2) to the Restricted Commercial Zone (C-3).

S. E. SMOKER STORMWATER BASIN ISSUE: June 14, 2005 Borough Council requested Mr. Smoker improve the stormwater basin on his property, which was retaining a large amount of water. The Lancaster County Conservation District letter dated August 30, 2005 to Mr. Smoker states that the installation of the proposed underdrains is not a requirement. Mr. Smoker noted that the water table has been high, and pictures provided show the water is receding. He is requesting the improvements be waived or an extension of time be granted in order to complete the improvements. Mayor Ryder asked if the basin carried any health or safety issues like mosquitoes. Mr. Smoker stated that the basin catches the stormwater and holds the sediments, but that the water is always moving so it is not a nest for mosquitoes, and the birds take care of the insects. Mike Sollenberger asked if a fence should be erected to keep out intrusion. Other Council members felt a fence was not a necessary request because the basin is temporary. A motion was made by Jim Kiscaden, seconded by Mary Simmons to waive any more improvements to the stormwater basin on S. E. Smoker's property. Members Kiscaden, Simmons, Schein, Lutz, and Bachman cast assenting votes. Member Sollenberger cast a dissenting vote. Motion passed.

MINUTES OF MAY 10, 2005: A motion was made by Mike Sollenberger, seconded by Ann Schein to approve the minutes of the August 30, 2005 meeting as printed. Jim Kiscaden abstained from voting since he was not in attendance.

REPORTS:

MAYOR - The Mayor had no written report.

PRESIDENT - The President had no written report.

MANAGER - Lisa M. Boyd mentioned several items on her written report, site work had begun at Trails of Strasburg with inspections weekly by HRG. Inspections are conducted daily by the Public Works Department and a security check is completed daily by the Police Department. The Fire Company project has also begun with about the same level of inspection. Olde Town Strasburg Handi-cap Ramps work began September 12th with daily inspection being performed by the Public Works Department.

POLICE - The Police Report for August 2005 was received.

PUBLIC WORKS - The Public Works report for August 2005 was received.

ZONING OFFICER - The Zoning Officer's written report was received.

ENGINEER - The Engineer's written report was received without additional comment.

CONSENT AGENDA: Ann Schein requested that the November 8th Borough Council Agenda be minimized and the Budget be discussed at 8:00, and work out major issues during the second meeting of the month. Possible dates for a general meeting in November are on the 22nd or 29th. A motion was made by Jim Kiscaden, seconded by Don Bachman and passed unanimously to approve the following items on the Consent Agenda.

PAYMENT OF BILLS DATED 9/7/05 IN THE AMOUNT OF \$25,847.87
STRASBURG BUSINESS PLACE (S. E. SMOKER) ACKNOWLEDGEMENT OF
EXTENSION OF TIME UNTIL NOVEMBER 9, 2005
2006 BUDGET CALENDAR
USE OF BUILDING BY OUTSIDE ORGANIZATIONS POLICY

UNFINISHED BUSINESS: None

NEW BUSINESS:

R. B. CAMPBELL - STATUS REPORT AND REQUEST FOR EXTENSION OF TIME

REGARDING ACCESS TO 272 N. DECATUR STREET: R. B. Campbell reported on his planning and design steps for vehicular access to and from his property on North Decatur Street. His desire is not to have multiple driveways accessing 896. He has received an easement draft recommendation from Don Hess, comments from his neighbors, and gave a stormwater review. R. B. Campbell is asking for more time to finalize some additional regulations, to work with Penn Dot to communicate with property owners, and to prepare a final draft for Borough engineers on the stormwater issues. The extension of time until December 31, 2006 would allow him time to arrive at the right long term solution. A motion was made by Ann Schein, seconded by Don Bachman and passed unanimously to grant the extension of time until December 31, 2006 in order for R. B. Campbell to prepare, submit, and implement a long-term and permanent plan for vehicular access to his property at 272 North Decatur Street.

SCHEDULE JOINT MEETING TO DISCUSS REGULATIONS ON USE/DEMOLITION OF

BARNs: Lisa Boyd will provide the Manheim Borough Ordinance and the Borough's current HARB ordinance to all members of the Planning Commission and the HARB Committee prior to the meeting. A motion was made by Ann Schein, seconded Mike Sollenberger and passed unanimously to invite the Planning Commission, HARB, Carole Wilson, and Bill Crosswell to the October 11th Borough Council meeting to discuss Regulations on Use/Demolition of Barns.

236 CROSSKEYS DRIVE - STORMWATER EASEMENT ISSUE: President Velma Lutz thanked the Hohmans for moving so quickly on having their legal counsel provide wording that would be required to be added to their deed that would run with the property stating that the shed would be removed if it has an adverse effect on the drainage easement. A motion was made by Ann Schein, seconded by Mike Sollenberger and passed unanimously to approve the waiver for the encroachment of the shed on the 20' easement and to have the Hohman's add the wording to their deed as provided by Angela M. Ward of Going and Plank.

OTHER BUSINESS: Mayor Ryder commented on the letter from the County Commissioner stating that they would match new fundings to our public Library, anything above last year's giving. He felt the Borough's funding was already in a generous amount, and he would like to see them match the whole dollar amount of our contributions. Lisa Boyd said she would research the matter, and voice the Borough's feelings to the County Commissioner. A motion was made by President Velma Lutz, seconded by Mary Simmons and passed unanimously to send a message to the County Commissioners.

President Velma Lutz asked the Council if they had any key feelings about the direction the Borough should be taking on stormwater. Jim Kiscaden felt the Borough should wait until all the Army Core reports and all the stormwater related issues and their recommendations on how to take care of them or improve them are back. When the Borough has a tentative cost that addresses all the stormwater issues, then Jim Kiscaden said make a decision on who's responsible, get it resolved, and enforce what is on the books. Mayor Ryder agreed it could be big, expensive, and a messy project, but it does need to be done. Mike Sollenberger suggested that the work could be budgeted and a certain number of repairs done each year. Some improvements could be listed on the Capital Improvement Plan. Lisa Boyd said we have money in the stormwater fund. The 3rd Army Corp report is due in October. It was also discussed, if the Borough should do the remaining two studies in 2006. Meanwhile a routine Maintenance letter could be devised. Mayor Ryder asked that a letter be sent to all property owners on Dallas Avenue thanking them for their thoughts and giving them a brief overview of where the Borough stands.

CITIZEN'S COMMENTS: None

ADJOURNMENT: A motion was made by Mike Sollenberger, seconded by Don Bachman to do the remaining two studies in 2006 and passed unanimously to adjourn the meeting at 9:17 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
OCTOBER 11, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Cindy Baker
F. Steven Echternach, Chief of Police	May Gaynor
Lisa M. Boyd, Borough Manager	Dale Kaufman
Christine D. Drennen, Admin. Asst.	Lee Potts
Cindy Hummel, Lancaster Newspapers	Bob Stanley
Frank Gerhardt, Charter Homes	Penny D'Alessandro
Don Hess, Gibbel, Kraybill & Hess	Larry Weaner
Stephen Smoker, S.E. Smoker	Tony D'Alessandro
Diane Kreider	Ralph Lockard
Kathleen Shelly	Patsy Ranck
Clair Ranck	Priscilla Williams
Tom Lainhoff	Ann Lainhoff
Patricia Hunt	Roy Charles
Elsie Charles	Jerre L. Groff
Marilyn Weaver	Caroline Morton
Barbara Rathbone-Frank	Nancy Harper

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: Patsy Ranck of 325 Sunset Avenue read a letter to Borough Council regarding her concern for Sunset Avenue and desire to keep it a dead end street. Her complete statement is attached to and made a part of the minutes.

May Gaynor stated that she agrees with Patsy Ranck and reminded the citizens that the Joint Comprehensive Map is available for comment. Mrs. Gaynor also stated that she and her neighbors have had to endure the blasting for the Trails at Strasburg development and asked if the citizens could be notified in the future. Also provided from Mrs. Gaynor was a copy of the agenda from Drumore Township where she pointed out that they describe each agenda item.

Priscilla Williams stated that she has lived on Susan Avenue for 4 years and is now moving for other reasons, but had enjoyed the scenery that existed prior to the new development. She also stated that for the safety of the children the streets should not become through streets.

Chris Lauther of 318 Sunset Avenue stated that what attracted him to the development was because Sunset Avenue was not a through street. He stated that the street should stay as it is now.

Carol Hitchens urged Council to keep Sunset Avenue a dead end street and that she doesn't see what added convenience it would be to extend the streets and added that she feels that Miller Street and Clearview Drive is a dangerous intersection.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE HEARING: Velma Lutz called the Strasburg Commons Conditional Use Hearing to order at 7:40 P.M. at which time she stated that the hearing has been advertised and a copy of the proof of publication is made a part of the minutes of the hearing, as well as the certification of the posting of the property, the minutes of the Strasburg Borough Planning Commission and the meeting notification to the applicants. Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously that since the Planning Commission at their meeting on October 3, 2005, did not make a recommendation on the Conditional Use application, the hearing will be continued until the November 8, 2005 Borough Council meeting at 8:15 P.M.

Frank Gerhardt stated that they were willing to grant an extension if Borough Council was not able to take action at the November 8, 2005 meeting.

Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to close the hearing at 7:52 P.M. until November 8, 2005 meeting.

STRASBURG COMMUNITY PARK UPDATE: Larry Weaner, the landscaper who has been overseeing the progress of the park, was present and reviewed the progress that has taken place in the park. He explained that there were 2 tree plantings, the amphitheater is seeded in grass and maintained by mowing, the pond area has been seeded and the area around the parking area was seeded. He stated that the plug plants around the parking area are not yet planted and that it was necessary to mow around the parking area because of the amount of weeds this year. He further stated that Weeds Incorporated was hired for weed control. The third tree planting is scheduled for November, to include white pines along the new development. Velma Lutz asked if the need for weed control will end, and Mr. Weaner stated that it is never permanently over, that the plants will become dense enough to reduce the weeds. Jim Kiscaden asked about thistle causing a problem on neighboring properties. Mr. Weaner stated that the park is working together with the weed control company to control the weeds, and they should not cause problems for the neighbors. Mike Sollenberger asked if the plants will continue to be so tall. Mr. Weaner stated that the open meadow will stay the same height, but that as the trees mature the tree undergrowth will be shorter due to shade.

May Gaynor stated that she was glad that we have the Park and the open space, but regrets that the wetlands and the open space in the Brendle property were not added to the park with the assets that were lined up. Velma Lutz clarified that the assets did not materialize.

MINUTES OF SEPTEMBER 13, 2005: Ann Schein made a motion to approve the minutes of September 13, 2005 as printed, seconded by Mary Simmons and passed with members Lutz, Kiscaden, Sollenberger, Schein, Bachman and Simmons casting assenting votes. Member Coleman abstained from voting because he was not present for the meeting.

REPORTS:

MAYOR – The Mayor had no written report.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report dated October 7, 2005. Ann Schein added that we should continue to attend LCBA meetings. Ann Schein further asked if the engineer attends the Lancaster County Conservation District meetings or if someone else should attend.

POLICE – The Police Report for September 2005 was received and accepted. The proposal for municipal police being able to use radar was again discussed. Chief Echternach stated that the argument he generally hears against municipal use is that it could be abused as an income-generating tool. He stated that for a \$105.00 ticket, the municipality only receives \$12.50, which clearly demonstrates that it is not an income-generating tool.

PUBLIC WORKS – The Public Works report for September was received without additional comment.

ZONING OFFICER – The Zoning Officer's written report for September 2005 was received. Ann Schein asked why some items continue to appear as being reviewed, and asked if additional information could be provided.

ENGINEER – The Engineer's report for September 2005 was received and reviewed. Jim Kiscaden asked how much additional design work remains for Historic Drive. Bruce Ryder stated that the design phase should be completed by approximately March 2006 and then the right-of-way phase. He stated that he would be able to provide an updated project schedule for the next meeting. Bruce Ryder stated that he has been working with the developers regarding the completion of the Traffic Impact Study and that the developers contacted him today and that the revised Traffic Impact Study is ready to be returned to PennDOT for approval. After this, it is anticipated that they will be able to proceed through final design without problems.

TREASURER – Jim Kiscaden made a motion, seconded by Joe Coleman and passed unanimously to accept and file for audit the Treasurer's Report for the period ending September 30, 2005.

CONSENT AGENDA: Joe Coleman made a motion to approve the following items on the Consent agenda, seconded by Mike Sollenberger and passed with members Lutz, Kiscaden, Sollenberger, Bachman, Coleman and Simmons casting assenting votes. Member Schein abstained from voting because one of the HARB Certificates of Appropriateness was for her property.

PAYMENT OF BILLS IN THE AMOUNT OF \$82,535.92
HARB CERTIFICATES OF APPROPRIATENESS – 121 W. MAIN STREET,
308 MILLER STREET AND 320 MILLER STREET
HISTORIC DISTRICT PERMIT APPLICATION
TRICK-OR-TREAT – SET DATE, OCTOBER 31, 2005
HISTORIC DRIVE LOAN ADVANCE – RATIFY AND CONFIRM
STATEMENT OF RESPONSIBILITY
SEMINAR AND EDUCATIONAL APPROVAL AND REIMBURSEMENT
REQUEST

UNFINISHED BUSINESS:

REVIEW OF STORMWATER POLICY/LETTER TO RESIDENTS: Ann Schein asked which quadrant in the Army Corps of Engineers studies includes Main Street, which the Borough Manager was asked to confirm. In summary, the policy presented is to continue with the Army Corps of Engineers studies and then to float a bond to correct the stormwater problems throughout the town. Ann Schein made a motion to adopt the stormwater policy as presented and to forward a letter to the residents along Dallas Avenue, seconded by Joe Coleman and passed unanimously. Mike Sollenberger stated that this will be an expensive solution. He further stated that we need to enforce the continued functionality of the stormwater basins that the Borough has jurisdiction to require the developer and/or homeowners to maintain. Bruce Ryder stated that during the 12 inch rainfall over the weekend, the swale for 1125 Hampden Drive had no water in it and the Hemlock Lane swale had very little.

NEW BUSINESS:

HISTORIC MARKERS – AUTHORIZATION TO APPLY FOR GRANT: Ann Schein made a motion, seconded by Mike Sollenberger and passed unanimously to authorize HARB to apply for a grant for the historic markers with the assistance of the staff and to assist with the pickup, location, installation and maintenance.

S.E. SMOKER – REDUCTION IN LETTER OF CREDIT FOR PHARMACY BUILDING: In response to Council's action at the last meeting in that no further improvements are required for the temporary 4-bay stormwater basin, Mr. Smoker is requesting a reduction in the letter of credit for the Pharmacy Building in the amount of \$7,709.00. The remaining \$3,456.00 is specifically for the trees which will be placed along Historic Drive. The Engineer recommended denying the reduction to cover any improvements that would be necessary if the permanent basin was not constructed in a timely manner. Mr. Smoker clarified that the existing letter of credit is for installation, which Council took action that no additional improvements were necessary. Jim Kiscaden made a motion to accept the reduction in the letter of credit for the Pharmacy Building in the amount of \$7,709.00. The motion was seconded by Mary Simmons and passed with members Lutz, Kiscaden, Coleman, Schein, Bachman and Simmons casting assenting votes. Member Sollenberger cast a dissenting vote.

STRASBURG BUSINESS PLACE – S.E. SMOKER – ACTION ON WAIVERS: Don Hess of Gibbel, Kraybill & Hess, representing Mr. Smoker, explained their waiver requests. He explained that the plan is for the land development of two office buildings and a general subdivision of the remaining property. The two waivers being requested are the traffic impact study and to combine the preliminary and final plans. He did state that the Strasburg Borough Planning Commission recommended denying both requests based on the recommendations of the Solicitor and Engineer.

The Borough Solicitor submitted proposed wording for the one condition regarding the traffic impact study waiver based on the applicant's desire to reference the existing developer's agreement and that a Traffic Impact Study which includes Mr. Smokers' property has already been completed and submitted. Since the applicant did not receive the comments from the Borough Solicitor until just now, Velma Lutz offered to table this discussion to allow for the applicant and his counsel to meet and then this item would be reconvened.

APPOINTMENTS TO PLANNING COMMISSION AND HARB: Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to appoint Ken Johnson to complete the unexpired term of Mike Raub. Bruce Ryder asked for Mr. Johnson's qualifications and it was stated that he serves on the Steering Committee, works in land development and was recommended by the head of the Planning Commission.

Jim Kiscaden made a motion to appoint Tom Lainhoff to complete the unexpired term of Tom Groff on the Historic Architectural Review Board. The motion was seconded by Ann Schein stating that Mr. Lainhoff was recommended by several members of HARB. The motion passed with members Kiscaden, Coleman, Schein, Bachman and Simmons casting assenting votes. Members Sollenberger and Lutz cast dissenting votes.

Jim Kiscaden stated that a vacancy exists on the Tree Committee to which no one applied, and asked that letters of interest be submitted. He asked May Gaynor if she was interested in serving on the Tree Committee and Mrs. Gaynor stated she would consider it, but was concerned that the person appointed to the Planning Commission does not regularly attend the Steering Committee meetings.

2006 MMO'S – RATIFY AND CONFIRM: Jim Kiscaden made a motion, seconded by Joe Coleman and passed unanimously to ratify, confirm and accept the 2006 Minimum Municipal Obligation for the Non-Uniformed Pension Plan in the amount of \$22,481 and the Police Pension Plan in the amount of \$46,021 and acknowledge that the MMO's were received by the September 30th deadline.

2006 BUDGET AND CAPITAL IMPROVEMENTS PROGRAM: It was stated that a special meeting for October 25th has been scheduled for budget purposes, and it was the consensus to hold budget discussions until that time. Members were encouraged to submit concerns and questions to the Borough Manager prior to that meeting. Bruce Ryder stated that a shortfall currently exists in the Route 896 Relocation project and that additional money that was borrowed as a contingency may be needed to be used for the project. He stated that additional budget information and revised schedule will be available for the October 25th meeting.

STRASBURG BUSINESS PLACE – S.E. SMOKER – ACTION ON WAIVERS: The applicant and his counsel reviewed the proposed condition and the felt that the conditions recommended by our Solicitor were plan notes. Don Hess provided suggested wording for the condition. Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously stating that the Traffic Impact Report (Section 402.05.4) waiver request is granted subject to the condition that this project accept responsibility for including any design changes and construction improvements needed based on the findings of the Traffic Reports; and for which such responsibility has not otherwise already been provided for by the Developers' Agreement of March 26, 2004 (among and between the Historic Drive landowners and Strasburg Borough and Strasburg Township) and the Development and Cost Sharing Agreement (among Historic Drive landowners) dated October 17, 2000, as amended. Provided, however, that if the Traffic Impact Study prepared in the 896 Relocation Project is not approved, or if the 896 Relocation Project is not implemented, the Borough may require the developer to submit a substituted Traffic Impact Study for approval.

The waiver request for the combination of the preliminary and final plans was discussed. Mr. Hess explained that this plan is for land development for 2 offices but is primarily a subdivision plan to show lot lines. Because of the waiver request, the land development issues were reviewed by the engineer and they anticipate submitting responses to all comments from the Solicitor and Engineer by October 15, 2005. Mike Sollenberger expressed his concern that a number of issues remain open relating to the uses and locations of the buildings, which are not specified. He further related that the benefit of having the two reviews (preliminary and final) were beneficial. Mike Sollenberger made a motion to deny the waiver request for the Strasburg Business Place from Section 303 Preliminary Plan and Ann Schein seconded the motion. Members Sollenberger, Schein, Coleman and Bachman cast assenting votes. Members Kiscaden, Lutz and Simmons cast dissenting votes. Motion passed 4-3 to deny the waiver request.

OTHER BUSINESS: None.

CITIZEN'S COMMENTS: Patsy Ranck stated that she believes in faith and by stepping out in faith for God that she can turn hearts to keep Sunset Avenue closed.

EXECUTIVE SESSION: The regular meeting was convened into an Executive Session at 9:45 P.M. to discuss personnel issues. The regular meeting was reconvened at 10:17 P.M. at which time no official action was taken.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 10:17 P.M., seconded by Mary Simmons and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

Transcription of statement read by Patsy Ranck:

My name is Patsy Ranck. I live at 325 Sunset Avenue in Douglas Heights. To the Strasburg Borough Council FOR THE RECORD. I have a message concerning Sunset Avenue.

My husband Clair and I are proud to be a part of the community of Strasburg. I lived here as a child on Lime Valley Road on the Hess Farm and attended Penn Grant Elementary to the sixth grade. My heart's desire was to return to Strasburg and that desire was granted 20 years ago. About 3 years ago along came a developer wanting to open up Douglas Heights streets, Susan Avenue and Mindy Avenue with plans for rearrangement of the wetland to build houses on. It was at this time I felt concerned for the people of Douglas Heights. I know that God was telling me to intercede for this land, Douglas Heights and the wetlands.

In both the Old Testament and the New Testament we find a call on the people of God to intercede for their land. We are the salt and the light of our community. It is through our prayers that God moves to bring spiritual and social transformation. The Lord has committed to me the land of Douglas Heights. II Corinthians Chapter 5 Verse 20 tells us: Now then, we are Ambassadors for Christ. What is an Ambassador? Webster defines it as an authorized representative of his government for a special diplomatic assignment. So, being an Ambassador for Christ, I am authorized by God for a specific assignment and that assignment is – keep the streets of Douglas Heights closed. “I” speak now, with conviction, concern, love and Authority in Jesus’ name. Sunset Avenue is to remain closed. Leviticus 25 Verse 23 God tells us, the land shall not be sold permanently for the land is mine for you are strangers and sojourners with me.

With Love, I say to the owner of the property at the end of Sunset Avenue. If you have the attitude that you are taking care of the Lord's property, you will make what you have more available to others by keeping Sunset Avenue closed. Think of yourself as a manager of all that is under your care, not as just an owner. God will bless you abundantly for it. To open this street would make it a turn around to those who get lost, to get back on Miller Street. Also we are concerned for the safety of our children. Many trucks, buses, campers and cars turn in Sunset Avenue, desiring to drive through and see that it is a dead end street, turn around on Clearview Drive to get back to Miller Street. There are those who are not aware that it is a dead end street and inadvertently go down anyway, having to back out or try to turn around. I am appealing to you today – you the Council, to open Sunset Avenue would make this street a very busy thoroughfare.

This is what God has committed to me and He is making His appeal through me to you, the Strasburg Borough Council. Susan Avenue and Mindy Avenue are closed and I ask that you would do the same for Sunset Avenue. Keep it closed. This is an urgent matter on my heart and to others who live on this street.

Thank you, Council, for hearing my plea. Thank you to the people that came this evening in support of Sunset Avenue. God Bless all of you.

**STRASBURG BOROUGH COUNCIL
OCTOBER 25, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor May Gaynor
F. Steven Echternach, Chief of Police Penny D'Alessandro
Lisa M. Boyd, Borough Manager Dave Young
Christine D. Drennen, Admin. Asst.

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. President Lutz dispensed with the roll call because all members were in attendance.

REQUESTS TO BE HEARD: None.

MINUTES OF OCTOBER 11, 2005: Ann Schein made a motion to approve the minutes of October 11, 2005 as amended, seconded by Joe Coleman and passed unanimously.

CONSENT AGENDA: Joe Coleman made a motion to approve the following items on the Consent agenda, seconded by Jim Kiscaden and passed unanimously.

**PAYMENT OF BILLS IN THE AMOUNT OF \$9072.82
HARB CERTIFICATES OF APPROPRIATENESS – 2 E. MAIN STREET,
39 EAST MAIN STREET, 33 WEST MAIN STREET,
111 WEST MAIN STREET AND 335 MILLER STREET
PURCHASING POLICY**

UNFINISHED BUSINESS:

2006 DRAFT BUDGET AND CAPITAL IMPROVEMENTS PROGRAM: The 2006 draft budget and Capital Improvements Program were reviewed. The Borough Manager pointed out that the stormwater studies for both Southeast and Northeast areas are included for 2006. Members suggested additional information be included under the justification column for some line items. Donations were discussed and Joe Coleman stated that the draft budget includes the amounts paid for 2005 because the Finance Contacts felt that any increases should be discussed by the entire Board. Jim Kiscaden questioned why the Borough donates to a for-profit organization. Velma Lutz stated that the VFW does not need the 2005 nor future donation for the parade because they receive funds from the County, and can be deleted. It was the consensus to include \$16,000 in the 2006 budget for the library, which includes the \$13,500 and an additional \$2,500 to be matched by the County. It was also the consensus to include the additional amount requested by the fire company to see what the impact is on the ending balance. Mayor Ryder reminded the Board that the cost for a paid fire company would be tremendous and we are lucky to have a volunteer fire company.

Ann Schein asked what the status was on selling land. Jim Kiscaden stated that it was the consensus of the Authority to hold onto the land because land values are increasing.

Bruce Ryder discussed the Route 896 Relocation Project, reminding the Board that at the last meeting he reported that he may need additional money, noting that the project has extended 3 years longer than originally anticipated. He explained that there is currently a \$225,000 shortfall and that he will be pursuing an additional grant with the County to be split 1/3 grant, 1/3 Borough, 1/3 developer. The total additional amount he is requesting from the Borough is \$75,000, to bring the total commitment to \$225,000. To come up with the \$75,000, the Board was reminded that an additional \$55,000 was borrowed in the existing bond issue and an additional \$20,000 needs to be borrowed. Mayor Ryder suggested that since an additional loan and associated loan fees need to be evaluated that the total amount to be borrowed be raised to \$150,000 to allow for a \$130,000 contingency since the cost for rights-of-ways is unknown. It was the consensus of the members to have the Borough Manager research additional draw borrowing in the amounts of \$200,000, \$300,000 and \$400,000, noting that considerable time, efforts and money on the bypass and to anticipate possible funding required to correct the dangerous intersection at Main/Miller and Lancaster Avenues.

NEW BUSINESS:

CITIZEN'S COMMENTS: None.

EXECUTIVE SESSION: The regular meeting was convened into an Executive Session at 9:32 P.M. to discuss personnel matters. The regular meeting was reconvened at 9:45 P.M. at which time no official action was taken regarding the Executive Session.

OTHER BUSINESS: The Borough Council acknowledged receipt of the petition regarding traffic generated by new development.

Mayor Ryder reported that the Borough has spent approximately \$10,000 - \$12,000 to facilitate and address the driveway issue to the R.B. Campbell property on North Decatur Street so that it fits into the Route 896 Relocation Project. A motion was made by Ann Schein, seconded by Joe Coleman and passed unanimously to confirm the cost and to request reimbursement from Mr. Campbell.

It was the consensus of Borough Council to hold a special meeting on November 22, 2005 at 7:30 P.M. with the main purpose of discussing the budget and any other business that may come before Borough Council.

ADJOURNMENT: Jim Kiscaden made a motion to adjourn the meeting at 9:50 P.M., seconded by Don Bachman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
NOVEMBER 8, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Clayton Frackman
F. Steven Echternach, Chief of Police	Irene Sigler
Lisa M. Boyd, Borough Manager	May Gaynor
Lee Potts	Diane Potts
Penny D'Alessandro	Cindy Hummel

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 8:15 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: Irene Sigler of 246 Miller Street read a letter to Borough Council regarding stormwater concerns within the Trails at Strasburg Development and requested that her letter be made part of the minutes.

Clayton Frackman of 31 Washington Street expressed his concern regarding the transition pieces that were installed at the adjoining property. The Borough Manager was asked to have the Public Works Department inspect the project.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE HEARING: Velma Lutz called the Strasburg Commons Conditional Use Hearing to order at 7:30 P.M. Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously that since the Planning Commission at their meeting on November 7, 2005, did not make a recommendation on the Conditional Use application, the hearing will be continued until the December 13, 2005 Borough Council meeting at 7:30 P.M.

MINUTES OF OCTOBER 25, 2005: Jim Kiscaden made a motion to approve the minutes of October 25, 2005 as printed, seconded by Ann Schein and passed unanimously.

REPORTS:

MAYOR – The Mayor reported that he will be attending a Transportation Technical Advisory Committee meeting to provide an update on the Route 896 Project. Attending with Mayor Ryder will be Mark Stanley (attorney for the developers), Rob Bowman (representing the developers) and Brian Emberg (Borough engineer) to present the project schedule and answer questions.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report dated November 4, 2005 and stated that she was told that the Deckman subdivision plan would be submitted this week both to the Borough and Lancaster County Planning Commission. Also highlighted was that the elementary school is in the process of pursuing additional parking.

POLICE – The Police Report for October 2005 was received and accepted.

PUBLIC WORKS – The Public Works report for October was received and Jim Kiscaden commented that he was surprised that the wastewater flows weren't higher after the large rainfalls.

ZONING OFFICER – The Zoning Officer's written report for October 2005 was received. Ann Schein asked about the violation notice to 8-10 East Main Street and the Borough Manager stated that the property was posted and the owner has started to make some of the improvements within the required timeframe but the staff is prepared to continue with the enforcement as necessary. Mary Simmons asked if additional information could be obtained from the Zoning Officer regarding the group home request.

ENGINEER – The Engineer's report for October 2005 was received without additional comment.

UNFINISHED BUSINESS:

NEW BUSINESS:

STRASBURG BUSINESS PLACE – S.E. SMOKER – ACKNOWLEDGEMENT OF EXTENSION OF TIME UNTIL FEBRUARY 17, 2006: Ann Schein made a motion, seconded by Don Bachman and passed unanimously to acknowledge the extension of time request for the Strasburg Business Place until February 17, 2006.

TRAILS AT STRASBURG – REQUEST FOR REDUCTION IN LETTER OF CREDIT: Ann Schein made a motion, seconded by Mary Simmons and passed unanimously to approve Request #1 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$113,086.77 with a remaining balance of \$636,476.33.

ADOPTION OF RESOLUTION #200-5 – ADJUSTING BIDDING THRESHOLD

REQUIREMENTS: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to adopt Resolution #2005-5 supporting PSAB and LCBA in the passage of House Bill #1857 which adjusts the bidding threshold requirements from \$10,000 to \$25,000.

PAYMENT OF BILLS: Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to authorize the payment of the bills in the amount of \$145,380.34.

OTHER BUSINESS: Ann Schein made a motion, seconded by Don Bachman and passed unanimously to support the Strasburg Community Parks Foundation in their pursuit of financial restitution for the removal of the trees from Keystone Custom Homes.

CITIZEN'S COMMENTS: Clayton Frackman expressed his safety concern regarding cars parking on the street on Pleasant View Drive near Washington Street and the visibility obstruction created by the rock and stone piles. The Police Chief and Borough Manager stated that this matter was previously addressed by the Zoning Officer and will be followed up on by the staff.

May Gaynor expressed her concern that the developer for Charter Homes felt that if they were meeting the requirements of the text amendment that the plan should be approved. Mike Sollenberger highlighted that the developer was disappointed that the Planning Commission did not make a recommendation for approval. The developer was directed to provide responses to the Planning Commission's concerns for review at their next meeting. The Conditional Use process was reviewed.

ADJOURNMENT: Jim Kiscaden made a motion to adjourn the meeting at 9:12 P.M., seconded by Ann Schein and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
NOVEMBER 22, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger
 Coleman Schein

Others Present:

Bruce L. Ryder, Mayor	Tom Lainhoff
F. Steven Echternach, Chief of Police	Steve VanOrmer
Lisa M. Boyd, Borough Manager	Pauline Shurr
Christine D. Drennen, Admin. Asst.	May Gaynor
Penny D'Alessandro	Lee Potts
Amanda Hock	Randy Hock
Cindy Hummel, LNP Correspondent	

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: None.

CONSENT AGENDA: Jim Kiscaden made a motion to approve the following items on the Consent agenda, seconded by Joe Coleman and passed unanimously.

**PAYMENT OF BILLS IN THE AMOUNT OF \$36,395.26
ROUTE 896 RELOCATION PROJECT – RATIFICATION OF
NOTICE-TO-PROCEED FOR RIGHT-OF-WAY ACQUISITION
TREASURER'S REPORT - OCTOBER**

UNFINISHED BUSINESS:

HARB CERTIFICATES OF APPROPRIATENESS: Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve the HARB Certificates of Appropriateness for 37 East Main Street for storm windows and 111 West Main Street denying the installation of an awning. Ann Schein stated that the two existing commercial properties referenced by the applicant for the awning have ongoing wind damage and is not appropriate.

APPROVAL OF 2006 PRELIMINARY BUDGET AND AUTHORIZATION TO ADVERTISE FOR PUBLIC INSPECTION: Jim Kiscaden stated that the last tax increase was in 2002 and that he has reviewed the budget in detail and because of costs that are not controllable such as insurance, fuel and hospitalization coverage there is no excess that can be eliminated. It was the consensus to pursue the support of the LCBA to express their displeasure to the Commissioners regarding the match donations to the libraries only for new additional funding. It was the consensus that the hard work from both the staff and finance contacts was very appreciated.

Jim Kiscaden made a motion to approve the 2006 Preliminary Budget and to authorize the Borough Manager to advertise it for public inspection.

AUTHORIZATION TO ADVERTISE TAX RATE ORDINANCE #2005-8: Joe Coleman made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the advertisement of the 2006 Tax Rate Ordinance #2005-8 establishing the tax rate at 1.93 mills.

NEW BUSINESS: None.

OTHER BUSINESS: Ann Schein stated that she has been serving on the L-S Recreation and YMCA Negotiations Committee and would like to see the committee to completion which is expected in February 2006 even though her term as a Borough Council member will end December 31, 2005. Jim Kiscaden made a motion, seconded by Joe Coleman and passed unanimously to approve Ann Schein remaining as one of the Borough representatives into 2006 until the contract between the L-S Recreation Committee and the YMCA has been set.

Based on a recommendation from Bruce Ryder, Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to authorize the Borough Manager to submit a letter to Strasburg Township Supervisors asking them to present the transportation and traffic issues raised in a recent petition to the Joint Planning Commission after their completion of the Comprehensive Plan Update.

Mike Sollenberger stated that the next Joint Planning Commission meeting will be held on December 20, 2005 at Strasburg Township. He stated that they anticipate the final documents for the revision to be presented to the respective municipalities in February or March 2006.

CITIZEN'S COMMENTS: Randy & Amanda Hock stated that they were present to appeal the decision of the HARB regarding the denial of the installation of an awning. Velma Lutz stated that they arrived at the meeting after that item was acted on by Borough Council and that the decision was to uphold the decision of the HARB. Amanda Hock stated that a similar awning exist at 10 West Main Street, Sauder's Motors and at McCullough's on Miller Street. Randy Hock stated that their research has found that awnings existed back into 1816 and that they want to install the awning to protect the door and provide coverage since the tree has been removed and that they were proposing some changes to their original application. The Hocks were notified that they may reapply to HARB for a reconsideration of the Certificate of Appropriateness.

May Gaynor stated that she appreciated that Borough Council agreed to investigate the transportation and traffic concerns expressed in the petition.

ADJOURNMENT: Ann Schein made a motion to adjourn the meeting at 8:12 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH COUNCIL
DECEMBER 13, 2005
MINUTES**

Members Present: Lutz Kiscaden Sollenberger Coleman
Schein Bachman Simmons

Others Present:

Bruce L. Ryder, Mayor	Brian Groff
F. Steven Echternach, Chief of Police	Joe Orndorff
Lisa M. Boyd, Borough Manager	Rob Bowman
Christine D. Drennen, Admin. Asst.	Frank Gerhardt
Carole Wilson, LCPC	Chester Lutz
Mark Stivers, LCPC	Steve VanOrmer
John Murphy	Clint Brackbill
Diane Potts	Lee Potts
May Gaynor	Robert Gaynor
Jan Kennell	Dick Kennell
Larry Shurr	Pauline Shurr
Clair Denlinger	Ken Johnson
Tom Lainhoff	Florence Hoogerwerff
Brad Botchlet	Cindy Baker
Len Ferber	Alvin Ranck
Patsy Ranck	Nancy Harper
Carroll Lindsay	Penny D'Alessandro
Tony D'Alessandro	John Pogue

CALL TO ORDER AND PLEDGE TO THE FLAG: President Lutz called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Lutz announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

REQUESTS TO BE HEARD: May Gaynor asked that the snow removal policy and appointments/reappointments to Borough Boards be removed from the Consent Agenda. Joe Coleman stated that if a Council Members wishes to remove an item at any time from the Consent Agenda, it can be done before action.

Jim Kiscaden read a statement honoring Velma Lutz's service to the Borough including Borough Secretary/Manager beginning in July 1971 until July 1991, Zoning Officer from September 1976 to July 1991, Lancaster County Planning Commission Region 6 Representative from January 1988 to July 1991, Planning Commission member from July 1992 to January 2000, Borough Council member from October 1993 to the present including Council Vice President for 2 years and President for 1 year.

Ann Schein's service to the Borough was also recognized including a Planning Commission member from January 1985 until June 1991, Council member from January 2002 until present and a member of the Recreation Commission from October 2002 until present.

Both members were honored with the presentation of flowers and gift certificates.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE HEARING: Velma Lutz called the Strasburg Commons Conditional Use Hearing to order at 7:38 P.M. Bill Crosswell, Borough Solicitor, outlined the Conditional Use procedure, exhibits were outlined and marked and made a part of the proceeding. It was noted that, as required, a court reporter was present and recording the hearing. The following asked and were agreed upon by both the applicant and Borough Council to become a party to the hearing:

Jan Kennell, 6 Kinder Lane, Strasburg (later withdrew their request)
Penny D'Alessandro, 55 East Main Street, Strasburg
Brad Botchlet, 27 East Main Street, Strasburg
Brian Groff, Planning Commission Chairman

Bill Crosswell also noted that the applicant and Borough Council members were also a party to the hearing.

The applicant outlined their application and exhibits were entered and marked accordingly. Rob Bowman, the President of Charter Homes, explained that they are the equitable owner of the tract and outlined the history of the development of the property since their involvement in 2001. He also reviewed their Conditional Use Application and Design Guidelines.

Penny D'Alessandro asked if a 7' driveway was sufficient to allow for parking. Mr. Bowman explained that the parking behind the driveways would be for parallel parking to the garage doors and only used for temporary parking. Penny also asked about the possibility of connecting the garages to the homes instead of having a breezeway and the storage of motorhomes or boats. Mr. Bowman stated that connecting the garage to the home would eliminate any yard space and items such as motor homes or boats would have to be stored off site.

Jim Kiscaden expressed his concern regarding the ability of fire trucks to maneuver in the narrow alleys and the homes not having sprinklers. Jim Kiscaden asked about stormwater calculations and John Murphy stated that the calculations anticipate full buildout of the parcel.

Jan Kennell expressed her concern regarding the pedestrian traffic through Kinder Lane. Mark Stanley agreed to an additional condition where the Homeowner's Association would be responsible to obtain and maintain a liability insurance policy naming the adjoining property owners as additional insured.

Brad Botchlet stated that the width of Kinder Lane is not sufficient to provide for vehicle, pedestrian and bicycle traffic.

The testimony was closed at 9:30 P.M.

Bill Crosswell stated that the Borough Council has up to 45 days to render a decision but the Applicant is requesting that Borough Council render a decision in light of two members going off of the board at the end of the year.

The conditions were reviewed and the current conditions proposed were the original 43 conditions, three additional conditions prepared by Bill Crosswell which Council and the Applicant have reviewed and agreed, and one additional condition regarding the Kinder Lane liability and the Homeowner's Association maintaining liability insurance naming the property owners along Kinder Lane as an

additional insured including the Kennells, Botchlets, and the Wallers as well as their successors and assigns.

Jim Kiscaden stated that he is still concerned with public safety and does not agree with the ability of a fire truck to maneuver and encourages the installation of sprinklers, especially considering the age of the residents.

Rob Bowman agreed to evaluate the possibility of installing sprinklers but was not comfortable with this being added as a condition.

Ann Schein asked if Rob Bowman was aware of any residential properties being required to be sprinklered in Lancaster County and Mr. Bowman stated that he was not aware of any.

Ann Schein made a motion for Borough Council to approve the Conditional Use Application submitted by Charter Homes with the 47 agreed conditions. Mike Sollenberger seconded the motion. Members Lutz, Sollenberger, Coleman, Schein, Bachman and Simmons casting assenting vote. Member Kiscaden cast a dissenting vote. Motion carried.

REVIEW OF LANCASTER/WEST MAIN/MILLER INTERSECTION SAFETY

IMPROVEMENTS PLAN: Steve Echternach, Chief of Police, reviewed the plan for the temporary improvements to the Lancaster/West Main/Miller intersection. He reminded the members that he believes this is the most dangerous intersection in the Borough. Mayor Ryder stated that after PADOT reviews and approves the plan, the affected property owners who will lose on-street parking will be notified. Don Bachman asked if North and South Jackson Streets would be considered as part of this project and Steve Echternach stated that they were not.

Mary Simmons made a motion, seconded by Ann Schein and passed unanimously to authorize the plan to be forward to PADOT for approval.

USE/DEMOLITION OF BARNs AND HISTORIC DISTRICT ORDINANCE REVIEW:

Bill Crosswell reported that this issue does not just relate to Act 167 but also Federal, State, Ordinance and Case laws apply. He stated that the properties as a whole need to be looked at if the owner feels they are denied a profitable use of the entire property. Carole Wilson also provided input on some of the proposed changes. Following discussion, it was the consensus that the Historic Architectural Review Board should again review the ordinance, then come back to Borough Council for review and then to be forward to the Solicitor.

Bruce Ryder also stated that changes may need to be made to the Subdivision and Land Development Ordinances to preserve other barns. Carole Wilson agreed to provide additional information to the Planning Commission regarding the preservation of other barns.

Steve VanOrmer also stated that the Historic Architectural Review Board has gone on record in their minutes as being opposed to the proposed two-lot subdivision on Miller Street that affects a historic home and barn.

Mike Sollenberger commended the HARB Board for doing a good job and stated that he appreciates their conservative approach.

MINUTES OF NOVEMBER 8 AND 22, 2005: Jim Kiscaden made a motion to approve the minutes of November 8, 2005 and November 22, 2005 as printed, seconded by Mary Simmons and passed with members Lutz, Sollenberger, Coleman, Schein, Kiscaden and Simmons casting assenting votes. Member Bachman abstained from voting because he was not in attendance at one of the meetings. Motion carried.

HARRIETE WITMER FINAL SUBDIVISION PLAN/LOT ADD-ON PLAN: John Pogue, on behalf of the owner Harriete Witmer, was present and reviewed the application for a two-lot subdivision plan. Joe Coleman stated that this property caused the Borough to incur additional paving expense because of the property owner not installing curb and sidewalk at an appropriate time.

Ann Schein made a motion to approve the waiver from the following sections of the Strasburg Borough Subdivision and Land Development Ordinance 403.02.1 Contour information, 613.02 Street trees with the condition that when a home is built on the lot the homeowners participate in the Borough's street tree program and Section 402.03.04 Offsite Features within 200 feet. Mike Sollenberger seconded the motion. Members Lutz, Sollenberger, Kiscaden Schein, Bachman and Simmons casting assenting vote. Member Coleman cast a dissenting vote. Motion carried.

Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to approve the Harriete Witmer Final Subdivision Plan/Lot Add-On Plan dated July 18, 2005.

REPORTS:

MAYOR – The Mayor reported that the Route 896 Relocation Project traffic impact study from the developers received PADOT approval. He also reported that HRG is on track to complete the Right-of-way plan later this week.

PRESIDENT – The President had no written report.

MANAGER – The Borough Manager submitted her written report dated December 9, 2005.

POLICE – The Police Report for November 2005 was received and accepted. Joe Coleman pointed out that one person was cited for speeding on North Decatur Street going 70.6 miles per hour.

PUBLIC WORKS – The Public Works report for November was received without additional comment.

ZONING OFFICER – The Zoning Officer's written report for November 2005 was received without additional comment.

ENGINEER – The Engineer's report for November 2005 was received without additional comment.

CONSENT AGENDA: Joe Coleman asked that the Adoption of the Computer/Data Policy and the 2006 Meeting Schedule be removed from the consent agenda.

Joe Coleman made a motion to approve the following items on the Consent agenda, seconded by Ann Schein and passed unanimously. Ann Schein noted that for the appointments to Borough Boards, the Personnel Contacts recommended appointing those that applied and that there will be additional appointments in the future.

PAYMENT OF BILLS IN THE AMOUNT OF \$428,740.35

ADOPTION OF SNOW REMOVAL POLICY

APPOINTMENTS/REAPPOINTMENTS TO BOROUGH BOARDS

Ann Schein made a motion, seconded by Joe Coleman and passed unanimously to approve the Computer/Data Policy as amended

Ann Schein made a motion, seconded by Jim Kiscaden and passed unanimously to approve the 2006 Meeting Schedule as presented and to consider changing Borough Council meetings to the 3rd Tuesdays after the completion of the Comprehensive Plan Update.

UNFINISHED BUSINESS:

APPROVAL OF 2006 BUDGET: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to approve the 2006 Final Budget dated December 13, 2005 which includes a .2 mill tax increase.

APPROVAL OF CAPITAL IMPROVEMENTS PROGRAM: Mike Sollenberger made a motion, seconded by Ann Schein and passed unanimously to approve the Capital Improvements Program dated December 13, 2005.

Velma Lutz stated that she would like to see the addition of the improvements needed to North and South Decatur Streets to coordinate all of the items that need to be completed in order to install sidewalks.

ENACTMENT OF 2006 TAX RATE ORDINANCE 2005-8: Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to enact the 2006 Tax Rate Ordinance 2005-8 increasing the real estate tax millage to 1.93.

NEW BUSINESS:

AUTHORIZATION TO PURCHASE RECEPTION AREA COUNTER: Ann Schein made a motion to authorize the Borough Manager to purchase the receptionist area counter at a cost of \$1,262 which will be paid from the Building Reserve Fund. The motion was seconded by Mary Simmons. Members Members Lutz, Sollenberger, Kiscaden Schein, Bachman and Simmons casting assenting vote. Member Coleman cast a dissenting vote. Motion carried.

TRAILS AT STRASBURG – REQUEST FOR REDUCTION IN LETTER OF CREDIT: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to approve Request #2 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$36,000.69 with a remaining balance of \$600,475.64.

ADOPTION OF 896 LATS GRANT RESOLUTION #2005-6: Joe Coleman made a motion, seconded by Jim Kiscaden and passed unanimously to adopt Resolution 2005-6 which will be included in the 2006 LATS Grant application for funding for the 896 Relocation project.

APPEAL TO ZONING HEARING BOARD – 10 SOUTH DECATUR STREET: Jim Kiscaden made a motion, seconded by Ann Schein and passed unanimously to become a party to the Zoning Hearing for 10 South Decatur Street and to appoint the Zoning Officer to serve as the Borough's agent at the Hearing and have him testify that the Borough supports the violation letter and recommend that the Zoning Hearing Board uphold this action.

OTHER BUSINESS: Mike Sollenberger reminded the members that the Strasburg Region Joint Comprehensive Plan Steering Committee will meet in Tuesday, December 20, 2005 at 7:30 P.M. at Strasburg Township for the continued update of the Comprehensive Plan.

Mark Stivers stated that on behalf of the Lancaster County Planning Commission, he wanted to express a public thank you to the service of Velma Lutz and Ann Schein and that he appreciates the work of Borough Council.

CITIZEN'S COMMENTS: None.

ADJOURNMENT: Ann Schein made a motion to adjourn the meeting at 11:15 P.M., seconded by Joe Coleman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager