

**STRASBURG BOROUGH COUNCIL  
REORGANIZATION MEETING  
MINUTES OF JANUARY 3, 2006**

MEMBERS PRESENT: Kiscaden      Bachman      Coleman      Sollenberger  
                         Potts              D'Alessandro

**OTHERS PRESENT:**

Bruce L. Ryder, Mayor	Tony D'Alessandro
Lisa M. Boyd, Borough Manager	Ann D'Alessandro-Zuck
F. Steven Echternach, Police Chief	Larry Shurr
M.A. Hamilton, District Justice	Diane Potts
Cindy Hummel, LNP Corresp.	Pauline Shurr
Florence Hoogerwerff	May Gaynor
Robert Gaynor	

**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. It was announced that the meeting is being audiotaped to assist in the preparation of the minutes. The Borough Manager took the roll call.

**OATH OF OFFICE:** The oath of office was administered by District Justice Hamilton to the following:

**NEWLY ELECTED:** Penny D'Alessandro, Council Member, 4 year term (2009)  
Lee Potts, Council Member, 4 year term (2009)

**RE-ELECTED:** Joseph T. Coleman, Council Member, 4 year term (2009)  
Bruce L. Ryder, Mayor, 4 year term (2009)  
Lisa M. Boyd, Tax Collector, 4 year term (2009)

District Justice Hamilton presented each with a Loyalty Oath Certificate. The Certificates of Election for each were presented for filing in the Borough Office.

**ELECTION OF OFFICERS:**

**PRESIDENT OF COUNCIL:** Mike Sollenberger nominated Joe Coleman to the position of Council President. No other nominations were made and it was unanimous that Joe Coleman be appointed Council President. President Coleman took his place at the Council table.

**VICE PRESIDENT OF COUNCIL:** Mike Sollenberger nominated Jim Kiscaden to the position of Council Vice President. No other nominations were made and it was unanimous that Jim Kiscaden be appointed Council Vice President.

**PRESIDENT PRO TEM:** Joe Coleman nominated Mike Sollenberger as President Pro Tem. No other nominations were made and it was unanimous that Mike Sollenberger be appointed President Pro Tem.

**APPOINT BOROUGH SOLICITOR:** A motion was made by Don Bachman to appoint Morgan, Hallgren, Crosswell & Kane as Borough Solicitor. Mike Sollenberger seconded the motion. Members Bachman, Coleman, Sollenberger, Potts and D’Alessandro cast affirmative votes. Member Kiscaden cast a dissenting vote. Motion carried.

It was the consensus that review of the Solicitor and Engineer appointments should begin 3 months prior to the end of the year.

**APPOINT BOROUGH ENGINEER:** A motion was made by Mike Sollenberger, seconded by Don Bachman and passed unanimously to appoint HRG, Inc. as Borough Engineer.

**APPOINT DEPOSITORY OF BOROUGH FUNDS:** A motion was made by Don Bachman, seconded by Jim Kiscaden and passed unanimously appointing Bank of Lancaster County as depository of Borough Funds.

**APPOINT CONTACTS AND ALTERNATES:** The following members indicated an interest in serving in the following capacities:

**Public Works**  
Jim Kiscaden  
Don Bachman

**Finance**  
Mike Sollenberger

**Personnel**  
Penny D’Alessandro  
Lee Potts

It was the consensus that formal appointment would be made at the January 10, 2006 Borough Council meeting.

**APPOINTMENT OF COUNCIL REPRESENTATIVE TO RECREATION COMMISSION:** Members were asked to consider serving the Borough in this capacity, and for appointment at the next meeting.

**APPOINT CHAIRMAN TO VACANCY BOARD:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to appoint Gail Anderson as the Vacancy Board Chair.

**AUTHORIZATION FOR COUNCIL PRESIDENT TO SIGN 2006 LATS GRANT – DUE JANUARY 6, 2006:** Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the Council President to sign the 2006 LATS Grant application that is due January 6, 2006.

**ADJOURNMENT:** The meeting was adjourned at 7:43 P.M.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
JANUARY 10, 2006  
MINUTES**

Members Present: Coleman Kiscaden Sollenberger Potts  
Bachman Simmons D’Alessandro

Others Present:

Bruce L. Ryder, Mayor	Beth Johnson
F. Steven Echternach, Chief of Police	Diane Potts
Lisa M. Boyd, Borough Manager	May Gaynor
Christine D. Drennen, Admin. Asst.	Stephen VanOrmer
C. Robert May, LEMSA	Thomas Lainhoff
Cindy Hummel, LNP Correspondent	Dale Kaufman

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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:** Bob May, representing LEMSA, was present and stated that since they took over the Strasburg Ambulance and building 5 years ago, they have only been using a portion of the building. He further stated that a potential buyer, Strasburg Family Eyecare, has approached them to purchase their building, and the space that LEMSA needs to continue to operate out of the same location would be leased back to LEMSA. The Borough Manager stated that they will be attending a Zoning Hearing on January 16, 2006 regarding this request.

Additionally, Mr. May reported that Lancaster EMS Association recently received accreditation status, and received a perfect score on all standards. Mr. May additionally relayed that a very small number of ambulance services both in the state and country-wide receive accreditation. Jim Kiscaden congratulated LEMSA on this accomplishment and their service to the Borough over the last 5 years.

May Gaynor asked who was being recommended for the appointments to the Borough Contacts, Alternates and Recreation Commission.

**MINUTES OF DECEMBER 13, 2005:** Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve the minutes of the December 13, 2005 meeting as corrected.

**REPORTS:**

**MAYOR** – The Mayor reported on the following items regarding the Route 896 Relocation Project:

1) PA DOT intends to turn back the portion of North Decatur Street between Historic Drive/Clover Avenue and the Square when the Project is complete.

2) PADOT will be right-sizing the final engineering of the project which involves reviewing the project to determine if there are any items that can be cut back to reduce the cost. Mayor Ryder reported that one item that may be looked at is the shoulder width which was increased to provide for tractor trailer truck enforcement at an approximate cost of \$10,300. Council will need to determine if this item is marked to be eliminated by PADOT if this is an item that we want to remain.

3) When the Project is complete, the crosswalk width at the Square can be narrowed by bringing the curb out to replace the plowable barricades. Jim Kiscaden stated that the traffic signal timing issue needs to be looked at and to possibly include diagonal crosswalks. Bruce Ryder stated that the engineering and paint only for such a project would be approximately \$12-15,000.

It was the consensus to discuss these issues at the January 31, 2006 Strategic Planning Meeting.

Mayor Ryder also reported that the right-of-way plan received PADOT approval with a half page of comments, which will be addressed and then should be able to proceed with the final right-of-way acquisitions.

**PRESIDENT** – The President had no written report.

**MANAGER** – In addition to her written report submitted dated January 10, 2006, the Borough Manager reported the following items:

1. The LATS Grant application was submitted.
2. At the Zoning Hearing on December 19, 2006, the application for a 3 room Bed & Breakfast was approved and they upheld the decision of the Zoning Officer regarding the signs and will be proceeding to enforcement.
3. The Planning Commission reorganized and Mike Sollenberger is the Chairman and Joe Orndorff is the Vice Chairman.
4. The last Joint Comprehensive Plan Steering Committee meeting is scheduled for January 17, 2006, at which time it will then proceed to the public hearings.
5. The February Planning Commission Agenda is expected to include Preliminary Plans for Strasburg Business Place, Trails Phase II and Charter Homes.

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

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

**ZONING OFFICER** – The Zoning Officer's written report for December 2005 was received. Mike Sollenberger asked if the other sign violators cited during the appeal to the Zoning Officer's enforcement have been followed up. The Borough Manager stated that the complaints were forwarded to the Zoning Officer.

Bruce Ryder stated that the nonconforming signs identified when the Zoning Ordinance was updated in 1993 had 5 years to comply and questioned if this matter was followed up. It was the consensus that this is another item to add to the January 31, 2006 Strategic Planning Meeting Agenda.

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

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

Contacts, Alternates, and Recreation Representative were those discussed during the Reorganization meeting on January 3, 2006 and since then Mary Simmons has agreed to serve as a Finance Alternate and the Council Recreation Representative.

**PAYMENT OF BILLS IN THE AMOUNT OF \$121,091.54  
APPOINTMENT OF BOROUGH CONTACTS & ALTERNATES  
APPOINTMENT OF BOROUGH COUNCIL REPRESENTATIVE  
TO RECREATION COMMISSION**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**HARB CERTIFICATES OF APPROPRIATENESS – TRAILS AT STRASBURG  
DEVELOPMENT SIGN (MILLER STREET), 8 EAST MAIN STREET, 49 EAST MAIN  
STREET, 142 EAST MAIN STREET AND 111 WEST MAIN STREET:**

Penny D' Alessandro made a motion, seconded by Jim Kiscaden and passed unanimously to approve the HARB Certificates of Appropriateness for Trails at Strasburg Development sign on Miller Street, a sign for 8 East Main Street, a prebuilt garage for 49 East Main Street, replacement windows at 142 East Main Street and denying the installation of an awning at 111 West Main Street.

**TRAILS AT STRASBURG – REQUEST FOR REDUCTION IN LETTER OF CREDIT:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to approve Request #3 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$88,643.28 with a remaining balance of \$511,832.26.

**LANCASTER GENERAL MEDICAL GROUP – REQUEST FOR REDUCTION IN LETTER  
OF CREDIT:**

The stormwater basin at the Lancaster General Medical Group property at 1135 Hampden Drive was discussed and it was noted that during heavy rains it is usually dry. The Manager indicated that the Engineer did inspect the basin and provided a letter. The Manager was asked to verify if the pipe was raised and to inspect the basin during the next rain. Mike Sollenberger made a motion to table the request for the reduction in the letter of credit, seconded by Mary Simmons and passed unanimously.

**ADOPTION OF POLICE PENSION CONTRIBUTION RESOLUTION 2006-1:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to adopt Resolution #2006-1 which authorizes the continuation of the 1.3% pension contributions by the police department as recommended by Joe Duda of Duda Actuarial Consulting.

**ADOPTION OF DEDICATION OF PARKLAND OF TRAILS AT STRASBURG  
RESOLUTION 2006-2:**

Mike Sollenberger made a motion to adopt Resolution #2006-2 to accept dedication of the parkland of the Trails at Strasburg for park and recreation purposes. Lee Potts seconded the motion. Members Coleman, Kiscaden, Sollenberger, Potts, Bachman and Simmons cast assenting votes. Member D' Alessandro cast a dissenting vote stating that she doesn't think the Borough should take money instead of parkland and that the additional playground and open space is important. Motion carried. Mike Sollenberger stated that the fee-in-lieu of funds are used to support the existing recreation facilities and can be used as matching funds for grants.

**ADOPTION OF FEE RESOLUTION 2006-3:** Penny D'Alessandro asked about the Guided Walking Tour and Peddlers fees, stating that she didn't feel they were adequate to cover the impact on our town. The Borough Manager stated that the fees can only cover the administrative costs of the issuance of the permits and the Police Chief reviewed these permits which are issued by his department and stated that the term for the licenses are established by ordinance and that an impact fee cannot be charged. Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to adopt Resolution 2006-3 which establishes the fees that are charged by the Borough of Strasburg.

**ADOPTION OF STRASBURG COMMONS SEWER MODULE RESOLUTION 2006-4:** Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to adopt Resolution 2006-4 adopting the sewer module for Strasburg Commons.

**STORMWATER STUDY PARTNERSHIP WITH ARMY CORPS – AUTHORIZATION TO PROCEED AND EXECUTE AGREEMENT:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to authorize the Council President to execute the Planning Assistance to States Program Letter of Agreement between the Borough and the U.S. Army Corps of Engineer to complete the Stormwater Study of the Southeast area of the Borough at a cost to the Borough of \$8,500. Jim Kiscaden noted that by using the Army Corps of Engineers that the Borough will save \$19,670 over civil engineering for the 4 phases. The Borough Manager stated that the representative from the U.S. Army Corps of Engineers will be at a future meeting to provide a report on the last phase. Penny D'Alessandro asked which phases include East & West Main and North and South Decatur Streets. The Borough Manager stated that they will be completed during Phases 3 and 4.

**OTHER BUSINESS:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to adopt Resolution #2006-5 authorizing the President, Vice President or Borough Manager to sign checks and transfers.

Penny D'Alessandro made a motion, seconded by Lee Potts and passed unanimously to adopt Resolution #2006-6 approving the Strasburg Fire Company #1's activities for 2006. Bruce Ryder stated that this is being done because our Workers' Compensation company has indicated that fundraisers need to be approved in order to cover the volunteers.

Penny D'Alessandro asked the status of the enforcement regarding 8-10 East Main Street. The Borough Manager indicated that the Zoning Officer inspected the property on Monday and only some of the issues have been addressed and some new issues were identified. The Zoning officer will take the next steps on the violations previously identified and a new notice will be sent addressing the new violations.

Penny D'Alessandro asked if we heard anything from Charter Homes regarding the sprinkler issue. The Borough Manager indicated that it is her understanding that the developer will be bringing a presentation along with their submission of the Preliminary Plan. Jim Kiscaden stated that according to the UCC, commercial properties have to be sprinklered and that the flow was not sufficient at the new fire company building and the piping had to be changed.

**CITIZEN'S COMMENTS:** May Gaynor stated that just days after the Charter Homes Conditional Use hearing and the discussion about including sprinklers, 9 new townhouses burned in York.

2006 – 7

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 8:40 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

2006-8

**STRASBURG BOROUGH COUNCIL  
STRATEGIC PLANNING MEETING  
JANUARY 31, 2006  
MINUTES**

Members Present: Coleman Kiscaden Potts  
D'Alessandro Simmons Sollenberger

Others Present:

Bruce L. Ryder, Mayor F. Steven Echternach, Chief of Police  
Lisa M. Boyd, Borough Manager May Gaynor  
Sue Bachman Jane Bachman  
Florence Hoogerwerff

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag.

**REQUESTS TO BE HEARD:** None.

**ITEMS TO BE DISCUSSED:** The members prioritized the items to be discussed.

**Borough Square and Traffic Signal:** It was the consensus of Borough Council that the following items will be addressed after the Route 896 Project is complete: extended green, diagonal pedestrian crossing, dedicated walk, and the peninsula with planting pocket in front of Bank of Lancaster County. Any changes made to the square will require an engineering study. It was the consensus of Borough Council to put a request into PADOT to turnback Lancaster Avenue instead of N. Decatur Street once the Bypass is complete.

**Long & Short Term Goals:** Borough Council reviewed the long and short term goals previously established by Council. It was the consensus of Borough Council to schedule the meeting of Borough Boards from February 28<sup>th</sup> and the meeting with the Strasburg Township Supervisors for March 28<sup>th</sup>. Also discussed was having Representative Joe Pitts attend a future Strategic Planning meeting to discuss programs, grants, etc. The staff will work with the Finance contacts in establishing a Capital Improvements Program policy.

**Amortization of Nonconforming Signs:** Additional discussion will take place at a future meeting regarding non-conforming signs.

**Zoning Violations – Complaint Basis:** It was the consensus of Borough Council to continue with acting on zoning violation on a complaint basis.

**CERTIFICATES OF APPROPRIATENESS:** A motion was made by Mike Sollenberger, seconded by Lee Potts to approve the Certificates of Appropriateness for 117 Miller St, 308 Miller St, 313 Miller St, and 109 E. Main St. Penny D'Alessandro abstained from voting on 313 Miller St, and Don Bachman abstained from voting on 117 Miller St.



2006-9

**8-10 E. MAIN ST. PROPERTY MAINTENANCE VIOLATION:** A motion was made by Penny D'Alessandro, seconded by Mike Sollenberger and passed unanimously to authorize Barry R. Wagner to serve as the Enforcement Officer under the Strasburg Borough Property Maintenance ordinance.

A motion was made by Mike Sollenberger, seconded by Mary Simmons and passed unanimously to authorize Barry R. Wagner as the Enforcement Officer under the Strasburg Borough Property Maintenance ordinance to institute enforcement proceedings, including but not limited to the issuance/filing of citations, against Clifton Thomas Carter with respect to the property located at 8-10 East Main Street in Strasburg Borough.

**OTHER BUSINESS**

Mike Sollenberger announced that a public meeting to review the draft Strasburg Region Comprehensive Plan will be held on March 21<sup>st</sup> at 7 p.m. at the Netherlands Inn and Spa.

**CITIZEN'S COMMENTS**

Florence Hoogerwerff questioned whether the qualifications for the appointees to the Civil Service Commission and Planning Commission will be announced.

**EXECUTIVE SESSION – PERSONNEL CONTRACT NEGOTIATION**

The meeting was adjourned into Executive Session at 9:10 at which time the Council President announce that personnel contract negotiations will be discussed. The meeting was reconvened at 10:10 p.m. at which time no action was taken.

**ADJOURNMENT:** A motion was made by Jim Kiscaden, seconded by Don Bachman and passed unanimously to adjourn the meeting at 10:10 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

2006 – 10

**STRASBURG BOROUGH COUNCIL  
FEBRUARY 14, 2006  
MINUTES**

Members Present: Coleman Kiscaden Sollenberger Potts  
Bachman Simmons D'Alessandro

Others Present:

Bruce L. Ryder, Mayor	Diane Potts
F. Steven Echternach, Chief of Police	May Gaynor
Lisa M. Boyd, Borough Manager	Roy Charles
Christine D. Drennen, Admin. Asst.	Elsie Charles
Cindy Hummel, LNP Correspondent	Patsy Ranck
Alvin Ranck	Carol Hitchens
Florence Hoogerwerff	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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 stated that the February 6, 2006 Planning Commission meeting was well attended and thanked members of Borough Council for attending.

**MINUTES OF JANUARY 3 AND 10, 2006:** Jim Kiscaden made a motion to approve the minutes of the January 3, 2006 meeting as corrected. Member Bachman seconded the motion. Motion carried with members Coleman, Kiscaden, Sollenberger, Potts, Bachman and D'Alessandro casting assenting votes. Member Simmons abstained from voting because she was not present for the meeting.

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve the minutes of the January 10, 2006 meetings as printed.

**REPORTS:**

**MAYOR** – Mayor Ryder reported that the Engineer estimates the engineering cost to change the traffic signal is \$2,500. He also reported that he discussed the possible turnback of Lancaster Avenue in lieu of North Decatur Street with the PennDOT project manager and he indicated he would pursue this request on our behalf.

**PRESIDENT** – The President reported that he felt the Strategic Planning Meeting held on January 31, 2006 was a successful meeting.

**MANAGER** – In addition to her written report submitted dated February 10, 2006, the Borough Manager reported on the following items:

1. Lancaster County Planning Commission has released a draft Growth Management Element, draft Cultural Heritage Element and Draft Housing Element of their Comprehensive Plan for public comment. Copies are available in the Borough Office for review.
2. Reminded members that the annual Boards Strategic Planning meeting will be held on Tuesday, February 28, 2006 at 7:30 P.M.
3. The staff recently completed 6 days of updated software training and that the new system is more user friendly.
4. The annual audit is complete with no major issues. When the finalized documents are received in March, they will be shared with Council and the auditor will present them the results at a future meeting.
5. She will be attending the LCBA meeting.

**POLICE** – The Police Report for January 2006 was received and accepted. Penny D’Alessandro questioned why no one was arrested for speeding on East or West Man Streets. Chief Echternach explained that municipal police are limited in the types of speed timing devices they are allowed to use which makes those streets difficult to enforce and that speed details on those streets in the past demonstrated that the speeds are not that fast on those streets. Additionally, Chief Echternach pointed out that if a person is speeding on East or West Main Streets, they are probably also speeding on Lancaster Avenue, North Decatur or Miller Street where a speeding arrest can be made, so the effectiveness is the same.

**PUBLIC WORKS** – The Public Works report for January was received and accepted. Mike Sollenberger asked if the office received any plowing complaints and the Borough Manager indicated that they did receive some complaints and they were addressed. Joe Coleman stated that he felt that compared to surrounding areas that the Borough did a good job with plowing. Penny D’Alessandro stated that she appreciated that the storm drains were cleaned out.

**ZONING OFFICER** – The Zoning Officer’s written report for January 2006 was received. Jim Kiscaden stated that he just receive a Use & Occupancy permit for the renovations to his kitchen that he completed in October 2004. The Manager was asked to check with West Lampeter Township regarding this delay.

**ENGINEER** – The Engineer’s report for January 2006 was received and accepted. Jim Kiscaden questioned the stormwater controls proposed for Trails Phase 2 asking if there was anything that could be done to not have a 6’ swale. It was discussed that we can say that we don’t like it and persuade the applicant to change but if it meets the ordinance they are not required to make the changes.

Jim Kiscaden asked to be on the record as asking to contact the Solicitor to ask how to revise the ordinance to have what we want.

The Borough Manager stated that Keystone’s attorney stated that these additional 6 homes cannot be added to the homeowner’s association for the original Trails development. Penny D’Alessandro stated that a guarantee is needed for the homeowners regarding the stormwater infiltration beds that they are built to specification.

Jim Kiscaden asked why DEP is allowing the wetland crossing considering the spring that exists behind Jeff Smoker's property that runs through this area which is as wet as the area DEP previously wouldn't allow to be crossed at the end of Mindy Avenue. Mike Sollenberger stated that Vortex Environmental completed a wetland study and did designate the land at the end of Sunset as wetlands and that the applicant has applied for DEP permits. He also stated that with the completion of the road, some of the water on Sunset Avenue will be directed to the stormwater basins proposed for this development.

Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to authorize the Solicitor Bill Crosswell to assist with developing the conditions for Trails at Strasburg Phase II Subdivision. The Borough Manager stated that the Solicitor's expenses are reimbursable expenses from the developer.

**CONSENT AGENDA:** Mike Sollenberger made a motion to approve the following items on the Consent agenda, seconded by Lee Potts and passed unanimously.

**PAYMENT OF BILLS IN THE AMOUNT OF \$123,988.73**

**TRAILS AT STRASBURG PHASE II AND LOT #7 –**

**ACKNOWLEDGEMENT OF EXTENSION OF TIME UNTIL**

**MAY 9, 2006**

**ACCEPTANCE OF CIVIL SERVICE REPORT**

Jim Kiscaden stated that he hopes the extensions of time for the Trails at Strasburg Phase II and Lot 7 development does not happen like it did in Phase I.

**UNFINISHED BUSINESS:**

**LANCASTER GENERAL MEDICAL GROUP – REQUEST FOR REDUCTION IN LETTER OF CREDIT:**

Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to approve Request #1 for the reduction in the letter of credit for the Strasburg Family Health Center in the amount of \$28,690.13 with a remaining balance of \$5,063.00.

**NEW BUSINESS:**

**APPOINTMENTS TO PLANNING COMMISSION AND CIVIL SERVICE:** Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to appoint Mary Dresser to the Planning Commission and Raymond Garraffa to the Civil Service Commission both to fill unexpired terms until December 31, 2006 as recommended by the Personnel Contacts.

Jim Kiscaden stated that he was happy to know that a good response from the citizens interested in serving was received. Penny D'Alessandro stated that some well qualified people expressed interest in serving in these capacities and it was a hard decision.

**ROUTE 896 BORROWING – ENACTMENT OF ORDINANCE 2006-1:** Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously authorizing the borrowing of \$400,000 from the Bank of Lancaster County for the Route 896 Relocation project. The Borough Manager reminded that this is a drawdown loan and will only be drawn as needed to a maximum of \$400,000.

**STRASBURG FIRE COMPANY – REQUEST FOR REDUCTION IN LETTER OF CREDIT:**

Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to approve a reduction in the amount of \$170,360.24 for the Strasburg Fire Company No. 1 based on the recommendation of the Borough engineer with a remaining balance of \$86,170.00.

**TRAILS AT STRASBURG – REQUEST FOR REDUCTION IN LETTER OF CREDIT:**

Mike Sollenberger made a motion to approve Request #4 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$82,140.85 with a remaining balance of \$429,691.41. The motion was seconded by Jim Kiscaden and passed with members Coleman, Kiscaden, Sollenberger, Potts, Bachman and Simmons casting assenting votes. Member D'Alessandro cast a dissenting vote because she was concerned with the standing water and if the blasting could have changed the rock structure to create more water. The Borough manager indicated that the Engineer inspects the specific items outlined in the developer's request for reduction and they recommended approval. She added that the Engineer will be inspecting the additional water this week and to keep in mind that an additional 15% maintenance guarantee is kept for 18 months and that the inspections are done in different types of weather.

**AUTHORIZATION TO BID PAVING:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to authorize the Borough staff to proceed with the bidding of the 2006 paving project which includes West Hillcrest Avenue (S. Jackson to Borough line), Southview Drive, Heritage Avenue and Precision Avenue including the installation of handi-cap ramps.

Jim Kiscaden asked if all sidewalks were up to code and about the Precision/Lancaster Avenue intersection. The Borough Manager indicated that sidewalks at this point were not required because of the improvements identified for Lancaster Avenue.

Don Bachman asked if Precision Avenue should be paved in light of the large trucks accessing the development under construction. The Borough Manager reported that when Candle Lane is paved, the trucks are to use Miller Street and that in light of the anticipated increased paving costs, postponing Precision Avenue until 2007 may be considered.

**AUTHORIZATION TO PREPARE FLOOD MAP ORDINANCE:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to authorize the staff to proceed with the adoption process including the preparation of a flood map ordinance which will recognize the flood area designated by FEMA. Penny D'Alessandro indicated that she was surprised to hear of the consequences

of the Borough being suspended for non-adoption and that we need to seriously pursue this matter to come into compliance. Jim Kiscaden stated that there is 50% reimbursement available to the Borough for the adoption of the ordinance. Mike Sollenberger stated that this can be an insurance cost increase for owners within the FEMA identified floodplain area. Bruce Ryder suggested the Borough directly contact the affected property owners and asked if the insurance would cover damage if stormwater was the cause of the flooding.

Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to authorize the Borough Manager to apply for the 50% reimbursement grant associated with the adoption of the Flood Map Ordinance.

**OTHER BUSINESS:** Discussion regarding the existing ordinances and if a development plan meets the requirements but the Boards do not like the results the only option is to change the ordinance to apply to future developments. A beginning list of possible changes to ordinances was discussed which include:

**Subdivision Ordinance** - Protection of barns, larger setback to certain natural features, common stormwater facilities to homeowners' association, design standards for stormwater

**Zoning Ordinance** - Nonconforming signs

All members were asked to review the ordinances to compile a list of proposed changes and other board members will be asked to provide a list for the meeting on February 28<sup>th</sup>.

**CITIZEN'S COMMENTS:** Jim Kiscaden reminded everyone that the 32<sup>nd</sup> Annual Fire Company sale is scheduled for February 25, 2006.

May Gaynor stated that the Lancaster County Planning Commission did not receive all of the information regarding Trails Phase II and Lot 7 reviews and when provided the information by the citizens in attendance, the members were surprised to learn of the environmental and historic concerns. She stated that the members felt that the plans did not meet the Comprehensive Plan but stated that it is up to the Strasburg Borough Council to provide their final approval. May Gaynor also stated that waters are the waters of the Commonwealth and it is our duty to protect the natural resources. Additionally, May Gaynor stated that the Deckman wetlands are not included in the Brendle review and that we need to check with the Army Corps of Engineers. She also stated that the previous wetlands study was completed during the drought and that the wetness may be more than originally thought. May Gaynor asked for Borough Council to authorize the Solicitor to review the sections of the ordinances outlined in her packet of information provided to the Borough to determine if the Trails development is fit for development and if any of the sections allow for denial of the development. Mrs. Gaynor was advised that the Solicitor reviews all ordinances during the course of his review. She also asked if opinions from the Conservation District or DEP regarding this development could be obtained and was advised that the developer has to obtain the necessary permits from these organizations which will indicate if the development is in compliance with their regulations or not.

May Gaynor stated that during the course of her attendance at seminars, the original Trails at Strasburg Development is used as the best example of bad planning. Mike Sollenberger asked if she could provide written documentation indicating this. Bruce Ryder stated that pursuing indirect reasons for denial can cost substantial Solicitors fees to defend in court and suspects that the Borough is not willing to spend the money for a court battle.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 9:27 P.M., seconded by Mary Simmons and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

2006 – 15

**STRASBURG BOROUGH COUNCIL  
STRATEGIC PLANNING MEETING  
WITH ALL BOROUGH BOARDS  
FEBRUARY 28, 2006  
MINUTES**

Members Present:

Joe Coleman (Council)	Jim Kiscaden (Council & Authority)
Lee Potts (Council & Tree)	Mike Sollenberger (Council & PC)
Penny D'Alessandro (Council)	Mary Simmons (Council & Rec)
Tony D'Alessandro (Tree)	Marcia Johnson (Zoning Hearing)
Mary Rachel Hoover (Civil Service)	Pauline Shurr (HARB)
May Gaynor (Tree)	Joe Orndorff (PC)
Ken Johnson (PC)	Stephen VanOrmer (HARB)
Mary Dresser (PC & Tree)	Ray Reeder (Authority)
Bob Marshall (PC)	Robert Ham (Zoning)
Beth Johnson (HARB)	
Don Bachman (Council & Authority) 8:52 PM	

Others Present:

Bruce L. Ryder, Mayor	F. Steven Echternach, Chief of Police
Lisa M. Boyd, Borough Manager	Christine D. Drennen, Admin. Asst.
Cindy Hummel, LNP Correspondent	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman announced that the meeting is being audiotaped to assist in the preparation of the minutes. Each member in attendance introduced themselves and stated the board they serve on. President Coleman announced that the purpose of the meeting is to come together annually and discuss items of mutual interest.

**REQUESTS TO BE HEARD:** None.

**DISCUSSION:** The Borough Manager explained that the HARB Ordinance revisions will be discussed at the Borough Council meeting on March 14, 2006. She also stated that the Comprehensive Plan Planning Commission Public meeting is scheduled for March 21, 2006 at the Netherlands Inn & Spa. Following the update to the Comprehensive Plan, the Zoning Ordinance is the next Ordinance to be updated.

**Trails at Strasburg Lot 7:** Steve VanOrmer asked about the Trails at Strasburg Lot 7 Subdivision and if HARB has a say in what is being proposed and if they can recommend denial because the purpose of the subdivision is to create a building lot. Mike Sollenberger reported that the Solicitor is currently reviewing if HARB has the authority to recommend on a subdivision and is preparing a letter.

Jim Kiscaden stated that the Borough Authority also rejected the plan and that they may be in violation of the final recorded plan for the original Trails at Strasburg development.

**Trails at Strasburg Phase II:** May Gaynor expressed her concern regarding Phase II, stating that it is also of concern because of the environmental issues. Mary Dresser asked about the responsibility to maintain the wetlands and how can it be communicated to future buyers. Bruce Ryder suggested this item be discussed with the Solicitor.

**Communication With Developers:** Jim Kiscaden asked if the Borough could have communication with the prospective developers to provide input on a development plan prior to plan submittal. Bruce Ryder stated that this type of communication happened several years ago and the developer thought the plan would be approved without additional questions. Consequently, the procedure was changed and no Council nor Planning Commission members attend these meetings and the procedure is to answer questions and not to offer suggestions. Mike Sollenberger also stated that the MPC puts the burden of proof on the developer.

**Soils:** Penny D'Alessandro suggested putting soils and slope on the Official Map to show the land constraints so that a developer doesn't see a portion of open land and want to develop without knowing the background of the site.

**Submission Dates:** The submission dates were discussed and will be reviewed.

**Newsletters:** May Gaynor suggested sending out additional newsletters from the Borough.

**ORDINANCE CHANGES SUGGESTIONS/CONCERNS:**

Penny D'Alessandro and May Gaynor provided a written list of the proposed Ordinance sections that need reviewed for possible revision. In addition to the written list, the following sections were suggested:

- May Gaynor – Subdivision Ord – floodplains
  - Subdivision Ord – conservational zoning along streams & wetlands
  - Subdivision Ord – increase fees-in-lieu of
  - Subdivision Ord – variety of styles in design standards
  - Zoning Ord – setbacks of accessory uses

- Mary Dresser – Subdivision Ord – screening to be based on impact of use, not just by district
  - Subdivision/Land Dev – number of street trees – should be two per 50' to be consistent with Shade Tree Program

- Penny D'Alessandro – Comprehensive Plan – Riparian water courses to be implemented
  - Zoning Ord – Nonconforming signs – change the ordinance so that people not following ordinance can appeal to HARB or Zoning

- Joe Coleman – Subdivision Ord – What percentage of the lot should be allowed to be a stormwater detention device.

Penny D'Alessandro also suggested changing the Subdivision Ordinance to require open space and disallow the fee-in-lieu of. Lisa Boyd stated that most other municipalities also allow the fee-in-lieu of, especially for smaller subdivisions and the money goes into a reserve fund to be used towards recreation to be used within a specified number of years. Mary Dresser also agreed that there needs to be a minimum threshold so that the Borough maintenance workers do not have to maintain small "tot lots".



Penny D'Alessandro also suggested if we should allow fast food restaurants. Bruce Ryder stated that zoning ordinances have to allow for a wide variety of uses and we would have to check with the Solicitor when the ordinance is being reviewed.

**REVIEW OF BOARDS:**

**Planning Commission:** Mike Sollenberger reported that this Board has 3 new members and a lot of development plans being reviewed at the next meeting. A frustration they have been dealing with is that developers apply and then remove their item from the agenda at the last minute and when they do come back they want action. Bruce Ryder suggested that an issue to discuss with the legislators is to suggest changes in the MPC to establish the amount of time required to act proportional upon the size of the project so that larger projects provide for sufficient time to review the plans. Mike Sollenberger commented that the remainder of the state is trying to encourage development where Lancaster and Chester Counties are trying to regulate development, that it may be hard for legislature to pass such revisions because it only affects 1/3 of the state. The submission deadlines are also being reviewed to allow for sufficient time for the professionals to prepare their comments and members to review. Mike Sollenberger also suggested the possibility of having the Solicitor attend some meetings noting that recently his attendance would have been beneficial.

**Authority:** Jim Kiscaden reviewed the projects the Authority is considering for the future being treatment and reservoir as well as a possible sewer plant. A concern the Authority has is the substantial capital costs from the City of Lancaster and Suburban Lancaster Sewer Authority with minimal pre-warning. He also noted that the capital costs are based on the flow that is reserved, not the actual uses. He also relayed that the Authority is working with the Railroad in establishing them as a bulk customer.

**HARB:** Steve VanOrmer reported that their goal has been to raise public awareness of the Ordinance. A desire is to establish a rapport with realtors to notify potential homebuyers prior to the purchase. To date, the Board has tried to establish a policy with realtors but so far have been told that this couldn't be done. Bruce Ryder suggested contacting the Lancaster County Association of Realtors and to gather support from other municipalities. Bruce Ryder expressed his concern regarding gutting of buildings and possibly HARB pursuing interior preservation standards or at least HARB encouraging proper interior preservation.

**Zoning Hearing Board:** Bob Ham and Marcia Johnson indicated that they were relatively new members and were not aware of any concerns.

**Civil Service Commission:** Mary Rachel Hoover indicated that things for them are running smoothly.

**PROPERTY VALUES:** Bruce Ryder expressed his concern regarding inflated property values and that our children will not be able to purchase a home in Strasburg. May Gaynor stated that with the increased property values it provides for a good inheritance for your children.

**UNDERGROUND UTILITIES:** Joe Coleman restated his desire for under-ground utilities. Bruce Ryder stated that because of the state roads, that this is an almost impossible task because they do not allow new utilities to be underground.

**HISTORIC PROPERTIES:** May Gaynor expressed her concern regarding the appearance of buildings in the center of town. She noted that some properties are deteriorating. It was suggested that another item we could encourage the legislators to pursue would be historic property tax credits to encourage upkeep.

**ITEM FOR ACTION:**

**CERTIFICATE OF APPROPRIATENESS – 329 MILLER STREET:** Jim Kiscaden made a motion, seconded by Penn D'Alessandro and passed unanimously to approve the Certificate of Appropriateness for the stone wall at 329 Miller Street for Jack and Caroline Lindsley.

**CITIZEN'S COMMENTS:** May Gaynor applauded the Borough staff for juggling a variety of tasks and meetings.

Steve Echternach, speaking as a citizen, stated that he is concerned that individuals are only concerned with property values and that larger lots with open space does not provide a place for our children to build houses and live.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 9:17 P.M., seconded by Lee Potts and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
MARCH 14, 2006  
MINUTES**

Members Present: Coleman Kiscaden Sollenberger Potts  
Bachman Simmons D'Alessandro

Others Present:

Bruce L. Ryder, Mayor	Nancy Harper
F. Steven Echternach, Chief of Police	Tom Lainhoff
Lisa M. Boyd, Borough Manager	Ann Lainhoff
Christine D. Drennen, Admin. Asst.	Stephen VanOrmer
Cindy Hummel, LNP Correspondent	May Gaynor
Diane Potts	Irene Sigler
Patricia Hunt	Carroll Lindsay
Dale Long	Jeff Long

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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:** Patricia Hunt asked if a traffic mirror could be installed at the intersection of Main/Miller & Lancaster Avenue to make it easier to turn left at that intersection. Joe Coleman stated that the intersection is currently being redesigned and will be completed within the next couple of months.

Irene Sigler stated that Keystone Custom Homes removed part of her sidewalk at the entrance to their Trails at Strasburg Development and she was told that her property would not be affected and was also concerned with the liability. She stated that the Borough Manager did meet with her on Monday and is asking for direction on how to proceed. Jim Kiscaden stated that Stief Concrete did the work. It was the consensus that the Borough Manager should contact Keystone Custom Homes to find out how they planned to correct the situation.

May Gaynor asked if she could comment following the Formalization of Requests to be Heard agenda item. Joe Coleman stated that there are two opportunities for public comment in each meeting.

Joe Coleman also stated that an Executive Session is on the agenda at the end of the meeting for labor issues, which is an allowable reason under the Sunshine Law.

**SOUTHWEST AREA STORMWATER REPORT PRESENTATION – ARMY CORPS OF ENGINEERS:** Craig Thomas of the Army Corps of Engineers was present and reviewed the stormwater study that was completed which included the following streets: Decatur, Franklin, Funk, Bookflower, Heritage, Southview, South Fulton, South Jackson and West Hillcrest. He reviewed the process for collecting the data and stated that the stormwater basin in Stratford Village is in great

maintained condition. The specific recommendations included:

- \* Cleaning out 4 inlets
- \* Confirming where one inlet pipe connects
- \* South Jackson Street near Public Works Building – Insufficient pipe capacity which can cause a traffic hazard, recommend diverting water to an alternate outfall at an estimated cost of \$31,000. The alternatives are detailed in the report.
- \* Bunker Hill Heights on South Jackson Street going out of the Borough – the staff had identified this location as a concern area and the study found that no significant problem was identified and that the impact doesn't affect traffic or structures and recommends no action be taken.

Mr. Thomas offered the assistance of their office at any time, and stated that he can be reached by phone. He also stated that the evaluation of the Southeast area recently began and hopes to have completed by Summer. The last phase to be evaluated will take place in October when the Army Corps receives their fiscal year funding.

Mike Sollenberger asked how many studies the Army Corps of Engineers has completed in Lancaster County. Mr. Thomas stated that Strasburg Borough is their first in Lancaster County but that they do a lot of studies in Virginia, as their office covers the Susquehanna River Basin and Potomac River Basin. Mike Sollenberger also asked about the swale in the 300 block of South Jackson Street. Mr. Thomas stated that it does function and is properly sized.

Mike Sollenberger stated that Strasburg Township has expressed concerns regarding the area of South Jackson Street and Twin Elm Road. Mr. Thomas stated that there is one stormwater inlet in that area and the water from the Borough does go down the road and into the inlet but the inlet was not evaluated because it is out of the study area but may not be properly sized.

**REVIEW OF HARB ORDINANCE REVISIONS AND ACCEPTANCE OF 2005 YEAR END REPORT – AUTHORIZATION TO FORWARD ORDINANCE TO BOROUGH**

**SOLICITOR:** Mike Sollenberger made a motion to accept the 2005 year end HARB report and authorize the staff to forward the revised HARB Ordinance to the Borough Solicitor for review. Penny D'Alessandro seconded the motion.

Discussion regarding the HARB Ordinance – The process to obtain a HARB pre-approved repainting same color permit was explained. Steve VanOrmer stated that this issue has been reviewed extensively by the Board and reiterated that the process is not proposing to change, that repainting extends into other work and is a tool to help maintain control and that the Board felt that it was impractical to monitor the size of the touchup. It was pointed out that the wording in the Ordinance states that a Certificate of Appropriateness is needed for pre-approved activities and this will be corrected prior to forwarding to the Solicitor. Penny D'Alessandro stated that we should be encouraging maintenance and that repainting same colors is utilizing already approved colors. Tom Lainhoff stated that in the 30 years the HARB Ordinance has been in place, until recently no one has complained about obtaining a permit for touch up painting (repainting same colors). The possibility of broadening the permit process to allow a homeowner to phone in the permit request was discussed and Christine Drennen stated that it has not been the policy of the office to take phone requests on any permits because if the work is not done as stated the liability is on the office. It was the consensus that e-mailed requests from the homeowners could be processed. Tom Lainhoff stated that the permit process is needed so that the applicants know what work can be done. Joe Coleman commended the HARB members on their

exemplary member participation as outlined in their meeting attendance. Penny D'Alessandro questioned the removal of repointing as a pre-approved activity. Steve VanOrmer and Tom Lainhoff stated that it is essential for the applicant and contract to attend a meeting so the correct methods to preserve the brick are understood.

The question on the motion was called and the motion passed unanimously.

**MINUTES OF JANUARY 31, FEBRUARY 14 AND 28, 2006:** The Borough Manager asked that the minutes of January 31, 2006 be tabled because the tapes did not work.

Jim Kiscaden made a motion to approve the minutes of the February 14, 2006 and February 28, 2006 meetings as corrected, seconded by Mike Sollenberger and passed unanimously.

**REPORTS:**

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – Joe Coleman extended his thanks to the commitment of the Borough Council members. He added that the article in the newspaper today leads people to believe that we are doing something illegal or done outside of the Sunshine Law or public view, characterized the same as the sale of the nursing home. He stated that to the vast majority of the Community, the service of the Council is appreciated.

**MANAGER** – In addition to her written report, the Borough Manager reported on the following items:

- \* Comprehensive Plan – the review is complete and public comments are welcomed and a joint Planning Commission meeting is scheduled on Tuesday, March 21, 2006, 7:00 P.M. at the Netherlands Inn & Spa.

- \* Strasburg Elementary School has submitted a plan to the Planning Commission for a parking lot and the Police Chief will attend the April Planning Commission meeting to support.

- \* She will be attending the Spring PSAB Conference.

**POLICE** – The Police Report for February 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for February was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for February 2006 was received and accepted. The Borough Manager stated that the Zoning Officer recently discovered that the signs at A Touch of Class were only covered up and he will follow up the enforcement.

**ENGINEER** – The Engineer's report for February 2006 was received and accepted. Penny D'Alessandro questioned the review letters referenced and the Borough Manager stated that they will be provided to Council when the plan moves to Council.

**CONSENT AGENDA:** Mike Sollenberger made a motion to approve the following items on the Consent agenda, seconded by Lee Potts and passed unanimously.

**PAYMENT OF BILLS IN THE AMOUNT OF \$121,887.57**

**ROUTE 896 RELOCATION PROJECT LOAN ADVANCE – RATIFY AND CONFIRM**

Penny D'Alessandro asked if Strasburg Township would be contributing additional funds towards the Route 896 Relocation Project. Bruce Ryder stated that the Township originally committed \$75,000 and have cooperated with the project.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ACCEPTANCE OF ZONING HEARING BOARD RESIGNATION – RICHARD KENNEL:**

Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to accept Richard Kennell's resignation from the Zoning Hearing Board with regret.

**TRAILS AT STRASBURG – REQUEST #5 FOR REDUCTION IN LETTER OF CREDIT:**

Mike Sollenberger made a motion to table Request #5 for the reduction in the letter of Credit for Trails at Strasburg until a response is received regarding the damage to Irene Sigler's sidewalk. The motion died for lack of a second.

Jim Kiscaden made a motion to approve Request #5 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$21,455.27 with a remaining balance of \$408,326.14 contingent upon receiving a letter of explanation of why Irene Sigler's property rights were violated by removing the sidewalk and curb at 246 Miller Street. Mary Simmons seconded the motion. Members Coleman, Kiscaden, Potts, Bachman, Simmons and D'Alessandro cast assenting votes. Member Sollenberger cast a dissenting vote. Motion carried.

**FORMALIZATION OF REQUESTS TO BE HEARD:** Joe Coleman stated that this is a first read of a proposed form to submit requests to be heard in advance and is an outstanding item from the January 31<sup>st</sup> Strategic Planning agenda. This will not replace or limit the right of public comment as required by the Sunshine Act, but is an effort to allow Borough Council to be in a better position to respond by allowing staff and Council to review the issues in advance of the meeting. It was discussed that if approved, the form will be available on the website.

**ARCHIVING BOROUGH RECORDS/DISASTER RECOVERY PLANNING:** Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to authorize the Borough staff to investigate options and costs for both archiving Borough records and disaster recovery planning for consideration at a future meeting.

**AUTHORIZATION TO FORWARD THE SUBDIVISION/LAND DEVELOPMENT**

**ORDINANCE TO THE PLANNING COMMISSION FOR REVIEW:** Mary Simmons made a motion to forward the Subdivision/Land Development Ordinance to the Planning Commission for review and authorize use of the Borough Engineer for technical review and recommendations. Mike Sollenberger seconded the motion. The Borough Manager reported that a proposal from the Engineer to complete the work specified in the amount of \$1,400 was received. Jim Kiscaden stated that he was concerned with the workload of the Planning Commission with the Comprehensive Plan and 2 developments and suggested this item be tabled until June or July. The Borough Manager stated that if

she receives authorization, she will hold this until the appropriate time. Members Coleman, Sollenberger, Potts, Bachman, Simmons and D'Alessandro cast assenting votes. Member Kiscaden cast a dissenting vote. Motion carried.

**OTHER BUSINESS:** Mary Simmons provided an update on the Recreation Commission stating that they are moving along but may need additional contributions. She also stated that Eugene Snyder left some money to the Commission which had specific use designations and that some of the money was used to purchase chairs and a table. She also reported that she has the 2005 Annual Lampeter-Strasburg Recreation Commission Report which includes budget and goals available for review. Mary Simmons also reported that the Recreation Commission is pursuing a written agreement for the use of the Jaycee Park.

Joe Coleman reminded everyone that the Joint Planning Commission meeting on the Strasburg Region Joint Comprehensive Plan will be held on March 21, 2006 at 7:00 P.M. at the Netherlands Inn & Spa.

**CITIZEN'S COMMENTS:** Steve VanOrmer stated that HARB addressed Keystone Custom Homes' use of illegal signs by not approving additional signs until the violations had been corrected which has now been done.

May Gaynor stated she was glad that the Formalization of Requests to be Heard was clarified that it will not be limiting comments during Requests to be Heard or Citizen's Comments. May Gaynor also stated that the citizens notebook was helpful to the citizens during discussions. She also stated that citizens spoke by the results of the last election. She also stated that Drumore Township has a detailed agenda outlining what is going to be discussed on each item. May Gaynor stated that other citizens do not want to come and speak because they don't want to be mistreated.

Joe Coleman stressed that all discussions of Borough Council are public and done in a public meeting where citizens can hear and that Mrs. Gaynor can speak for herself and not for the rest of the citizens. He also stated that he and the Borough Manager have discussed ways to improve communication and is a remaining item from the January 31<sup>st</sup> Strategic Planning Meeting but the items that received higher priority based on that meeting, which May Gaynor was in attendance, and will be discussed prior to this item. He also reiterated that it was unfortunate that Strasburg Borough was lumped together with the controversial issues such as the Convention Center and sale of Conestoga View. He added that the editorial writer never contacted the Borough to verify if what they were told was correct and that the article infers that the Council is doing something illegal and that he takes offense to this.

Penny D'Alessandro stated that the citizen notebook was beneficial to the citizens in attendance.

Bruce Ryder stated that the Borough does abide by the Sunshine Law. He added that if citizens want the Sunshine Law changed to be stronger and stricter, that is a separate issue.

Patty Hunt stated that when she attended a meeting at Strasburg Township, sections were distributed so the citizens could understand the issue. She also explained a road issue she dealt with in Harrison Township and stated that she appreciates the work of the Borough Council.

May Gaynor stated that she did tell the reporter that Strasburg Borough is doing things well and the citizens are waiting for some additional changes.

Dale and Jeff Long were thanked for attending the meeting.

Mike Sollenberger made a motion to adjourn the meeting into an Executive Session at 9:55 P.M. for the purpose of discussion Personnel Contract Negotiations.

**EXECUTIVE SESSION – PERSONNEL CONTRACT NEGOTIATIONS:** The regular meeting was reconvened at 10:48 P.M.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 10:48 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager



**STRASBURG BOROUGH COUNCIL  
APRIL 11, 2006  
MINUTES**

Members Present: Joseph Coleman Jim Kiscaden Michael Sollenberger  
Lee Potts Donald Bachman Penny D'Alessandro

Others Present:

Bruce L. Ryder, Mayor	May Gaynor
F. Steven Echternach, Chief of Police	Alvin Ranck
Lisa M. Boyd, Borough Manager	Tim Buko
Cindy Hummel, LNP Correspondent	Monica Coffey
Diane Potts	Mary DaLauro
Patricia Hunt	John Faltin
Jay Risser	Holly Miller

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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.

**MINUTES OF JANUARY 31, AND MARCH 14, 2006:** Jim Kiscaden made a motion to approve the minutes of the January 31, 2006 meeting as printed and March 14, 2006 meeting as corrected, seconded by Mike Sollenberger and passed unanimously.

**REPORTS:**

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – Joe Coleman commented that his comment as recorded in the paper stating that any additional costs for the Right Sizing of the Route 896 Relocation Project should be passed on to the Governor was taken as a joke. He does feel that it is important to let the officers of the Commonwealth know that their right sizing project did create additional expenses for this project. Mayor Ryder stated that this item is being looked into and will be discussed later in the meeting. He also stated that since the Joint Comprehensive Plan Steering Committee meetings are completed, he would like to consider changing the monthly Borough Council meeting date to the 3<sup>rd</sup> Tuesday which he would like considered at the next meeting.

**MANAGER** – In addition to her written report, the Borough Manager reported that newly received information was provided to Borough Council tonight and that action is needed on the Acknowledgement of Extension of Time for Strasburg Business Place until August 9, 2006. The Borough Manager highlighted the following items contained in her written report:

- \* Wiley's Pharmacy will be taking over the existing Strasburg Pharmacy in the near future.
- \* Strasburg Country Store & Creamery including the Yule Shop, 17 and 21 East Main Street have all been sold to a new owner as of March 31, 2006.

\* Mark Zettlemyer, a representative from the auditing firm will be in attendance at the May meeting to review the 2005 Annual Audit.

\* The Heritage Tourism pilot project will begin following the update of the Joint Comprehensive Plan, possibly in June.

\* The County Commissioners did not approve the allocation of new LCBA grant funds but new 2006 Urban Enhancement Funds are available and she will be meeting with a representative from the LCPC to discuss possible projects.

\* A County-wide burn ban is in effect until at least May 5, 2006.

**POLICE** – The Police Report for March 2006 was received and accepted. Chief Echternach introduced the members of the newly-established Youth Aid Panel including Holly Miller (chair), Mary DaLauro (secretary), John Faltin, Monica Coffey, Jay Risser. He explained that the Youth Aid Panel is an alternative form of justice that allows juveniles to have a peer to peer hearing instead of sending them through the juvenile justice system. He further explained that at this time this Panel is only representing Strasburg Borough with the goal to make it a school district-wide program in the next several months. Additionally, Chief Echternach stated that this program is already in existence in many school districts within Lancaster County. Chief Echternach thanked the members of the panel for their willingness to serve and for obtaining the required training. Joe Coleman thanked and applauded Chief Echternach for establishing the Youth Aid Panel and the dedication and commitment of the Panel members.

**PUBLIC WORKS** – The Public Works report for March was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for March 2006 was received and accepted. The Borough Manager reported that the signs at A Touch of Class have been removed.

**ENGINEER** – The Engineer's report for March 2006 was received and accepted. Penny D'Alessandro questioned the engineer's attendance at the April Planning Commission meeting because several of the plans were removed from the agenda. The Borough Manager stated that the engineer was asked to attend because of the remaining item on the agenda, Trails at Strasburg Phase II. The Borough Manager also reminded the members that the applicants are invoiced for the engineer's expenses.

**CONSENT AGENDA:** Mike Sollenberger made a motion to approve the following items on the Consent agenda, seconded by Lee Potts and passed with members Coleman, Kiscaden, Sollenberger, Potts and Bachman casting assenting votes. Member D'Alessandro abstained from voting on the 313 Miller Street HARB Certificate of Appropriateness and voted against the Miller Street/Candle Lane Development sign because she would like it to be voted upon after the zoning issues have been addressed.

**PAYMENT OF BILLS IN THE AMOUNT OF \$149,732.27**

**HARB CERTIFICATES OF APPROPRIATENESS – 116 WEST MAIN ST, 313 MILLER ST, 246 MILLER STREET AND MILLER STREET/CANDLE LANE DEVELOPMENT SIGN**

Penny D'Alessandro asked about the Miller Street Development sign noting that after recommendation for approval from HARB, the Zoning Officer denied the application because of its size and didn't meet the setbacks. The Borough Manager stated that the action tonight is to approve HARB's

recommendation and that the Zoning issues are handled separately and that the HARB permit is not issued until the required zoning and/or building permits are received. Penny D'Alessandro stated and Bruce Ryder agreed that they do not like permanent development signs because it keeps them separate from the town and the Borough Manager stated that they are permitted under the Zoning Ordinance and others do exist in town. It was agreed that development signs are another item that should be looked at during the update of the Zoning Ordinance. Jim Kiscaden asked that payment for the computer accounting software be held until the problems have been resolved.

### **UNFINISHED BUSINESS:**

**FORMALIZATION OF REQUESTS TO BE HEARD:** Joe Coleman stated that this item was first discussed at the last meeting and reiterated that this form is to be used as a tool to enable the staff and Borough Council to be prepared to address issues that are brought before them. The use of this form is not meant to replace or limit the right of public comment as required by the Sunshine Act. He also stated that the Borough actually exceeds the intent of the Sunshine Law because public comment is provided at the beginning and end of each meeting and is only required to be at the beginning of each meeting. Bruce Ryder stated that a resident who knows about an issue ahead of time completing this form allows the Borough Council to know about the issue in advance, to do homework and to come prepared to talk about the issue more knowledgeably and to provide a more timely response.

Mike Sollenberger made a motion to adopt the Requests to be Heard form as prepared, seconded by Lee Potts and passed with members Coleman, D'Alessandro, Sollenberger, Potts and Bachman casting assenting votes. Member Kiscaden cast a dissenting vote stating that the use of the form creates additional paperwork for the office staff and residents.

### **NEW BUSINESS:**

**TRAILS AT STRASBURG PHASE 2 PRELIMINARY PLAN:** Joe Coleman stated that the Planning Commission recommended approval of the Trails at Strasburg Phase 2 Preliminary Plan dated November 10, 2005, last revised April 7, 2006 subject to 38 conditions prepared by the Borough solicitor and Planning Commission. Keith Miller of RGS Associates was present and provided an overview of the project. He also reported that the Borough Authority also recommended approval pending receipt of some administrative items and adding a fire hydrant between Lots 1 and 2 which was agreed upon. Following extensive discussion, the following items were discussed:

- \* The wetland determination request was made several months ago and is imminent.
- \* A portion of the sidewalk maintenance of Candle Lane as proposed will be the responsibility of the Homeowners' Association and a portion is the responsibility of the homeowners of Lots 3 & 4 or the developer until those lots are sold.
- \* The homeowner's association is responsible for the maintenance of the upper portion of the watercourse.
- \* The stormwater facilities are designed to be in conformance with the Borough's Ordinance.
- \* Joe Coleman, based on concerns raised by Carlton Stoner regarding the safety of his children at the February 6, 2006 Planning Commission meeting, asked how deep the water could be in the stormwater basins for 2 days. Keith Miller stated that 14" of water should be able to infiltrate within 48 hours and that the basins are approximately 6.2 feet deep including the berm.
- \* A plan making Phase 2 a cul-de-sac street was provided and Keystone Custom Homes is not opposed to the cul-de-sac the way the sketch is shown and defers to Council for their decision

\* Concern regarding the developer being responsible only for sinkholes that may develop prior to or during construction. Keith Miller stated that the Borough retains a 15% improvement guarantee for 18 months which could be used if a sinkhole developed after construction.

\* Joe Coleman expressed his concern that the areas designated as the wetlands were not very wet and the only water was in the stormwater detention basins during a recent inspection during a heavy rain. Keith Miller stated that the basins in that area are currently in the erosion control configuration which is designed to hold water for a greater period of time than when it is in the permanent configuration and should be lessened when the basins are converted to their final condition.

\* Additional screening on the South side of the lots.

\* Penny D'Alessandro stated that general plan notes #13, #15 and #16 should include on the deed including how to maintain the basin, wetlands or watercourses so that all future owners are informed.

\* Mike Sollenberger provided his justifications to make Sunset Avenue a through street noting the street grid for traffic flow, safety and the possible installation of a speed table to control speed. He also noted that if it were not connected, the abutting cul-de-sacs would be about 2 feet apart.

\* Jim Kiscaden responded that the safety would not be improved because of creating a through street and that a fire truck can be placed on one end of the cul-de-sac and hose carried to go to the other side. He also stated that Sunset Avenue is not as wide as Susan Avenue and if cars were parked on both sides of the street there it would create a safety concern on the extension of Sunset Avenue.

Jim Kiscaden made a motion to amend the official map to reflect that Mindy, Susan and Sunset Avenues do not connect as delineated in the 2002 Official Map and to delete from the same map the designation of Sunset Avenue as a connecting street between Clearview Avenue and Candle Lane. Penny D'Alessandro seconded the motion. The Borough Manager stated that an amendment to the Official Map would have to be reviewed by the Strasburg Borough Planning Commission and the Lancaster County Planning Commissions for their review and comment before action could be taken. Bruce Ryder also stated that the Official Map of record when this plan was submitted is the one that includes the connecting streets and that if Council wanted to not go with the requirement for complying with the Official Map that was different. Bruce Ryder stated that he did not think that installing a cul-de-sac street that is almost connecting to a street that is 25 feet away is not a good idea. Jim Kiscaden stated that he is responding to the concerns expressed over the last several months of installing a through street and creating additional traffic and destroying their neighborhood. Jim Kiscaden stated that he realizes that the ordinance cannot be amended tonight but this can start the process for the appropriate reviews. Members Kiscaden and D'Alessandro cast assenting votes. Members Coleman, Sollenberger, Potts and Bachman cast dissenting votes. Motion failed.

Mike Sollenberger made a motion to give conditional approval to the Trails at Strasburg Phase 2 Preliminary Plan dated November 10, 2005, last revised April 7, 2006 subject to 38 conditions prepared by the Borough Solicitor and Planning Commission adding to modify Condition 15 and 16 to require that the information including how to maintain the basin, wetlands or watercourses be included on the deed, add screening to the rear of Lots 5 and 6, and blasting notification of all adjacent property owners and follow the Bureau Mines Regulations for PA notification requirements. Joe Coleman seconded the motion. Members Sollenberger and Potts cast assenting votes. Members D'Alessandro, Coleman, Kiscaden and Bachman cast dissenting votes. Motion failed. Penny D'Alessandro stated that as an elected official she cannot support Lots 1, 2 and 3 because of the deep basins, inability to use backyards and stormwater basin maintenance. Joe Coleman stated that he voted against the motion because of his concern with the safety hazard involved with the dewatering and depth of the

stormwater basins. Jim Kiscaden stated that it is a poor development plan, will be a stormwater management issue for future buyers of Lots 1, 2 and 3, and he is opposed to the development.

Mike Sollenberger stated that this plan is not what the Planning Commission would have designed but it does meet the existing ordinances including stormwater ordinances.

Bruce Ryder stated that the Borough is required to verify that the development abides by our Ordinances and the MPC states that if a plan is rejected the reason for rejection referring to what they did not comply with in the Ordinances must be cited.

Joe Coleman passed the gavel to the Vice Chairman, Jim Kiscaden, for the purpose of proposing a motion.

Joe Coleman made a motion to reconsider the last action since he was a member who voted in the majority. Jim Kiscaden seconded the motion. Joe Coleman stated that each member gave their reason for voting during the last motion and this motion is intended to comply with the responsibility to enforce the Ordinances of the Borough and the Commonwealth. Members Potts, Coleman, Kiscaden and Sollenberger cast assenting votes. Members Bachman and D'Alessandro cast dissenting votes. Motion carried.

Joe Coleman then called for the question on the original motion to give conditional approval to the Trails at Strasburg Phase 2 Preliminary Plan dated November 10, 2005, last revised April 7, 2006 subject to 38 conditions prepared by the Borough Solicitor and Planning Commission adding to modify Condition 15 and 16 to require that the information including how to maintain the basin, wetlands or watercourses be included on the deed, add screening to the rear of Lots 5 and 6, and blasting notification of all adjacent property owners and follow the Bureau Mines Regulations for PA notification requirements. Members Potts, Coleman, Kiscaden and Sollenberger cast assenting votes. Members Bachman and D'Alessandro cast dissenting votes. Motion carried. Member Kiscaden stated that he only voted in favor of the motion to be in compliance with the Ordinances of the Borough of Strasburg and that he is not in favor of the project.

Keith Miller was asked to convey the discontent of the Borough Council to his clients regarding the Trails at Strasburg Phase 2 project.

It was agreed that the maximum lot coverage for stormwater facilities should be considered during future updates of ordinances.

Mike Sollenberger asked that the applicant for the Trails at Strasburg Lot 7 provide an acknowledgement of extension of time since the current time will expire on May 9, 2006 and the applicant has withdrawn the item from the previous two months' Planning Commission agendas. Keith Miller stated that it was their intention to submit an extension of time by the end of the week.

May Gaynor asked if residents on Clearview, Sunset, and across the street on Miller Street could be notified about the blasting. Keith Miller agreed to forward the request to Keystone Custom Homes.

**TRAILS AT STRASBURG – REQUEST #6 FOR REDUCTION IN LETTER OF CREDIT:**

Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to approve Request #6 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$62,478.52 with a remaining balance of \$345,757.62. Penny D'Alessandro noted that there were issues relating to trash blowing into the Community Park and the Borough Manager stated that the developer did discuss this matter with their contractors regarding this issue.

**APPROVAL OF PARTIAL ASSIGNMENT OF AGREEMENT OF SALE OF REAL ESTATE TO STRASBURG BOROUGH AUTHORITY FOR 10.817 ACRES LOCATED IN EDEN TOWNSHIP – LEAMAN PROPERTY:**

Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to assign the Borough of Strasburg's right to acquire a tract of land containing approximately 10.817 acres located in Eden Township and commonly referred to as the Leaman Property to Strasburg, Lancaster County, Borough Authority.

**896 RELOCATION RIGHT SIZING UPDATE:** Bruce Ryder provided an update on the mandatory right sizing for the Route 896 Relocation Project stating that:

- \* plastic stormwater piping has recently been approved by PennDOT which is more durable and significantly less expensive

- \* buggy lane width to remain at 8', right turn lanes and center left turn lane to be reduced by 2', travel lanes to be reduced by 1' and still meet federal safety standards. PennDOT had wanted to remove the center left turn lane in the area of Access "D" but our engineers did not agree that this was a safe item to eliminate because it does not provide enough separation between travel lanes in a curve where there may be tractor trailer truck traffic.

He also reported that the engineers have used PennDOT's calculations if we reduce the piping and reduce lane widths that conservatively \$500,000 can be saved from the cost of the project for PennDOT. In addition, stormwater generation will be reduced because the paved area will be reduced and some utility relocation and right-of-way acquisition costs will be reduced.

However, our re-engineering for these changes will be approximately an additional \$75,000. Bruce Ryder stated that he did contact Senator Armstrong and proposed that the additional engineering be paid out of the savings that were calculated for PennDOT and he is willing to pursue this on our behalf but if this cost sharing is not realized, we currently do not have any remaining design funds to cover this expense, but we do have contingency funds. He did state that the project is scheduled to be bid out in Fall 2006, begin construction in Spring 2007 for hopeful completion in Fall 2007.

Penny D'Alessandro asked about responsibility of turning lanes and Bruce Ryder stated that any turning lanes that were needed based on the traffic impact study for the development, construction costs for those turning lanes are being reimbursed to PennDOT by the developers.

Jim Kiscaden asked about the cost of the construction for the project, and Bruce Ryder stated the estimated cost including the right sizing is \$5.1 million using today's labor rates, which will be paid by PennDOT. He further stated that the developers are paying for \$935,000 for engineering and right-of-way acquisition and additionally right turn lanes and traffic signal at post office intersection.

**ZONING ORDINANCE AMENDMENT – AUTHORIZATION TO FORWARD FLOODPLAIN ORDINANCE TO BOROUGH AND COUNTY PLANNING COMMISSIONS AND AUTHORIZATION TO ADVERTISE:**

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the forwarding of the proposed floodplain ordinance with the required DCED changes from the Solicitor, which amends the Borough Zoning Ordinance, to

the Borough and County Planning Commissions for their review and recommendation and to advertise the ordinance, when appropriate, for the required public meeting before Borough Council.

**BOROUGH PROPERTY ORDINANCE – AUTHORIZATION TO FORWARD TO**

**SOLICITOR:** Penny D'Alessandro made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the staff to forward the Borough Property Ordinance to the Borough Solicitor for his review. It was stated that these rules would apply to all Borough Properties. It was the consensus to add that no hitting of golf balls is permitted.

**OTHER BUSINESS:**

**STRASBURG BUSINESS PLACE – ACKNOWLEDGEMENT OF EXTENSION OF TIME**

**UNTIL AUGUST 9, 2006:** Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to acknowledge the extension of time for Strasburg Business Place until August 9, 2006.

Joe Coleman announced that a State of the County address will take place on April 20, 2006 at 12:15 P.M. at the Brightside Community Center.

Penny D'Alessandro asked about additional information for the public and Joe Coleman stated that he is working with the Manager and hope to address this item into an upcoming agenda in the near future.

**CITIZEN'S COMMENTS:** None.

**EXECUTIVE SESSION – PERSONNEL CONTRACT NEGOTIATIONS:** Joe Coleman announced that the meeting was being adjourned into an Executive Session at 9:55 P.M. for the purpose of Personnel Contract Negotiations.

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 Don Bachman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
MAY 9, 2006  
MINUTES**

Members Present: Joseph Coleman Jim Kiscaden Michael Sollenberger  
Lee Potts Donald Bachman Penny D'Alessandro  
Mary Simmons

**Others Present:**

Bruce L. Ryder, Mayor	May Gaynor
F. Steven Echternach, Chief of Police	Pauline Shurr
Lisa M. Boyd, Borough Manager	Tony D'Alessandro
Christine D. Drennen, Admin. Asst.	Steve Vanormer
Cindy Hummel, LNP Correspondent	Diane Potts
Mark Zettlemyer, Reinsel Kuntz Leshner	Beth Johnson
Nancy Harper	Ron Harper

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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.

**PRESENTATION OF 2005 AUDIT REPORT – MARK ZETTLEMOYER:** Mark Zettlemyer representing Reinsel Kuntz Leshner, the Borough's Auditor, was present and reviewed the Annual Audit and Financial Report for 2005. He highlighted the segregation of duties comment noting that with the small number of administrative employees in a business our size, it is almost impossible to avoid receiving this comment. Items he suggests is for Council Members to look at the monthly bills, look at the bank statements and compare budget vs. actual amounts spent. He reported that the Borough of Strasburg is in a good financial position, has a reasonable amount of outstanding debt and has overall good financial health.

**MINUTES OF APRIL 11, 2006:** Mike Sollenberger made a motion to approve the revised minutes of the April 11, 2006 meeting as printed. Jim Kiscaden seconded the motion. Members Coleman, Kiscaden, Sollenberger, Potts and Bachman cast assenting votes. Member D'Alessandro abstained from voting because she did not have a chance to review the minutes and member Simmons abstained from voting because she was not present for the meeting.

**REPORTS:**

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – Joe Coleman had no written report.

**MANAGER** – In addition to her written report, the Borough Manager reported that the next phase of the Army Corps of Engineers stormwater study was complete and copied for the members.



She reminded the members that a representative from the Army Corps of Engineers will be invited to review the report at a future meeting. She also reported that two residents expressed interest in serving on the Zoning Hearing Board and the Personnel Contacts will meet to make a recommendation. The draft April Tree Committee minutes were also provided to the members for their review. The Borough Manager stated that Congressman Pitts was unable to attend the May 30, 2006 Strategic Planning Meeting and she was asked to schedule him to attend a future meeting.

**POLICE** – The Police Report for April 2006 was received and accepted. Chief Echternach read a press release regarding an incident that occurred last evening at the Jaycee Park which resulted in 4 arrests.

**PUBLIC WORKS** – The Public Works report for April was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for April 2006 was received and accepted.

**ENGINEER** – The Engineer's report for April 2006 was received and accepted.

**CONSENT AGENDA:** Mike Sollenberger made a motion to approve the following items on the Consent agenda, seconded by Lee Potts and passed unanimously. Jim Kiscaden questioned how many extensions have been granted for Lot 7 and the Borough Manager stated that this is the second extension.

**PAYMENT OF BILLS IN THE AMOUNT OF \$367,088.72**

**HARB CERTIFICATES OF APPROPRIATENESS – 6 EAST MAIN ST, 27 EAST MAIN ST, 28 EAST MAIN ST, 49 EAST MAIN ST, 2 MILLER ST, 9 MILLER ST, 117 MILLER ST, 308 MILLER ST, 320 MILLER ST, 332 MILLER ST AND 124 SOUTH DECATUR STREET**

**ACKNOWLEDGEMENT OF TRAILS AT STRASBURG LOT #7 EXTENSION OF TIME UNTIL AUGUST 8, 2006**

**ACKNOWLEDGEMENT OF STRASBURG COMMONS EXTENSION OF TIME UNTIL JULY 1, 2006**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**TRAILS AT STRASBURG LOT #7 – HARB APPROVAL DISCUSSION:** Joe Coleman stated that yesterday Keystone Custom Homes and their representatives requested that this item be withdrawn from the agenda. Mike Sollenberger stated that the applicant and their attorney, Marc Kaplin, attended the Planning Commission meeting last evening. Steve VanOrmer stated that HARB feels that they have documented black and white issues to support their recommendation to deny the subdivision and asked if Borough Council would consider hiring an attorney such as Sam Slaymaker with a historic preservation background to assist the Borough's Solicitor. Penny D'Alessandro stated that she disagrees with HRG's recommendation to recommend approval of waiver of existing features from the plan.

Penny D'Alessandro made a motion, seconded by Mike Sollenberger and passed unanimously to notify the Borough's Solicitor Bill Crossswell and to have the Planning Commission consult with Sam Slaymaker to review our ordinances to obtain his opinion on the subdivision proposal for Trails at Strasburg Lot 7 with a recommendation to the Planning Commission on or before May 31, 2006.

Steve VanOrmer expressed his thanks to Borough Council for their support by consulting with Sam Slaymaker. He also stated that at last evening's Planning Commission meeting, the applicant's attorney stated that there is more than one way to skin a cat and mentioned eminent domain. Joe Coleman stated that he is surprised that Keystone Custom Homes is willing to take the bad publicity by continuing to pursue this historic property subdivision.

**BOROUGH PROPERTY RULES AND REGULATIONS ORDINANCE – AUTHORIZATION TO ADVERTISE:** Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to authorize the staff to advertise the Borough Property Rules and Regulations Ordinance.

**WASTE DUMPSTER/STREET STORAGE ORDINANCE AND SIDEWALK OBSTRUCTION AMENDMENT TO SIDEWALK ORDINANCE:** The Borough Manager reviewed the history of this ordinance stating that as the result of problems and safety concerns, the Safety Committee developed this ordinance. She also stated that PennDOT does not regulate items placed along state highways. Steve Echternach and Bruce Ryder also explained problems encountered over the years with piles of mulch placed along roadways and that this ordinance provides for added safety improvements such as requiring reflective markings and needed revisions to the Sidewalk Ordinance for regulating sidewalk obstructions.

Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to forward the Waste Dumpster/Street Storage Ordinance and Sidewalk Obstruction Amendment to the Sidewalk Ordinance to the Solicitor for his review and comment.

Penny D'Alessandro asked about the permit fee and it was stated that the fees are set by resolution.

**896 RELOCATION PROJECT LOAN ADVANCE AUTHORIZATION - \$75,000 FOR RIGHT-OF-WAY AGENT AND ACQUISITION:** Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to authorize the loan advance in the amount of \$75,000 to be transferred into the Historic Drive Fund (70) for the payment of the right-of-way consultant and the right-of-way acquisition.

**896 RELOCATION PROJECT – AUTHORIZATION TO MAKE PAYMENTS FOR RIGHT-OF-WAY ACQUISITION FROM HISTORIC DRIVE PROJECT FUND:** Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to authorize any two of the following persons: Joseph T. Coleman, L. James Kiscaden or Lisa M. Boyd to issue checks from the Route 896 Relocation Project Account (Fund 71) to persons entitled to payment for right-of-way acquisitions necessary for the Route 896 Relocation Project based upon documented requests for payment received from Interstate Acquisition Services, the firm retained by the Borough to provide right-of-way services for the Route 896 Relocation Project.

**COUNCIL MEETING DATE DISCUSSION – 3<sup>RD</sup> TUESDAY OF THE MONTH:** Following discussion, Penny D’Alessandro made a motion, seconded by Don Bachman and passed unanimously to change the Borough Council meeting date to the 3<sup>rd</sup> Tuesdays of each month beginning with the September 19, 2006 meeting. Don Bachman asked that the schedule be verified to ensure that the meetings to not conflict with Thanksgiving and Christmas and asked if the planned meeting schedule would be sufficient to allow for the busy budget preparation process at the end of the year.

**REVIEW OF DETAILED AGENDA:** A sample detailed agenda to provide more information to the public was reviewed. Joe Coleman suggested that the detailed agenda be available by noon on Monday to allow the members an opportunity to pick up and review their material. The detailed agenda should also be posted on the front door and available on the website. Members were asked to provide comments for changes to the format to the Borough Manager. Penny D’Alessandro stated that reports, maps and budget also need to be made available to the public and also suggested utilizing the free section of the Sunday newspaper which prints municipal agendas. The Borough Manager will check into this as well as contacting other similar sized municipalities to discuss how they address urgent items that come up after the agenda has been published in the paper.

Joe Coleman stated that he appreciates the detail that is contained in the minutes and that it is an accurate description of what happened.

**OTHER BUSINESS:**

**Re-lining Lancaster Avenue:** Bruce Ryder stated that the 896 Relocation Project and the new right-sizing requirement has received priority over the re-lining of Lanccaster Avenue but that now some resources can be shifted to complete this project.

**East Main Street & Shenk Avenue Crosswalks:** Joe Coleman asked if a pedestrian sign could be installed at this location. The Borough Manager will check with the Safety Committee.

**Planning Commission:** Joe Coleman commended the Planning Commission members for doing a good job at last night’s meeting.

**Ordinance Updates:** Penny D’Alessandro asked that the Subdivision & Land Development Ordinance be revised to reflect a minimum usability of the lot. Bruce Ryder mentioned the issue he had previously mentioned with a subdivision leaving a barn on a little lot. Mike Sollenberger reminded the members that the Subdivision & Land Development Ordinance is scheduled to be reviewed and updated this year. Bruce Ryder suggested investigating funding assistance for the update and Joe Coleman suggested investigating if the County has technical assistance available. Penny D’Alessandro mentioned her desire to create design controls for fast food restaurants.

**Sidewalk Transitions:** Don Bachman asked if a sidewalk transition policy had been developed where a different elevation meets an adjoining property. The Borough Manager stated that this item needs to be completed.

**CITIZEN’S COMMENTS:** Don Bachman stated that the annual Memorial Day Parade is scheduled for Monday, May 29, 2006. He added that a memorial containing 2651 flags honoring the men and women who have lost their lives in Iraq will be placed at the Cemetery.

May Gaynor stated that she read in the newspaper and asked that the Borough be aware that HRG is working for Keystone Custom Homes regarding a 350 housing unit in West Donegal Township.

Jim Kiscaden stated that during the cleanout of the firehouse at 46 West Main Street, the original wooden name plates from the honor roll were found and will be turned over to the Heritage Society.

**EXECUTIVE SESSION – PERSONNEL CONTRACT NEGOTIATIONS:** Joe Coleman announced that the meeting was being adjourned into an Executive Session at 9:17 P.M. for the purpose of Personnel Contract Negotiations.

The regular meeting was reconvened at 10:00 P.M. at which time no official action was taken.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 10:01 P.M., seconded by Jim Kiscaden and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

May 30, 2006 - Meeting Canceled

**STRASBURG BOROUGH COUNCIL  
JUNE 13, 2006  
MINUTES**

Members Present: Joseph Coleman      Jim Kiscaden      Michael Sollenberger  
Lee Potts      Donald Bachman      Penny D'Alessandro  
Mary Simmons (7:35 P.M.)

Others Present:

Bruce L. Ryder, Mayor	Stephen VanOrmer
F. Steven Echternach, Chief of Police	Nancy Harper
Lisa M. Boyd, Borough Manager	Tracy Leed Magargle
Christine D. Drennen, Admin. Asst.	Gene Eichelberger
Cindy Hummel, LNP Correspondent	Dale Kaufman
Stephen Smoker, Historic Prop. Partners	John Hoogerwerff
Don Hess, Gibbel, Kraybill & Hess	Patricia Hunt
Sandy Kime, David Miller Associates	Robert Heiser
Mark Magrecki, Steckbeck Engineering	Joseph Heiser
Tony D'Alessandro	Tom Lainhoff
Dylan Yost	May Gaynor
Don Heiser	Diane Potts
Andrew Potts	Beth Johnson
Patsy Ranck	Clair Ranck
Susan Royer	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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 HARB Ordinance be reconsidered, that the past ordinance didn't require a permit to repaint the same color and that a petition with 95 signatures regarding this issue was previously submitted. She continued that no other HARB regulates painting same colors and that Carole Wilson and Michele Lefevre agree that it should not be regulated. Steve VanOrmer stated that the Borough's Historic District Ordinance has always required a pre-approved permit for repainting same color since its inception and that this Ordinance update is not a change. He also stated that many municipalities that have a Historic District require a permit for this type of work.

Tracy Magargle stated that she agrees with May Gaynor that the process to obtain a HARB repainting permit is cumbersome and that it hinders repairs at the earliest convenience.

Gene Eichelberger asked when a light would be installed at Historic Drive and North Decatur Street, stating that is difficult to come off of Historic Drive safely. Mayor Ryder stated that it is a state road and the application process through PennDOT has already begun as part of the Route 896 Relocation

Project. Also suggested was additional monitoring of the traffic speeds on North Decatur Street. Mayor Ryder stated that traffic speed monitoring is done on all streets and this was the busiest month for the police department.

**PUBLIC MEETING – CONSIDERATION AND POSSIBLE ADOPTION OF ORDINANCE**

**2006-2 – BOROUGH PROPERTY RULES AND REGULATIONS:** At 7:50 P.M., President Coleman convened the regular meeting and opened the public meeting to consider the possible adoption of Ordinance 2006-2 regarding Borough property rules and regulations. Mayor Ryder stated that this ordinance was initiated because of the Strasburg Community Park and that the regulations affect all Borough-owned properties. With no other comments, President Coleman adjourned the public meeting and reconvened the regular meeting at 7:53 P.M.

Penny D'Alessandro made a motion, seconded by Lee Potts and passed unanimously to adopt Ordinance 2006-2 which establishes rules and regulations for the use of Borough property, including property owned by Strasburg, Lancaster County, Borough Authority.

**MINUTES OF MAY 9, 2006:** Jim Kiscaden made a motion, seconded by Mary Simmons and passed unanimously to approve the minutes of the May 9, 2006 meeting as printed.

**REPORTS:**

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – Joe Coleman had no written report.

**MANAGER** – In addition to her written report, the Borough Manager reported that she is planning to attend the June 21, 2006 LCBA meeting. She also reported that the building code audit was only done on the Commercial permits issued and that the properties do not have to fix the problems identified but that they are willing to make the changes. Mayor Ryder stated that the process was to provide feedback to the municipalities so the inspectors and municipalities can learn how to improve the process.

Don Bachman made a motion, seconded by Jim Kiscaden and passed unanimously to purchase 2 bricks (1 for Borough and 1 for Police Department) to support the Lancaster County Emergency Responders Memorial Park at a cost of \$100 per brick to be paid from the miscellaneous expense line item.

**POLICE** – The Police Report for May 2006 was received and accepted. Chief Echternach stated that this was the busiest month in general and that all officers did a great job. He also stated that the offenders for the Jaycee Park incident will have a preliminary hearing in July.

**PUBLIC WORKS** – The Public Works report for May was received and accepted. Jim Kiscaden asked that the calculations for monthly comparisons be adjusted to fall under the correct column heading.

**ZONING OFFICER** – The Zoning Officer's written report for May 2006 was received and accepted.

**ENGINEER** – The Engineer’s report for May 2006 was received and accepted.

**CONSENT AGENDA:** Jim Kiscaden made a motion to approve the following items on the Consent agenda, seconded by Mary Simmons and passed with members Coleman, Kiscaden, Sollenberger, Bachman, D’Alessandro and Simmons casting assenting votes. Member Potts abstained because he is one of the applicants for a HARB Certificate of Appropriateness.

**PAYMENT OF BILLS IN THE AMOUNT OF \$251,746.11**

**HARB CERTIFICATES OF APPROPRIATENESS – 318 & 320 MILLER STREET,  
10 WEST MAIN STREET, 43 EAST MAIN STREET AND 124 EAST MAIN STREET**

**UNFINISHED BUSINESS:**

**DETAILED AGENDA DISCUSSION:** Jim Kiscaden made a motion, seconded by Lee Potts and passed unanimously to approve the use of the Detailed Agenda, which will be available by Monday noon prior to each Council meeting, and e-mailing the agenda to the Lancaster Newspaper by Friday at noon for inclusion in the Government Calendar which is a free service. Penny D’Alessandro stated that this is a good step but still thinks some reports, maps and budget should also be available to the public. It was also the consensus to put the detailed agenda on the website on Mondays.

Penny D’Alessandro asked about funding and technical assistance for the update for the Subdivision and Land Development Ordinance. The Borough Manager stated that she began checking into some funding availability and will be attending a meeting this week and will continue to pursue assistance.

Penny D’Alessandro asked about the sidewalk transition policy. The Borough Manager stated that this is in the process of being prepared with the assistance of Strasburg Masonry.

**NEW BUSINESS:**

**STRASBURG BUSINESS GROUP – REVIEW AND CONSIDERATION OF PRELIMINARY**

**PLAN:** Stephen Smoker, Sandy Kime, and Don Hess were present, with Mr. Kime explaining the history of the project. Joe Coleman asked about the street lighting and Mr. Kime stated that the photometrics plan was provided to the Borough Engineer and they plan to continue the existing lighting. The Borough Manager stated that the conditions were developed by the Borough Solicitor. Mr. Hess stated that they requested modifications for Conditions 9 and 10 and the Borough Solicitor was agreeable. Mr. Kime reminded that they will apply for the land development for lots 4-10 as they are developed. Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to approve the Preliminary Plan dated January 12, 2006 for the Strasburg Business Place subdivision, last revised May 31, 2006 subject to the 31 conditions prepared by the Borough Solicitor and addressing Borough Engineer’s letter dated June 8, 2006.

**STRASBURG ELEMENTARY SCHOOL PARKING LOT – REVIEW AND**

**CONSIDERATION OF WAIVERS AND PRELIMINARY PLAN:** Mark Magrecki of Steckbeck Engineering was present and reviewed the application and waiver requests. Mike Sollenberger stated that for the stormwater, the soils in the area don’t percolate and that they receive some backfeed from our stormwater system and that the Borough needs to do improvements to the stormwater system in the area per the Army Corps of Engineers reports. Police Chief Steve Echternach stated that he is in support of the project to be completed as close to the beginning of school as possible. He also stated



that Dr. Frick has indicated that he will assign parking spaces to the staff that will address traffic congestion on Franklin Street, which is also needed because of the relocation of the Strasburg Fire Company in August.

Don Bachman made a motion, seconded by Mary Simmons and passed unanimously for the Strasburg Elementary School Parking Lot waivers of the Borough of Strasburg Subdivision and Land Development Ordinance from Section 301 – Preliminary Plan Processing Section 601.17.3.6, 30 ft. curb radius, Section 602.17.1, Centerline Radii 75' minimum, and Section 603.09 Interior Landscaping and also waivers from the Borough of Strasburg Stormwater Management Ordinance from 306B detention of 2, 10, 25 and 100 year storms pending receipt of the downstream flow route after review of the Army Corps of Engineers Stormwater Report and Section 304 Groundwater Recharge pending information related to alternatives for addressing water quality and to approve the Final Plan for the Strasburg Elementary School Parking Lot.

**HARB CERTIFICATE OF APPROPRIATENESS – 221 MILLER STREET:** Robert Heiser was in attendance and provided pictures and letters from contractors stating that there is not sufficient usable material and their concerns regarding the liability of repairing the building. All Council members indicated that they visited the property and agreed that a lot of work is needed and it is constructed from several different materials. Penny D'Alessandro stated even in light of the repairs needed, the building is a special building and should be saved. Steve VanOrmer, Chairman of HARB, stated that the HARB reviewed the facts and pictures that they were provided and that the impression from the outside is that it is a significant outbuilding with an attractive roofline. He agreed that repairs are needed but the alternative would be to reconstruct the structure on the same site with appropriate material. He stated that this is one of the few original outbuildings in Strasburg that still exists that was created when the house was built. Dale Kaufman stated that Mr. Heiser has maintained the building by treating it for termites and that the flow of stormwater has caused it damage and that the economic pressure for the costly repairs can't be put on this property owner. Tom Lainhoff stated that the Ordinance has other provisions to consider when applying for a demolition permit and that the new information provided tonight by the applicant was not provided to HARB. Mayor Ryder stated that the last barn that HARB denied demolition that Council supported had a lot of original material but this barn does not contain a lot of original material and is in a water runoff area. Jim Kiscaden stated any new proposed structure would have to be reviewed by HARB and maybe Mr. Heiser could work with HARB to agree on a new structure to look like what was there. Mr. Heiser stated that none of the wood is fit to reuse.

Don Bachman made a motion to deny the HARB Certificate of Appropriateness for 221 Miller Street for not allowing the demolition of the barn. Jim Kiscaden seconded the motion and passed with members Kiscaden, Sollenberger, Bachman, Simmons and Potts casting assenting votes. Members Coleman and D'Alessandro cast dissenting votes.

Lee Potts and Bruce Ryder stated that most people support HARB but this one is not the one to fight to retain. Steve VanOrmer stated that he understands Council's reason for their decision and appreciates the support Borough Council has given to HARB.

**REVIEW OF HARB ORDINANCE – AUTHORIZATION TO ADVERTISE:** May Gaynor again asked Borough Council to change the requirement for a permit for repainting same color. Mrs. Gaynor was advised that the action needed is only to advertise the ordinance and that a public hearing

on the ordinance is expected on July 11, 2006. Jim Kiscaden asked about HARB's additional change regarding temporary banners and Christine Drennen stated that for clarification, HARB added temporary banners as a pre-approved item so that meeting attendance and approval by Borough Council were not necessary when applying for a temporary banner. Penny D'Alessandro made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the staff to advertise the Historic District Ordinance for consideration and possible adoption at the July 11, 2006 meeting.

**TRAILS AT STRASBURG – REQUESTS 7 AND 8 FOR REDUCTION IN LETTER OF**

**CREDIT:** Jim Kiscaden made a motion, seconded by Lee Potts and passed unanimously to approve Requests 7 and 8 for the reduction in the letter of credit #D003787 for Trails at Strasburg in the amount of \$125,465.01 and \$24,309.80 (total reduction of \$149,774.81) leaving a remaining balance of \$195,982.81.

**TRAILS AT STRASBURG LOT #7 DISCUSSION:** Joe Coleman stated that a letter was received from the attorney the Borough retained that is skilled in historic preservation and that Mike Sollenberger, as a representative to the Planning Commission, has the letter.

**RECREATION UPDATE – REVIEW OF ITEMS DISCUSSED AT JUNE 8<sup>TH</sup> JOINT**

**RECREATION MEETING:** Mike Sollenberger stated that a positive meeting was held regarding a joint recreation center and that the Y is voting on Thursday if they want to re-enter into an agreement with the L-S Recreation. The Borough Manager also stated that Scott Boyd has added a \$2 million capital budget allocation, but Bruce Ryder clarified that the money is not guaranteed, it is a budget allocation.

**ZONING HEARING BOARD APPOINTMENT:** Penny D'Alessandro made a motion to appoint Joseph Hunt to the Zoning Hearing Board to fill the unexpired term of Richard Kennell until December 31, 2007, as recommended by the Personnel Contacts. Lee Potts seconded the motion and passed with members Coleman, Bachman, D'Alessandro, Potts and Simmons casting assenting votes. Members Kiscaden and Sollenberger cast dissenting votes.

**2006 PAVING PROJECT AND HANDICAPPED RAMPS – AWARD BIDS:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to award the 2006 Paving Project bid, excluding Precision Avenue, to the lowest bidder McMinn's Asphalt in the amount of \$41,955.70 and to award the handicapped ramp installation to the low bidder Carl J. Sangrey in the amount of \$2,950.00.

**RT. 896 PROJECT – APPROVAL OF AMENDMENT TO INTERSTATE ACQUISITION**

**SERVICES' AGREEMENT:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to approve the Interstate Acquisition Services' Agreement amendment in the amount of \$28,654.97 for the additional costs due to the right-sizing completed by PADOT. Jim Kiscaden commented that the right sizing benefits PADOT but not the local municipalities. Bruce Ryder stated that he has requested reimbursement of the additional expenses through Senator Armstrong.

**OTHER BUSINESS:** Bruce Ryder stated that the Safety Committee bases their parking complaints on the Vehicle Code and if Borough Council disagrees, it can be discussed at a future meeting.

**CITIZEN'S COMMENTS:** Florence Hoogerwerff asked if reports regarding the Route 896 Relocation Project were available for the public to review its progress. Mayor Ryder stated that any decisions, borrowing of money and applications for grants are all in the Borough Council minutes over the last 8 years.

Dale Kaufman stated that he appreciates the thoroughness of Borough Council.

May Gaynor stated that she brings up the painting issue because she and others view the amendment as a change and that we are affecting people's every day care of their property and that it is petty to require a permit for this minor repair.

Robert Heiser thanked the Council members for visiting his property.

Jim Kiscaden stated that the decommissioning of the Strasburg Fire Company facility at 46 West Main Street and the opening of the new facility will occur on August 5, 2006 at 2:00 P.M.

Tracy Leed Magargle stated that she will get a touch up painting permit every year and that this can grind down public servants and was disappointed that HARB did not provide her references for repairing her home in the Historic District because her home is not a historic home.

**EXECUTIVE SESSION – PERSONNEL CONTRACT NEGOTIATIONS:** Joe Coleman announced that the meeting was being adjourned into an Executive Session at 10:47 P.M. for the purpose of Personnel Contract Negotiations and legal issues.

The regular meeting was reconvened at 11:15 P.M. at which time Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to amend the Strasburg Police Officers Association Contract for 2007, 2008 and 2009 and to change Article 7 under wages to the scale attached to the minutes of the Strasburg Police Officers Association and Strasburg Borough with a 4% salary increase each year and a differential between the Police Chief's wages and the senior officer of \$7,000 for year 1, \$8,000 for year 2 and \$9,000 for year 3 and agree to meet and discuss the following issues over the next 3 years: longevity, pension, holidays, sick leave reimbursement, health benefits and retiree health benefits.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 11:17 P.M., seconded by Jim Kiscaden and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
JULY 11, 2006  
MINUTES**

Members Present: Joseph Coleman Jim Kiscaden Michael Sollenberger  
Donald Bachman Penny D'Alessandro Mary Simmons

Others Present:

Bruce L. Ryder, Mayor	Nancy Harper
F. Steven Echternach, Chief of Police	Ann Lainhoff
Lisa M. Boyd, Borough Manager	Jerry Mellinger
Mark Stanley, Hartman Underhill & Brubaker	May Gaynor
Rob Bowman, Charter Homes	Florence Hoogerwerff
Frank Gerhardt, Charter Homes	Michelle Schmidt
Jim Strupe, Alpha Engineers	Cindy Schmidt
C. Robert May, LEMSA	Clair Denlinger
Cindy Hummel, LNP Correspondent	Tracy Leed Magargle
Beth Johnson	Steve VanOrmer
Carroll Lindsay	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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 stated that she did not feel that HARB should regulate repainting same color and had previously submitted a petition containing 95 signatures. She also read an e-mail from Michel Lefevre of the PA Historic Museum Commission also indicating that he did not believe that painting should be regulated. Mrs. Gaynor stated that the staff should instead research incentives, tax credits, grants and programs to encourage repair/restoration. Tracy Leed Magargle stated that she agreed that painting should not be regulated.

**MINUTES OF JUNE 13, 2006:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to approve the minutes of the June 13, 2006 meeting as corrected.

**REPORTS:**

**MAYOR** – The Mayor reported that the Route 896 Relocation project continues to acquire the rights-of-way and final design should be completed within months. He also stated that he has not received word regarding the reimbursement due to the right sizing but knows that PennDOT is still reviewing the request.

**PRESIDENT** – Joe Coleman had no written report.

**MANAGER** – The Borough Manager verbally reported on the following items:

\* The Public Works Department completed the reversal of the 8" water line from the Reservoir at the east end of town with only one resident reporting slightly discolored water. The completion of

this project provides an alternate line of water to the Borough from the reservoir which can be used in the event of an emergency.

\* Ann Schein, as the Borough's Recreation representative, reported that the YMCA Executive Board will be meeting to discuss the partnership with the L-S Recreation on July 14, 2006, and will provide a full report at the August Borough Council Meeting.

\* The Lancaster County Planning Commission will be reviewing the Joint Comprehensive Plan on July 24, 2006, and most likely come back to the Borough Council and Township Supervisors for adoption in September.

\* The August Borough Council meeting has been rescheduled to August 15, 2006, in order to allow for attendance at the Strasburg Night at the Barnstormers on August 8, 2006. Pre-game activities will all be centered on Strasburg Borough. For tickets, contact the Borough Office.

\* A public hearing for consideration of adopting the Floodplain Ordinance will take place at the Borough Council meeting on August 15, 2006.

\* The August Planning Commission meeting has been rescheduled for August 14, 2006.

**POLICE** – The Police Report for June 2006 was received and accepted. Chief Echternach reported that the Preliminary hearing for individuals involved in the shooting at the Jaycee Park resulted in two waiving their preliminary hearings and the other two were bound over to the Court of Common Pleas. He also reported that the NIMS training is going well with most of the Borough representatives and Fire Company already completing the training.

**PUBLIC WORKS** – The Public Works report for June 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for June 2006 was received and accepted.

**ENGINEER** – No report was submitted because the engineer is on vacation.

**CONSENT AGENDA:** Mike Sollenberger made a motion to approve the following items on the Consent agenda, seconded by Mary Simmons and passed with members Coleman, Sollenberger, Bachman and Simmons casting assenting votes. Member D'Alessandro abstained from voting.

**PAYMENT OF BILLS IN THE AMOUNT OF \$107,666.52**

**HARB CERTIFICATES OF APPROPRIATENESS – 320 MILLER ST, 16 MILLER ST, 313 MILLER ST AND 19 & 21 SOUTH DECATUR ST**

Mary Simmons made a motion, seconded by Penny D'Alessandro and passed unanimously to approve the HARB Certificate of Appropriateness for 116 East Main Street. Penny D'Alessandro questioned if the approval should be revised to state that the same repointing be done for the entire structure as was approved on the section that is inspected and approved. Bruce Ryder stated that all approvals are based on trusting the applicant will do the work as described. Steve VanOrmer stated that communication between the HARB and the applicant at the meeting helps assure the work will be done appropriately because, especially in the case of repointing, the irreparable damage is explained.

Joe Coleman suggested that future motions include wording that the remainder of the work to be done in accordance with the sample.

Mike Sollenberger made a motion, seconded by Mary Simmons, to approve the HARB Certificate of Appropriateness for the Trails at Strasburg Development Sign on Miller Street. Penny D'Alessandro cited Section 313.2.F of the Subdivision Ordinance which states that the sign shall not contain more than 15 square feet of display area and questioned if the display area is calculated based on the wall or the plaque. The Borough Manager stated that the application has already been reviewed and approved by the Zoning Officer and was reviewed and two variances granted by the Zoning Hearing Board. Motion carried with members Coleman, Sollenberger, Bachman and Simmons casting assenting votes. Member D'Alessandro cast a dissenting vote. Member Kiscaden abstained from voting because he was not present for the entire discussion.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**LEMSA/STRASBURG EYE CARE – WAIVER REQUEST FROM LAND DEVELOPMENT PLAN PROCESSING:** Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to approve the waiver from Section 304 Final Plan Processing of the Subdivision and Land Development Ordinance subject to compliance with the Zoning Hearing Board Decision, Building Code requirements, and the addition of a green area on the South side of the property within the first parking space as long as the parking still meets the Zoning requirements. Jim Kiscaden suggested having the traffic pattern be one-way with the entrance on the South Side and exit on the North side of the building. Mike Sollenberger stated that it was his understanding that the traffic pattern would be as Mr. Kiscaden described.

**STRASBURG COMMONS (CHARTER HOMES) – WAIVER REQUESTS AND REVIEW & CONSIDERATION OF PRELIMINARY AND/OR FINAL PLANS:** Rob Bowman of Charter Homes was present and reviewed the 16 proposed conditions relating to the waivers and their recent progress to address the conditions. The proposed fee-in-lieu of parks and open space was discussed and the Borough Manager reported that they completed their appraisal as required by the Subdivision and Land Development Ordinance and are proposing \$111,600.00 and the Borough can ask for no time limit to use the funds and no limitations on the use of the funds. Penny D'Alessandro stated that she was disappointed in the amount of open space this development provides and that no community center is included. Attorney Crosswell stated that the development provides for 1.9 acres in the neighborhood green and .4 acre in another location and the ordinance requires 4.16 acres. Rob Bowman stated that their budget for improvements in the neighborhood green is \$125,000 and will be maintained by the Homeowners' Association. Attorney Crosswell stated that the only option that can be chosen without agreement of the municipality and the developer is the mandatory dedication and if it is a mandatory dedication, it becomes public property and becomes the responsibilities of the Borough to maintain. Attorney Crosswell also stated that if it is a mandatory dedication, 25% of the land could be stormwater facilities. It was also discussed that the stormwater facilities are detention basins, which are designed to dry quickly, and provide for additional land that could be used for other purposes by the residents. Regarding Penny D'Alessandro's concern regarding the lack of community center, Rob Bowman stated that their plan was to have the residents of this development mesh into the

town of Strasburg and use the shops in the Square. Rob Bowman agreed to provide a plan showing the landscaping they are proposing for the next meeting.

Mary Simmons made a motion to accept the concept of the fee-in-lieu of for the Strasburg Commons Development. Mike Sollenberger seconded the motion. Mike Sollenberger clarified that this motion is to agree to negotiate a mutual acceptable agreement that includes fee-in-lieu of parks and open space. Based on concerns expressed from Attorney Crosswell that this motion could affect one of the already approved Conditions, Mary Simmons and Mike Sollenberger withdrew the motion and second. An informal straw poll vote resulted in members Bachman, Simmons, Coleman, Kiscaden and Sollenberger agreeing to continue to negotiate of the fee-in-lieu of parks and open space. Member D'Alessandro stated that she still would like the open space for the residents but the neighborhood green as proposed and to be maintained by Charter Homes is needed. Rob Bowman agreed to work with the Historic Society regarding developing some street names.

Mike Sollenberger made a motion to accept the extension of time to act on the Preliminary Plan until August 15, 2006 submitted by Charter Homes, seconded by Jim Kiscaden and passed unanimously.

Attorney Crosswell stated that a Final Plan for Phase 1 for Strasburg Commons was submitted but the application has not yet been submitted and the filing fee not yet paid, which means that the required time to act has not begun. Mark Stanley stated it was their hope that they could have action at the August 15, 2006 Borough Council meeting.

Jim Kiscaden made a motion to table any action on the Charter Homes Strasburg Commons plan until the August Borough Council meeting, seconded by Mike Sollenberger. Following discussion, Jim Kiscaden withdrew the motion and Mike Sollenberger withdrew the second.

Don Bachman made a motion, seconded by Mike Sollenberger and passed unanimously to permit the applicant to submit a final plan application for Phase 1 at Strasburg Commons subject to submitting the proper application and applicable filing fee but reserves action regarding the waiver request for preliminary plan processing.

**CONSIDERATION AND POSSIBLE ENACTMENT OF HARB ORDINANCE 2006-3:** Joe Coleman stated that the ordinance was advertised and recommended for adoption from the Lancaster County Planning Commission and Strasburg Borough Planning Commission. Jim Kiscaden read an e-mail from David Young stating that no permit should be required for repainting same color, and Mr. Kiscaden stated he agreed.

Penny D'Alessandro expressed her concern for in-kind repairs being pre-approved and it asked that this section be reviewed in the future. Penny D'Alessandro also stated that touchup painting and repainting were different. She also stated that she didn't know a permit for repainting same color was required and that we should be encouraging property owners to maintain their properties.

Bruce Ryder stated that he did not think a permit should be needed for repainting same color, and that touchup painting and repainting meant the same thing. He also stated that paint is not a permanent part of the building and that the homeowners in the Historic District should be trusted to repaint same color.

He also stated that he has repainted several times over the years and did not know he had to have a permit and that this section of the Ordinance should be changed.

Steve VanOrmer and Tom Lainhoff stated that as previously explained at other meetings, HARB's position is that requiring a pre-approved permit allows for communication to educate the applicant so that unapproved work doesn't get done inadvertently. He also stated that the requirement for a pre-approved same color repainting permit has always existed in the ordinance.

Lisa Boyd stated that same color painting pre-approved permits have always been issued but that enforcement increased when the new HARB Ordinance was adopted in 2004 and when staff was directed by Borough Council to look for all ordinance violations.

Mike Sollenberger made a motion to enact HARB Ordinance 2006-3, seconded by Penny D'Alessandro and passed unanimously. It was the consensus of Council to have the Borough Manager meet with HARB and to draft a motion or resolution to modify the ordinance to eliminate the need for a permit for same color repainting because the Ordinance allows Borough Council to amend the list of pre-approved items.

**2006 URBAN ENHANCEMENT FUND – AUTHORIZATION TO SUBMIT LETTER OF**

**INTENT:** The Borough Manager provided two letters from two non-profit organizations who are asking for support as well as considering a project for relocating overhead utilities in the Square. She also recently learned that the Borough could submit for three projects but that the Borough would have to prioritize but only two would be funded. Mayor Ryder stated that due to the many other projects that the Borough has already identified such as the completion of the Route 896 Relocation project, stormwater management as well as the North Jackson Street and Lancaster Avenue improvements are a higher priority than putting the overhead utilities underground in the Square. Mayor Ryder also stated that the Shroy House and the creation of a museum is the only other project that benefits the community in the most direct way. Mayor Ryder expressed his concern that Strasburg Preservation and Restorations is a private group restoring homes in the historic district making them less affordable. Penny D'Alessandro stated that the work the group is doing has prevented one home from falling down and encourages people to move into Strasburg into other houses and restore them as well.

Mike Sollenberger made a motion to endorse the Shroy House Project. Jim Kiscaden seconded the motion and motion carried with members Kiscaden, Sollenberger, Bachman and Simmons casting assenting votes. Member Coleman cast a dissenting vote and member D'Alessandro recused herself from voting.

**OTHER BUSINESS:** None.

**CITIZEN'S COMMENTS:** May Gaynor thanked the Council for their discussion and consideration of changes to the Historic District Ordinance.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 10:20 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager



**STRASBURG BOROUGH COUNCIL  
AUGUST 15, 2006  
MINUTES**

Members Present:    Jim Kiscaden                    Michael Sollenberger                    Donald Bachman  
                                 Penny D'Alessandro    Mary Simmons                            Lee Potts

Others Present:

Bruce L. Ryder, Mayor	Joe Hunt
F. Steven Echternach, Chief of Police	Milli Cipolloni
Lisa M. Boyd, Borough Manager	Patricia Hunt
Christine Drennen, Admin. Asst.	Bonnie Anderson
Mark Stanley, Hartman Underhill & Brubaker	Joe Anderson
Frank Gerhardt, Charter Homes	LaJune Ranck
Jim Strupe, Alpha Engineers	Harriet Miller
Tim Smedick, Historic Preservation Trust	Nick Skiadas
Mark Campbell, HRG Inc.	Deb Miller
Stephen Smoker, SE Smoker Inc.	Clair Denlinger
Cindy Hummel, LNP Correspondent	Elsie Mae Pine
Beverly Wiker	Pauline Shurr
Larry Shurr	Laury Grant
Denise Waller	Stephen VanOrmer
H. Dale Kaufman	Chris Lainhoff
Tom Lainhoff	Ann Lainhoff
Bob Heiser	Carol Heiser
John Sigler	Irene Sigler
Shelby Nauman	Ann D'Alessandro-Zuck
Charles Zuck	May Gaynor
Anthony Massimini	Mary Massimini
Diane Potts	Tim Buko
Mark Stivers	Dave Young
Margaret Young	Tony D'Alessandro
Harold Wiker	David Simmons
Jim Frank	Doug Miller
Cheryl Hershey	Bill Lyons
Shirley Lyons	Eric Fry
Christine Fry	Dean McComsey
Brenton McComsey	Lee Betts
Marjorie Betts	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** Vice President Kiscaden called the meeting to order at 7:30 P.M., followed by the salute to the flag. Vice President Kiscaden 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:** David Simmons was present and explained his safety concerns with limited visibility at the intersections of Julia Avenue at Clover Avenue and Clark Avenue at North Decatur Street. Bruce Ryder stated that the parking regulations at intersections have been enforced following the Vehicle Code, and this was confirmed with Borough Council a few months ago. Steve Echternach stated that he reviewed both intersections and that there is no accident data to support the concern, and that these intersections are not unlike many other intersections with limited visibility due to vehicles parking along the street. Jim Kiscaden stated that this issue should be referred back to the Safety Committee and to provide a report at the next meeting.

Penny D'Alessandro stated that the visibility at Historic Drive and North Decatur Street is also limited and asked that the intersection be evaluated.

Steve VanOrmer stated, on behalf of HARB, that the HARB has a good working relationship with Borough Council and the repainting permit process has been done for 30 years without any problems and asks Council to consider the success of the policy as it stands. He added that the HARB Board will move forward with whatever decision Council makes regarding the issue.

May Gaynor thanked Borough Council for putting the agendas in the Sunday newspaper, for the detailed agenda and for listening to the citizens. She asked if the pros and cons could be weighed for considering adding other areas as a flood plain. Jim Kiscaden stated that the area being identified as a flood plain is the only area identified by FEMA.

Anthony Massimini stated that he was disappointed with the actions of Borough Council regarding not supporting Strasburg Restoration & Preservation and asked that Borough Council make a reasonable and well informed decision when reconsidering the request.

Ann Lainhoff presented a petition containing 179 signatures asking for reconsideration of supporting the grant application for Strasburg Restoration & Preservation.

**UNFINISHED BUSINESS:**

**STRASBURG COMMONS (CHARTER HOMES) – WAIVER REQUESTS AND REVIEW AND CONSIDERATION OF PRELIMINARY FOR ENTIRE DEVELOPMENT AND FINAL PLAN FOR PHASE 1:**

Mark Stanley, Frank Gerhardt and Jim Strupe were present to answer any questions regarding this item. Mark Stanley provided an overview of the project and stated that through the assistance of the Borough Staff and Solicitor, 50 Conditions are proposed for the Preliminary Plan and 46 Conditions for the Final Plan for Phase 1, and they were in agreement with the conditions as prepared. Bill Crosswell, the Borough Solicitor, reviewed the proposed motions and made one correction to Condition #34 for the Final Plan for Phase 1 correcting the reference to Sheet 5 of 28. Mark Campbell, the Borough Engineer, stated that the plans have been reviewed and they recommend approval, adding that the Solicitor has incorporated their five comment letters as conditions. Mr. Campbell also stated that Ray Miller has also recommended approval of the plan regarding the water and sewer issues.

Penny D'Alessandro asked about the timing for the project and Mr. Gerhardt stated that if they receive approval, they hope to file the final plan in 30-40 days in order to begin construction in October so that

Old Post Lane can be built to be utilized as a detour during the construction of the Route 896 Relocation Project beginning June 1, 2007.

Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to grant the following waivers of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 and the Strasburg Borough Storm Water Management Ordinance with regard to the Preliminary Subdivision and Land Development Plan for Strasburg Commons, a Planned Community, subject to compliance with the 50 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion:

- (i) Waivers of Section 604.01 and Section 604.08 of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 which require that sidewalks be located along all street frontages and, where possible, within the street right of way;
- (ii) Waiver of Section 602.09.2 of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 which requires that the centerline of the street cartway correspond with the centerline of the street right of way (this waiver is limited to perimeter streets of the development);
- (iii) Waiver of Section 402.05.4 of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 which requires the submission of a traffic impact report; and
- (iv) Waiver of Section 304 of the Strasburg Borough Storm Water Management Ordinance, which relates to groundwater recharge requirements, for a portion of the development site which drains to Basin 2.

Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to approve, pursuant to Section 446.14.1 of the Strasburg Borough Zoning Ordinance of 1993, the bump outs for parking spaces along perimeter streets.

Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to grant conditional approval of the Preliminary Subdivision and Land Development Plan for Strasburg Commons, a Planned Community, subject to compliance with the 50 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to grant the following waiver of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 with regard to the Preliminary Subdivision and Land Development Plan for Strasburg Commons, a Planned Community, subject to compliance with the 50 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion:

- Waiver of Section 301 of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 which requires two mandatory plan processing procedures (preliminary plan and final plan) in order to allow Phase 1 to be processed as a final plan.

Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to grant conditional final approval of the Phase 1 Final Subdivision and Land Development Plan for Strasburg Commons, a Planned Community, subject to compliance with the 46 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

**2006 URBAN ENHANCEMENT FUND SUPPORT OF PROJECT – STRASBURG**

**RESTORATION AND PRESERVATION PRESENTATION:** Harold Wiker and Tony D'Alessandro, representing Strasburg Restoration and Preservation, were present and provided an update for Borough Council regarding the projects they have been working on and Mr. Wiker apologized that an update on their projects wasn't previously provided. Tony D'Alessandro provided a power-point presentation, reading their mission statement and reviewing their projects at 15 West Main Street, 127 East Main Street, 22 West Main Street, 16-18 Miller Street and 313 Miller Street. He added that according to their structural engineer, if no repairs were done to 16-18 Miller Street, it would have fallen down within 15 years. Mr. Wiker also added that the three members of the group do not receive any compensation, the work is done solely for their love of Strasburg, and that any profit they receive remains in the business for future projects. In addition, they added that according to their mission statement, they are a 501(c)3 organization and if the group would dissolve, any funds go to either the Historic Preservation Trust for Strasburg projects or to the Strasburg Heritage Society. Mr. D'Alessandro stated that the amount they would be requesting would be approximately \$150,000 and if approved, the County would only fund a percentage.

Bruce Ryder stated that he met with Mr. Wiker and that he agrees that we are all in favor of preserving the historic district but the issue is that he believes the membership in Strasburg Restoration & Preservation is private with 3 members and that the Strasburg Heritage Society is a public organization with open membership.

The deed easements were discussed and Mr. Wiker stated that they are being pursued so that the restoration work is preserved in the future by the Historic Preservation Trust who conduct an annual audit and defend the easement as necessary. Several residents were in attendance and asked for Borough Council to support their application.

Mary Simmons made a motion to support and approve Strasburg Restoration & Preservation's application for the 2006 Urban Enhancement Fund. The motion was seconded by Don Bachman and passed with members Kiscaden, Sollenberger, Potts, Bachman and Simmons casting assenting votes. Member D'Alessandro recused herself from voting.

**MINUTES OF JULY 11, 2006:** Mike Sollenberger made a motion to approve the minutes of the July 11, 2006 meeting as printed. Mary Simmons seconded the motion and passed with members Kiscaden, Sollenberger, Bachman, D'Alessandro and Simmons cast assenting votes. Member Potts abstained from voting because he was not present for the meeting.

**REPORTS:**

**MAYOR** – The Mayor stated that he will discuss the Ordinance for the Route 896 Relocation Project later in the meeting.

**PRESIDENT** – No written report was submitted.

**MANAGER** – The Borough Manager submitted her written report and stated that funds for part-time office help approximately 1 day per week will be requested in the 2007 Budget.

**POLICE** – The Police Report for July 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for July 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer’s written report for July 2006 was received and accepted. Penny D’Alessandro asked that the Zoning Officer’s report be provided to HARB.

**ENGINEER** – The Engineer’s report for July 2006 was received and accepted.

**TREASURER** – Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to accept and file for audit the Treasurer’s Report for the period ending July 31, 2006.

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

**PAYMENT OF BILLS IN THE AMOUNT OF \$112,445.70**

**HARB CERTIFICATES OF APPROPRIATENESS – 27 MILLER ST, 122 MILLER ST, 221 MILLER ST, 331 MILLER ST, 332 MILLER ST, 55 EAST MAIN ST, 1 WEST MAIN ST, 11 WEST MAIN ST**

**NEW BUSINESS:**

**FLOOD PLAIN**

**ORDINANCE 2006-4 – CONSIDERATION AND POSSIBLE ENACTMENT:** Jim Kiscaden stated that the flood plain area consists of 6 properties and is on the Eastern part of Mindy Avenue and was identified as a flood plain area by FEMA. The Borough Manager stated that the Ordinance has been advertised as required. Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to enact the Flood Plain Ordinance #2006-4 which amends the Strasburg Borough Zoning Ordinance of 1993 to add a new section 211, floodplain zone, to establish a floodplain zone within the Borough and to provide regulations for uses within that zone.

**RESOLUTION #2006-7 – CONSIDERATION AND POSSIBLE ADOPTION:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to adopt the Flood Plain Resolution #2006-7 which establishes the Borough’s participation in the National Flood Insurance Program. The Borough Manager added that according to the information provided by DCED, once the Borough adopts the resolution to participate in the National Flood Insurance Program, any person in the Borough can purchase flood insurance regardless of the risk level but that properties in the flood plain zone may be required by their lender to purchase the insurance.

**JOINT COMPREHENSIVE PLAN REVIEW:** Mark Stivers of the Lancaster County Planning Commission reviewed the Strasburg Region Joint Comprehensive Plan update, stating that the plan provides a foundation and goals. Mr. Stivers stated that the plan will be considered for adoption at the September 2006 meeting.

**SICKLEAVE RESERVE FUND POLICY ADOPTION:** Steve Echternach stated that the Borough’s auditors felt that the Borough’s funding of the Sickleave Reserve Fund was exemplary and that a policy regarding its use needed to be established, which has been drafted by the Borough Manager and Police Chief. Mary Simmons made a motion, seconded by Don Bachman and passed unanimously to adopt the Sickleave Reserve Fund Policy to be dated August 15, 2006.

**TRAILS AT STRASBURG LOT #7 – ACKNOWLEDGEMENT OF EXTENSION OF TIME UNTIL NOVEMBER 14, 2006:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to acknowledge the Trails at Strasburg Lot #7 extension of time until November 14, 2006.

**ROUTE 896 PROJECT ORDINANCE TO AUTHORIZE RIGHT-OF-WAY ACQUISITION – AUTHORIZATION TO ADVERTISE:** Mayor Ryder provided an update regarding the request for funds to cover the additional \$110,000 - \$120,000 in expenses incurred due to the right-sizing required by PennDOT, since the approximate savings to PennDOT as a result of the study is approximately \$550,000. He stated that a response from PennDOT denying the request was received stating that original agreement was that the Borough and Township would complete the final engineering and right-of-way acquisitions and that PennDOT has concerns with the rising cost of asphalt. Mayor Ryder stated that the additional costs can be funded through the Contingency Fund which was \$160,000. Based on a request from Mayor Ryder, it was the consensus of Borough Council to send a letter to Senator Armstrong asking for reconsideration of funding assistance due to the right-sizing.

Regarding the financial status of the project, Mayor Ryder stated that the Borough, Township and grant funds are essentially spent and they are now looking to draw on the \$860,000 commitment from the developers. He added that he and the Borough Manager will provide a financial update at the next meeting when the exact right-of-way costs are known.

Mayor Ryder stated that the purpose of the proposed Ordinance for Right-of-Way Acquisition is to assist with obtaining the necessary right-of-ways if necessary. He also added that Strasburg Township will be considering a similar ordinance.

Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to authorize the Borough Manager to advertise the Route 896 Project Right-of-Way Acquisition Ordinance.

**HARB ORDINANCE – CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION #2006-8 REGARDING REPAIRS UTILIZING EXISTING PAINT COLORS:** Jim Kiscaden outlined the history of the repainting same color issue. Dave Young and May Gaynor stated that repainting same color should not be regulated.

Penny D'Alessandro made a motion to adopt Resolution #2006-8 which would eliminate the requirement to obtain a pre-approved permit from the Borough Office for repaints utilizing existing paint colors. Member Simmons seconded the motion. Members Kiscaden, Bachman, D'Alessandro and Simmons cast assenting votes. Members Sollenberger and Potts cast dissenting votes. Motion carried.

**ADOPTION OF 2007 BUDGET CALENDAR:** Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to adopt the 2007 Budget Calendar.

**CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION #2006-9 - OPPOSITION TO STATEWIDE CABLE FRANCHISING LEGISLATION:** Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to adopt Resolution #2006-9 which supports maintaining the current cable franchising process that require cable providers to obtain a local cable franchise in order to offer cable service in a municipality which allows for both competition and local

input and to authorize the Borough Manager to send letters to PA State Representatives and Senators expressing the Borough's opposition.

**OTHER BUSINESS:** Mike Sollenberger stated that Joe Orndorff submitted his resignation from the Planning Commission. Mary Simmons made a motion to accept the resignation of Joe Orndorff with regret and to advertise to fill the vacancy, seconded by Don Bachman and passed unanimously.

Mike Sollenberger stated that the Strasburg Fire Company members and officers deserve high recognition for their fine job in the construction of a new fire station.

Jim Kiscaden thanked the community for their attendance at the decommissioning of the fire station at 46 West Main Street and stated that the new building is designed for expansion in the future. Jim Kiscaden stated that the fire siren will remain at 46 West Main Street through an agreement with the church until the siren no longer works.

Milli Cipolloni stated that Wesley United Methodist Church thanks the Fire Company and Community and that their purchase of the old fire station at 46 West Main Street is final.

Don Bachman stated that the Strasburg Senior Baseball team has reached the playoffs. He added that the salute to the veterans in July was a success, and thanked the Borough and Police Department for their assistance.

**CITIZEN'S COMMENTS:** LaJune Ranck asked if a police officer was directing traffic in the Square recently when Route 30 was closed and there were several trucks coming through town. Mayor Ryder stated that it has been their experience to use the traffic light for traffic control when it is working because using a person doesn't work as well and is dangerous.

May Gaynor stated that in light of Keystone Custom Homes plan to blast again, she encouraged members to read the blasting article she provided.

**ADJOURNMENT:** Don Bachman made a motion to adjourn the meeting at 10:00 P.M., seconded by Mary Simmons and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

August 29, 2006 - Meeting Canceled



**STRASBURG BOROUGH COUNCIL  
SEPTEMBER 19, 2006  
MINUTES**

Members Present:     Joe Coleman                             Jim Kiscaden  
                           Michael Sollenberger             Donald Bachman  
                           Penny D’Alessandro             Mary Simmons  
                           Lee Potts

Others Present:

Bruce L. Ryder, Mayor	Robert Ciccarelli
F. Steven Echternach, Chief of Police	Betty Ciccarelli
Lisa M. Boyd, Borough Manager	Joe Hunt
Cindy Hummel, LNP Correspondent	LaJune Ranck
Stephen Smoker, S.E. Smoker Inc.	Diane Potts
Florence Hoogerwerff	Tom Pontz
May Gaynor	Denise Waller
Anthony Massimini	Rick Waller
Mary Massimini	Gilma Kreider

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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 – ELM AND MAIN STREET PROGRAMS** – May Gaynor asked if the Borough could look into the Elm and Main Street programs which provide matching money to assist homeowners and businesses and if a focus group could be appointed to investigate these programs. The Borough Manager stated that there is a consortium group of municipalities that meets regarding these and other programs and that she plans to attend a meeting.

**ROBERT CICCARELLI – CAT CONTROL** – Robert Ciccarelli asked if the Borough could check with other municipalities to see if they donate to the Humane League and for the Borough to consider a donation because he is told the Humane League estimates spending \$1 million dollars and a very small amount of revenue comes from animal control from local governments. Mr. Ciccarelli asked if we could review our Control and Maintenance of Animals Ordinance because it references cats and dogs but was told by the Police Department that it is difficult to enforce the control of cats because they are not licensed. He is also concerned because when he contacted the Police Department with concerns about a stray cat who had lived at his neighbor’s house for a year and a half that just had 4 kittens, the Police asked if he had made contact with his neighbor, which he did and did not go well. He asked for Council to consider revising the animal at large ordinance to replicate the enforcement for animal noise nuisances which does not require a neighbor to confront a neighbor, rather the contact coming from the Police. Mr. Ciccarelli added that the cat and kittens have since been taken to the humane league by the neighbor. Chief Echternach stated that in order for the police to contact someone the neighbor feels is in violation of the ordinance, the compliant must be a founded complaint, where either the officer has

to see the violation or the complainant needs to be a complainant of record. Chief Echternach stated that both when the original complaint was filed and about two weeks later after the neighbor confrontation, Mr. Ciccarelli did not want to be a complainant of record, which does not provide a founded complaint for his officers to address. Chief Echternach added that the police department does encourage if a neighbor is having an issue with a neighbor that the first contact should be from the neighbor, rather than the police. Chief Echternach clarified that both ordinances, animal at large and animal noise nuisances, anonymous complaints are not accepted and a complainant of record is needed because if a police officer confronts a neighbor without a complainant of record, the police officer could be accused of harassment. It was the consensus to have the Borough Manager check with other municipalities regarding a donation to the Humane League. Chief Echternach stated that the Humane League is changing the way they are billing and that he expects his 2007 budget item for this to increase from \$300 to \$500. Mike Sollenberger made a motion, seconded by Mary Simmons and passed unanimously to send a letter to Senator Armstrong and Representative Armstrong endorsing the legislation to license cats.

**MINUTES OF AUGUST 15, 2006:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to approve the minutes of the August 15, 2006 meeting as corrected.

**REPORTS:**

**MAYOR** – The Mayor had nothing to report and no written report was submitted.

**PRESIDENT** – Joe Coleman reported that he, the Borough Manager and Don Bachman attended a meeting on July 24, 2006 with Rep. Joe Pitts with other local municipal officials and the topics discussed were cost of energy and terrorism.

**MANAGER** – The Borough Manager submitted her written report and reported on the following items:

\* The Lancaster County Boroughs Association meeting will be at the Netherlands Inn & Spa on September 27, 2006, and Congressman Pitts and Senator Armstrong will be speaking.

\* Two letters of interest were received for the position on the Planning Commission and the letters of interest will be forwarded to the Personnel Contacts.

\* The Borough Banquet will be Wednesday, October 18, 2006.

\* A meeting for the Joint Comprehensive Plan is trying to be set, with a current tentative date of October 9, 2006.

**POLICE** – The Police Report for August 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for August 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for August 2006 was received and accepted. The Borough Manager stated that the property owner of 122 Miller Street has filed a Zoning Hearing application for their high fence on a corner property. She also stated that the paperwork for the violations at 8-10 East Main Street was filed at the District Justice Office and we are waiting for a hearing to be scheduled.

**ENGINEER** – The Engineer's report dated September 14, 2006 was received and accepted.

**TREASURER** – The Treasurer’s Report for the period ending August 31, 2006 was distributed. The Borough Manager stated that the budget process is on schedule and the first draft of projections was completed, she will be meeting with the Finance Contacts, and a first draft 2007 Budget will be reviewed by Borough Council at the October 17, 2006 meeting.

**CONSENT AGENDA:** Jim Kiscaden made a motion, seconded by Penny D’Alessandro and passed unanimously to approve the following items on the Consent agenda:

**PAYMENT OF BILLS IN THE AMOUNT OF \$125,497.86**

**HARB CERTIFICATES OF APPROPRIATENESS – 20 EAST MAIN ST, 41 EAST MAIN ST, 46 WEST MAIN ST, 214 MILLER ST AND 309 MILLER ST**

**UNFINISHED BUSINESS:**

**SAFETY ISSUE – DAVID SIMMONS:** The Borough Manager stated that this was discussed at a previous meeting, and the Safety Committee has reviewed, for a second time, the intersections of Clark at North Decatur Street and Julia at Clover Avenue, and again recommend that no additional action is necessary.

**896 RIGHT-OF-WAY ACQUISITION ORDINANCE #2006-5 – CONSIDERATION AND POSSIBLE ENACTMENT:**

The Borough Manager stated that the ordinance has been advertised in the Strasburg Weekly News, as required. Jim Kiscaden made a motion, seconded by Lee Potts and passed unanimously to enact the 896 Right-of-Way acquisition Ordinance #2006-5 which authorizes the Borough of Strasburg to acquire by dedication, purchase, transfer in lieu of condemnation or by the exercise of the right of eminent domain certain land in fee simple and certain other interest in real estate including rights-of-way and easements and related personal property necessary for the extension and relocation of state route 896.

**NEW BUSINESS:**

**STRASBURG BUSINESS PLACE – CONSIDERATION OF FINAL PLAN:** Stephen Smoker was present and stated that all of the comments submitted by the Engineer, the Lancaster County Planning Commission and Solicitor have been addressed. He added that he has accepted all but one of the proposed Conditions. Mr. Smoker explained that his opposition to Condition 21 which states that the lot coverage issue which is created only when Access Drive “B” is put through to Charter Homes must be corrected prior to the recording of the final plan. Mr. Smoker states that he has addressed the lot coverage issue and the plan before Borough Council is in compliance with the 60% lot coverage and only exceeds the lot coverage to 61% only when Access Drive “B” is installed for Charter Homes. The Borough Manager stated that the Borough Solicitor did receive the concerns by Mr. Smoker’s attorney via e-mail today and that in her last communication with the Borough Solicitor, he was not in favor of amending the condition.

Jim Kiscaden made a motion to grant conditional approval to the Strasburg Business Place Final Plan, with the exception that the attorneys and proposed parties can get the language resolved in Condition #21, and that this should be resolved no later than September 29, 2006. Don Bachman seconded the motion. Members Coleman, Kiscaden, Bachman, Simmons and Potts cast assenting votes. Members Sollenberger and D’Alessandro cast dissenting votes. Motion carried. It was the consensus that the Borough Manager should communicate with the Borough Solicitor to understand his concerns regarding Condition #21.

**PENSION MINIMUM MUNICIPAL OBLIGATIONS:** Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to acknowledge that the 2007 Minimum Municipal Obligations have been received by the September 30, 2006, deadline, with the Police MMO being \$48,174 and the Non-Uniformed MMO being \$24,107.

**SMART GROWTH – AUTHORIZATION TO SUBMIT JOINT COMPREHENSIVE PLAN:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to authorize the Borough staff to submit a Smart Growth application to the Lancaster County Planning Commission for the Joint Comprehensive Plan. The Borough Manager clarified that this is an application for an award and not a grant program.

**S. E. SMOKER - REDUCTION IN LETTERS OF CREDIT:** Bruce Ryder stated that Mr. Smoker did make two contributions to the Borough in the amount of \$15,390.59 each for Historic Properties Partners and Northfield Partners, which is his portion of the \$860,000 commitment. However, Bruce Ryder stated that he recommends that the requests for reduction in the letters of credit from all involved parties be presented in one request for the \$25,000 credit for the subdivision so that there are no discrepancies on the calculation between the parties. For his portion of the credit for the \$25,000, Mr. Smoker calculates and is included in this request for reduction in letters of credit in the amount of \$4,166.66 for each property.

Mike Sollenberger made a motion to approve the reduction in letter of credit for Northfield Partners in the amount of \$19,557.25 for Letter of Credit #1081 and for Historic Properties Partners also in the amount of \$19,557.25. Mary Simmons seconded the motion. Motion carried with members Coleman, Kiscaden, Bachman, D'Alessandro, Simmons and Potts casting assenting votes. Member Sollenberger cast a dissenting vote. Motion carried.

**OTHER BUSINESS:** Bruce Ryder explained the history behind the upcoming R.B. Campbell Zoning Hearing in that in order to meet a requirement placed on him in 1999 to provide street access to his building, it was recently decided that a Zoning Hearing was necessary due to exceeding the maximum lot coverage. Mr. Campbell is proposing a shared access to the North of the gas station and to the South of the Amish Lanterns Motel and in order to provide the necessary pavement and parking spaces, the maximum lot coverage is exceeded.

Mary Simmons made a motion, seconded by Jim Kiscaden and passed unanimously to appoint Mayor Ryder to attend the Zoning Hearing for R.B. Campbell to represent Borough Council to explain conditions placed on his property in 1999 during the land development approval.

Penny D'Alessandro asked about the construction signs on Route 741 and if the signs were still needed. Chief Echternach stated that this is a PennDOT project and it is his understanding that work is still being done.

Penny D'Alessandro asked if screening is required between the parking lot at the First Presbyterian Church and the neighbor's house. The Borough Manager stated that because this was not a condition of the subdivision that screening was not required.

Penny D'Alessandro asked about the Housing Ordinance which states that bi-annual inspections will be done of rental properties. The Borough Manager stated that inspections have not been done since she has been employed and Bruce Ryder stated that the ordinance has needed to be rewritten but has not been done. It was the consensus that this ordinance needs to be reviewed.

Joe Coleman stated that he did speak with Craig from the Army Corps of Engineers after the major rain in June and provided them with pictures. The Army Corps of Engineers stated that it is possible to revise some of the data in Phase 3 based on some additional information provided by Joe Coleman to be considered in the Phase 4 report.

**CITIZEN'S COMMENTS:** May Gaynor stated that at one of the last Steering Committee meetings, members of the Township had discussed Farmland preservation and environmental resources. She stated that the Township had asked that an action task be added regarding environment/farmland preservation but the task was never done because discussion at the end of the meeting became confusing. May Gaynor stated that she believed Mark Stivers was drafting an action task to be considered prior to the finalization of the Comprehensive Plan.

Anthony Massimini, 312 Southview Drive, was present and expressed his appreciation for repaving their street and for installing handicap ramps.

**EXECUTIVE SESSION – PERSONNEL:** President Coleman announced that the meeting was being adjourned into an Executive Session at 9:55 P.M. The regular meeting was reconvened at 10:28 P.M. at which time no official action was taken.

**ADJOURNMENT:** Don Bachman made a motion to adjourn the meeting at 10:30 P.M., seconded by Lee Potts and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
OCTOBER 17, 2006  
MINUTES**

Members Present:     Joe Coleman                     Lee Potts  
                          Michael Sollenberger     Donald Bachman  
                          Penny D’Alessandro     Jim Kiscaden (8:00 P.M.)

Others Present:

Bruce L. Ryder, Mayor	May Gaynor
Lisa M. Boyd, Borough Manager	Margaret Young
Christine D. Drennen, Admin. Asst.	Richard Jackson
Bradley A. Klunk, Police Officer	Diane Potts
John Hoogerwerff	Carol Good
Kim Hildenbrand-Stoltzfus	Eleanor Doutrich
Dale Doutrich	Fernand Frederic
Ann Schein	Joe Gurney

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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:**

**ROUTE 896 FINAL DESIGN REPORT – SCOTT RUSSELL, HRG** – Scott Russel of the Borough’s Engineering firm, HRG Inc., was present to provide an update regarding the Route 896 Relocation Project. He stated that the final plans and specifications were submitted today to PennDOT for their review and following a comment and revision period that PennDOT will put the project out to bid with construction expected to begin in April 2007 for completion by September 2007. Mr. Russell also reviewed the anticipated construction phasing and detours. He stated that Strasburg Township will be acquiring the maintenance responsibility of a stormwater basin near Fairview Road and that the remaining stormwater basins will be maintained by the developers. He added that their calculation for stormwater impact is roughly an 8% reduction (actually greater than 8% due to a 5% reduction in pavement during right-sizing and calculations not updated). Mr. Russell also stated that the traffic lights will not be functioning and operational until the opening of the roadway.

**RECREATION COMMISSION UPDATE – ANN SCHEIN** – Ann Schein, the Borough’s Representative to the L-S Recreation Commission, was present and reviewed the outline and synopsis of the lease to the YMCA for a L-S Recreation Center. She stated that a joint meeting is expected to be held at the Lampeter-Strasburg High School on November 15, 2006, with the date to be confirmed. Action regarding the lease is not expected to take place at the joint meeting but rather at a following municipal/school board meeting. Ann Schein stated that after the lease is approved, a capital campaign for funds for the building will take place and that after the official opening of the new YMCA building, municipal contributions will cease. All agreed that the largest part of the project is the construction of the indoor pool. Joe Coleman questioned the provision in the lease to provide first option to use the pool every morning and afternoon by a swim team to be created by the school district. Carol Good

stated that without the assistance of the school district over the years in providing locations to hold classes, the L-S Recreation Commission would not be in existence, and this is one way that they are showing the school their appreciation. She clarified that the use of the pool by the swim team would only be 2 hours per weekday.

Jim Kiscaden commended Ann Schein for her commitment to this project for the residents of Strasburg Borough.

**MINUTES OF SEPTEMBER 19, 2006:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to approve the minutes of the September 19, 2006 meeting as printed.

**REPORTS:**

**MAYOR** – The Mayor had no written report and stated that he will comment later in the agenda regarding the Route 896 Project Update.

**PRESIDENT** – Joe Coleman apologized for adjourning the Joint Comprehensive Plan meeting without first thanking and complimenting the work that was done by the Joint Steering Committee and Planning Commission members. He also stated that he and the Mayor attended the recent dedication of the new fire station for Strasburg Fire Company #1 and congratulated the fire company on a job well done.

**MANAGER** – The Borough Manager submitted her written report and reported on the following items:

\* Settlement on the first house being sold in the Trails at Strasburg Development will take place on November 6, 2006.

\* According to the Lancaster County Planning Commission, the Heritage Tourism project is expected to begin in January 2007.

\* LCPC breakfast invitation provided.

Jim Kiscaden asked about the benefits to becoming a Certified Local Government and Lisa Boyd and Christine Drennen responded that it provides for the availability of grant money that can be used for items such as educational programs. Mr. Kiscaden also asked the staff to verify that this is permitted by the Borough Code.

**POLICE** – The Police Report for September 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for September 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer's written report for September 2006 was received and accepted.

**ENGINEER** – The Engineer's report dated October 11, 2006 was received and accepted. In response to a question by Penny D'Alessandro, the Borough Manager stated that she was told the temporary improvements to the intersection of Main/Miller/Lancaster Avenue are expected to be started in the beginning of November.

**TREASURER** – Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to accept and file for audit the Treasurer’s Report for the period ending September 30, 2006.

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

**PAYMENT OF BILLS IN THE AMOUNT OF \$304,592.01**

**HARB CERTIFICATES OF APPROPRIATENESS – 143/145 WEST MAIN ST,  
206 WEST MAIN ST AND 209 MILLER ST**

**TRICK OR TREAT – SET DATE – TUESDAY, OCTOBER 31, 2006**

**TRAILS AT STRASBURG LOT 7 – ACKNOWLEDGEMENT  
OF EXTENSION OF TIME UNTIL APRIL 13, 2007.**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**DOUTRICH – CONSIDERATION OF WAIVERS AND SUBDIVISION/LAND**

**DEVELOPMENT PLAN:** Joe Gurney of DC Gohn Associates was present and reviewed the application of Dale and Eleanor Doutrich for a 2-lot subdivision. He added that the concerns raised by the Planning Commission have been incorporated into the plan including the addition of a gravel parking area the size of 2 parking spaces by the sewage pumping station.

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve waivers from the Borough’s Subdivision and Land Development Ordinance from Sections 301 and 303 Preliminary Plan Process, 602.03.2 Improvement of Existing Streets, 602.10 Street Right-of-Way and Cartway Widths, 604.01 Sidewalk, and 605.01 Curbs, which is subject to compliance with the 22 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to approve the Final Plan for Dale D. and Eleanor K. Doutrich subject to the compliance with the 22 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

**PLANNING COMMISSION APPOINTMENT THROUGH 12/31/2008:** Penny D’Alessandro and Lee Potts are the Personnel Contacts and met with both of the applicants, Eric Fry and Milli Cipolloni. Penny D’Alessandro stated that she felt that Milli Cipolloni is experienced with reading plans, dealing with developers and been involved in the town. Lee Potts stated that he felt that Eric Fry would provide a new and different perspective, he has a background in real estate and that the Planning Commission has members with planning experience already on the board.

Mike Sollenberger made a motion to appoint Eric Fry to fill the unexpired term through December 31, 2008. Lee Potts seconded the motion with members Kiscaden, Sollenberger and Potts voting for the motion. Members D’Alessandro, Bachman and Coleman voted against the motion. Since the vote was a tie, the Mayor was asked to cast his vote and he voted in favor of the motion. Motion carried.



**LANCASTER GENERAL MEDICAL GROUP REQUEST FOR REDUCTION IN LETTER OF CREDIT:**

The Borough Manager reported that this request is for the release of the maintenance guarantee that was held for the past 6 months and that there has been no issues with the improvements. Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to approve the letter of credit reduction request in the amount of \$5,063 for Lancaster General Services for the addition to the Strasburg Family Health Center.

**WASTE DUMPSTER AND STREET STORAGE ORDINANCE – AUTHORIZATION TO ADVERTISE:**

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the advertisement of the Waste Dumpster and Street Storage Ordinance. Jim Kiscaden asked that the ordinance be reviewed to verify that temporary closing of a street for placing a dumpster would be allowed and asked that the police develop a plan to monitor the waste dumpsters and street storage since they are the enforcing agency.

**CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION #2006 – 10 – SUPPORT OF SENATE BILL 1232 – THE HISTORIC PRESERVATION INCENTIVE GRANT PROGRAM:**

Penny D'Alessandro made a motion, seconded by Jim Kiscaden and passed unanimously to adopt Resolution #2006-10 which supports the creation of the Historic Preservation Incentive Grant for private homeowners for rehabilitation and restoration of their buildings.

**ROUTE 896 PROJECT UPDATE:**

Mayor Ryder, Project Coordinator for the Route 896 Relocation Project, provided an update on the status of the project. He stated that based on current projections, it appears that the project is within the budget adopted last year. The final cost of relocating 17 utility poles is not known, however, we have allocated \$5,000 per pole in the budget. The concern he has at this time is that the budget is based on the Developers meeting their financial commitments. Each of the developers have paid a portion of the amounts invoiced, but only after at least a 2 month delay, and the agreements state that the invoices are to be paid within 15 days. The developers have previously posted a letter of credit in the amount of \$860,000.

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the Borough Manager to draw on the Developer's letters of credit for the 896 Project for outstanding invoices. Bruce Ryder will pursue any additional notification necessary to the developers.

**2007 DRAFT BUDGET AND CAPITAL IMPROVEMENTS PROGRAM:**

The draft 2007 Budget was reviewed with several members suggesting budget line items to be justified further or reduced. Jim Kiscaden suggested paying for some of the donations out of the Charter Homes fee in lieu of parks and recreation (Fund 37) and Mike Sollenberger stated that he felt the reserve funds should be for capital contributions. Bruce Ryder stated that additional engineering costs will be incurred in 2007 for the Route 896 Relocation Project for items such as inspections, and he has requested an estimate from the Engineer.

It was the consensus to hold a special Budget Workshop meeting on Tuesday, October 31, 2006, at 8:00 P.M.

**OTHER BUSINESS:** The Borough Manager reported the status of the filing of the Non-Traffic Citation against the owner of the property at 8-10 East Main Street. It was the consensus of the Council to have the Borough Manager refile the Property Maintenance citations on a daily basis and to have the Borough Manager and Police Chief discuss the issue with the District Justice. The Borough Manager stated that she is drafting a letter to be sent to Mr. Carter regarding his request to demolish the barn informing him of the application steps that need to be followed. Joe Coleman stated that a notice should also be placed on the barn so that a contractor doesn't come in to demolish the barn without knowing that the appropriate permits have not been obtained. Bruce Ryder also suggested the Borough may want to revise the Property Maintenance Ordinance in the future establishing a minimum fine. Penny D'Alessandro stated that a housing inspection could also be done, that the structures are not safe and that at least one of the tenants in the brick building do not have hot water.

**CITIZEN'S COMMENTS:** None.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 10:35 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
NOVEMBER 21, 2006  
MINUTES**

Members Present:     Joe Coleman                             Lee Potts  
                           Michael Sollenberger             Donald Bachman  
                           Penny D’Alessandro             Jim Kiscaden  
                           Mary Simmons

**Others Present:**

Bruce L. Ryder, Mayor	May Gaynor
Lisa M. Boyd, Borough Manager	Larry Shurr
F. Steven Echternach, Police Chief	Diane Potts
Christine D. Drennen, Admin. Asst.	William Lyons
Mark Stivers, LCPC	Michele Lutz
Rob Bowman, Charter Homes	Norman Lutz, LEMSA
Frank Gerhardt, Charter Homes	Emily Hornyak, LCPC
Jamie Brubaker, Charter Homes	Ted Robinson, DCED
Stacey Morgan, Harman Underhill & Brubaker	
Sandra Dinoff, Strasburg-Heisler Library	

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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:**

**ELM AND MAIN STREET PROGRAMS – EMILY HORNYAK, ECONOMIC**

**DEVELOPMENT SPECIALIST FOR COUNTY OF LANCASTER** – Emily Hornyak of the Lancaster County Planning Commission and Ted Robinson from the Department of Community and Economic Development were present to provide their suggestions for the Borough’s involvement with these programs. Ms. Hornyak stated that she suggests the Borough apply for a Main Street affiliate or for a façade treatment grant through DCED. She added that some type of financial match would be necessary. Ms. Hornyak added that Urban Enhancement grants are also available for planning projects where 30% grant funds are available. Ms. Hornyak also offered her assistance to the Borough in applying for and researching other grants.

**MINUTES OF OCTOBER 17, 2006:** Jim Kiscaden made a motion, seconded by Don Bachman and passed unanimously to approve the minutes of the October 17, 2006 meeting as printed.

**REPORTS:**

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – President Coleman stated that he, several Council members and the Borough Manager attended a Regional Planning Commission meeting in Gap and that the Borough was praised for its work on the Strasburg Region Joint Comprehensive Plan.

**MANAGER** – The Borough Manager submitted her written report and reported that PennDOT is expected to begin the improvements to the intersection at Main/Miller/Lancaster Avenue next week and that she and the Police Chief went door to door explaining the plan to the adjoining property owners.

**POLICE** – The Police Report for October 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for October 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer’s written report for October 2006 was received and accepted.

**ENGINEER** – The Engineer’s report dated November 14, 2006 was received and accepted.

**TREASURER** – Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to accept and file for audit the Treasurer’s Report for the period ending October 31, 2006.

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

**PAYMENT OF BILLS IN THE AMOUNT OF \$581,633.85**

**HARB CERTIFICATE OF APPROPRIATENESS – 108 WEST MAIN STREET**

**UNFINISHED BUSINESS:** Penny D’Alessandro asked for an update on the Property Maintenance Violations at 8-10 East Main Street. The Borough Manager stated that the citations were filed and that she and the Zoning Officer will be attending the Hearing before District Justice Hamilton. The Borough Manager added that a letter was sent to the property owner notifying him what was necessary to apply to HARB for the demolition and that the property is inspected daily but that we cannot post a notice on the structure.

**NEW BUSINESS:**

**ROUTE 896 PROJECT – UPDATE AND DISCUSSION:** Mayor Ryder reported that some progress has been made since last month and that the Borough has been able to pay some of the outstanding bills for the project and that two of the developers have attempted to pay the outstanding invoices due to the Borough. However, Netherlands Inn & Spa is the one developer that is extremely late with their payments.

Jim Kiscaden made a motion, seconded by Mike Sollenberger and passed unanimously to authorize the Borough Solicitor to institute an action in the Court of Common Pleas of Lancaster County to enforce the Developers’ Agreement dated as of March 26, 2004 (the “Agreement”) and to collect all amounts owing to the Borough under the Agreement when directed or requested to do so by the Mayor and the Borough Manager.

**STRASBURG COMMONS (CHARTER HOMES) – ANNOUNCEMENT OF AMENDED/REVISED CONDITIONAL USE, PRELIMINARY PLAN AND FINAL PLAN:**

Rob Bowman, President of Charter Homes, was present and explained that following market research, they discovered that an additional bedroom on the first floor is necessary. However, two means of

egress are needed from bedrooms and with the attached floor plan, the second means of egress through a window is not possible. Therefore, they have revised their application to be for detached homes with at least two bedrooms on the first floor and have reduced the number of units from 160 to 126. The garages are still in the rear, the setbacks are the same as proposed for the attached units and the street layout are all the same as in the original submission. However, the setbacks in the Ordinance are different for attached or detached and they are asking for a waiver to use the setbacks for attached units. Additionally, the stormwater system is the same as originally submitted, but the tract actually contains less impervious surface due to the reduced number of units. Mr Bowman stated that they did remove some parking spaces but since the number of units is less, the ratio of parking spaces to units has improved. Mr. Bowman added that they are pursuing an expedited re-review process for this change in order to have the detour road installed to be used beginning June 1, 2007 for the construction of the Route 896 Relocation Project. Additionally, Mr. Bowman stated that they are offering the same fee-in-lieu of parks and open space fee based on 160 units.

Penny D'Alessandro stated that she thinks the homes are really close and wishes the applicant had come in prior with this plan because it is a lot of information to consider in a short amount of time.

Mayor Ryder stated that if the Charter Homes Route 896 Relocation Project detour wasn't installed, the Borough's detour re-engineering cost would be approximately \$13,000, cause a 3 month delay and require approval reconsideration by PennDOT.

Jim Kiscaden made a motion to authorize the Borough Solicitor to advertise the Strasburg Commons Conditional Use hearing to amend the design standards for setbacks for the December 19, 2006 Borough Council Meeting. Mary Simmons seconded the motion and motion carried with members Coleman, Potts, Sollenberger, Bachman, Kiscaden and Simmons casting assenting votes. Member D'Alessandro cast a dissenting vote and stated that she feels Charter Homes drafted the Ordinance and the first time it is being used that changes are necessary.

**WASTE DUMPSTER AND STREET STORAGE ORDINANCE 2006-6 – CONSIDERATION**

**AND POSSIBLE ENACTMENT:** Penny D'Alessandro asked if locating a dumpster constituted closing the road and Mayor Ryder stated that blocking traffic is not closing the street. Penny D'Alessandro also asked what would justify removal of a dumpster or street storage and Chief Echternach and Bruce Ryder replied that either something nonpermitted, expired permit or something such as a mulch pile that remained along the curb for the entire summer. Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously to enact the Waste Dumpster and Street Storage Ordinance 2006-6.

**ADOPTION OF CAPITAL IMPROVEMENTS POLICY:** Penny D'Alessandro made a motion, seconded by Mary Simmons and passed unanimously to adopt the Capital Improvements Policy dated November 21, 2006 establishing the purpose and use of the Capital Improvements Program.

**APPROVAL OF 2007 CAPITAL IMPROVEMENTS PROGRAM:** Mike Sollenberger made a motion, seconded by Lee Potts and passed unanimously approving the 2007 Capital Improvements Program dated November 21, 2006.

**APPROVAL OF 2007 PRELIMINARY BUDGET AND AUTHORIZATION TO ADVERTISE FOR PUBLIC INSPECTION:**

Jim Kiscaden suggested increasing the Earned Income Tax revenue and paying the recreation donations out of the Parks and Recreation Reserve Fund. Penny D'Alessandro stated that the concept of paying the recreation donations from the reserve fund is only buying one year and that then we will not have the money for the purpose it was intended. Don Bachman asked that the Borough also keep in mind that the cemetery may become the responsibility of the Borough in the future. Joe Coleman stated that the Borough should try to keep the tax increase down because the taxes for the School and County will be increasing. Mike Sollenberger made a motion to approve the 2007 Preliminary Budget with no tax increase and authorization for the staff to advertise it for public inspection, and restoring the \$5,500 donation to the Ambulance association, and modifying the revenue in the Earned Income Tax, with no tax increase and authorization for the staff to advertise it for public inspection. Jim Kiscaden seconded the motion. Members Sollenberger and Kiscaden cast assenting votes. Members Coleman, Potts, Bachman, D'Alessandro and Simmons cast dissenting votes. Motion failed.

Penny D'Alessandro made a motion approving the 2007 Preliminary Budget restoring the \$5,500 donation to the Ambulance Association, increasing the Earned Income Tax revenue and a .1 tax increase raising the millage to 2.03. Lee Potts seconded the motion. Members Coleman, Potts, Bachman, D'Alessandro and Simmons cast assenting votes. Members Sollenberger and Kiscaden cast dissenting votes. Motion carried.

Mayor Ryder suggested discussing uses for the funds in the Parks and Recreation Reserve fund at a Strategic Planning meeting, possibly on January 30, 2007.

Joe Coleman commended the Finance Contacts and the staff for their hard work done while preparing the budget.

**AUTHORIZATION TO ADVERTISE TAX RATE ORDINANCE 2006-7:** Lee Potts made a motion authorizing the staff to advertise Tax Rate Ordinance 2006-7 setting the tax rate for the Borough of Strasburg at 2.03 mills for 2007. Penny D'Alessandro seconded the motion. Members Coleman, Potts, Bachman, D'Alessandro, Sollenberger and Simmons cast assenting votes. Member Kiscaden cast a dissenting vote. Motion carried.

**OTHER BUSINESS:** Bruce Ryder stated that a Zoning Hearing was held last night for the variances for R.B. Campbell where the Zoning Hearing Board approved and accepted 9 of the 10 conditions suggested by the Planning Commission. The one condition they did not impose was regarding the repayment of his portion of the 896 Relocation Project. Mayor Ryder reminded the members that when this matter is before Borough Council there is an opportunity to set conditions at which time they may want to include this item.

Mike Sollenberger suggested that in light of recent discussions about ambulance service that LEMSA be invited to discuss this matter at the January 30, 2007 Strategic Planning meeting at which time the uses for the funds in the Parks and Open Space Reserve Fund will also be discussed.

Penny D'Alessandro asked about the signs that Keystone Custom Homes has been placing around town and the S.E. Smoker construction trailer on Historic Drive. The Borough Manager stated that she will review these items with the Zoning Officer.

**CITIZEN'S COMMENTS:** Norm Lutz, on behalf of LEMSA, stated that he appreciates the reinstatement of the donation to LEMSA and invited the members to a ride-along with the ambulance.

Sandy Dinoff, on behalf of the Strasburg-Heisler Library, thanked the Borough Council that the Library's full funding request was restored to allow them to qualify for the state funding.

May Gaynor stated that the matching funds for the Main Street or Elm Street programs could be from property owners. She also stated that she was glad that the fee-in-lieu of parks and open space funds were saved for future recreation use.

Don Bachman stated that the 65<sup>th</sup> Recognition of Pearl Harbor Day will be held on December 10, 2006 at 12:30 at the Square. Penny D'Alessandro stated that she appreciates Don Bachman's efforts in keeping the patriotism spirit alive.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 9:20 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH COUNCIL  
DECEMBER 19, 2006  
MINUTES**

Members Present:     Joe Coleman                             Lee Potts  
                              Michael Sollenberger             Donald Bachman  
                              Penny D’Alessandro             Jim Kiscaden

**Others Present:**

Bruce L. Ryder, Mayor	Kevin Rock
F. Steven Echternach, Chief of Police	Amanda Rock
Lisa M. Boyd, Borough Manager	Nancy Harper
Christine D. Drennen, Admin. Asst.	Ron Harper
William C. Crosswell, Solicitor	G. Carroll Lindsay
Carole Wilson, LCPC	May Gaynor
Stephen Smoker, SE Smoker Inc.	Diane Potts
Cindy Hummel, LNP Correspondent	Michael Martin
Rob Bowman, Charter Homes	Margaret Young
Frank Gerhardt, Charter Homes	Dave Young
Stacey Morgan, Charter Homes Solicitor	R.B. Campbell
Jamie Brubaker, Charter Homes	Fernand Frederick
Mark Stanley, R.B. Campbell Solicitor	Richard Kennell
Michael Aitken	Jan Kennell

**CALL TO ORDER AND PLEDGE TO THE FLAG:** President Coleman called the meeting to order at 7:30 P.M., followed by the salute to the flag. President Coleman 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:**

**STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE HEARING:** Joe Coleman called the Strasburg Commons Conditional Use Hearing to order at 7:32 P.M. William Crosswell, Borough Solicitor, outlined the Conditional Use procedure and stated that the applicant, Charter Homes Inc. is asking for relief under the Zoning Ordinance. 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. Other than the applicant and Borough Council who are automatically a party to the hearing, no one else in attendance asked to become 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 asking for modifications of the previously approved Conditional Use and for waivers regarding the centerline of the roadway and Preliminary/Final Plan. He added that this community is still proposed to be an Active Adult Community. He stated that he was present at the Borough Council meeting on November 21, 2006 and explained that they determined that the market necessitated a second bedroom on the first floor. In order to provide two means of egress, they are now proposing to have 126 detached homes instead of



the previously approved 160 attached units. Mr. Bowman added that the street layout, building envelope and stormwater systems are not proposed to be changed. He also stated that it is their intent, if they receive approvals, to begin the site work and to have the detour in place for the Route 896 Relocation detour by June 1, 2007. A quick rendering of the streetscape was provided and Mr. Bowman stated that they are still working on the finishes and special details and that they will consider scale and massing. He also stated that the project received a recommendation for approval at the December 4, 2006 Planning Commission meeting.

Penny D'Alessandro asked about the waiver requested from Section 446.8 perimeter landscaping and Mr. Bowman clarified that this waiver is only for the very end of the proposed McCarter Lane to meet the driveway access onto 896.

Joe Coleman asked why the setback was changed from 10' to 6'. Mr. Bowman stated that the setback is proposed at 6' to work within the building envelope and in order to put the required number of homes on the property to make the development feasible. Joe Coleman also asked if the fascia, soffit and chimneys would extend into the 6' setback and what the impacts would be for the fire code. Mr. Bowman stated that they plan to meet or exceed the fire code to provide for fire safety.

Based on a question raised by Joe Coleman, Mr. Bowman stated that all of the garages are proposed to be attached.

In response to a question regarding proposed Condition 48, Mr. Bowman asked for some flexibility in the number of homes in case a unit is desired to be larger or include a fire place. It was agreed that the minimum number of units would be 110 and the maximum would be 126. Jim Kiscaden stated that if the developer reduced the number of units to 96, it could allow for a 10' setback between homes. Bruce Ryder stated that the minimum number of homes as proposed in the conditions was placed there to maintain the intent of the original zoning – to have smaller, more affordable homes – but added that he is not sure that this plan is meeting the intent of the ordinance to allow for older residents to be able to retire in this development due to the projected cost.

Penny D'Alessandro asked about the Kinder Lane access and Mr. Bowman stated that they are proposing it to be the same as previously submitted – hard surface and not proposing lighting based on previous discussions with neighboring property owners.

Joe Coleman asked about the perimeter landscaping being installed to minimize impact on surrounding properties. Mr. Bowman stated that the site needs significant grading and that the perimeter landscaping will be installed as quickly as possible.

Mr. Bowman stated that the units are not proposed to have basements and that the mechanicals will be installed above the garage. He also stated that they are proposing to change the street names and they will submit to the 911 Dispatch Center and the post office.

Penny D'Alessandro asked about the landscaping proposed for the neighborhood green. Mr. Bowman stated that they are in the process of reviewing that and will be submitting those plans in the future.

Joe Coleman asked about the Engineer's comment regarding infiltration. Mr. Bowman stated that after the site is graded, the ground will be tested and will work with the Engineer to propose something that will really work.

Penny D'Alessandro asked if people would be walking between the houses. Mr. Bowman stated that they are not proposing for people to walk between the houses and that area will be landscaped. Jim Kiscaden asked if this area is landscaped will it allow for firemen to access the area? Mr. Bowman stated that the landscaping will not impede access but will encourage regular walking on the sidewalks and paths.

Joe Coleman mentioned the Engineer's concerns regarding the shifting traffic pattern at Lot 38 and Mr. Bowman stated that they would work out the issue to the satisfaction of the Borough Engineer.

Joe Coleman asked about the snow easements and Mr. Bowman stated that it will not be a stockpile area, it is just a snow easement so when the streets are cleaned if some snow falls it will be within the easement.

Joe Coleman asked about the Homeowners' Association documents and Mr. Bowman stated that a first draft was completed but is being revised to reflect the lesser number of units.

Penny D'Alessandro stated that it would be difficult for trees to grow in the 6' between the houses as shown in the picture.

Jim Kiscaden stated that the applicant reported that the Strasburg Fire Chief was satisfied with their plans but neglected to point out that the Fire Chief continues to express the desire for sprinklers. Mr. Bowman stated that they investigated the sprinkler option and that they are not required by the building code and is not cost effective.

Penny D'Alessandro asked about the retaining wall and trees. Mr. Bowman stated that it has a wire fence at the top to prevent falling, a 4' drop, a landscape area and another 4' drop and that the large rocks are like bricks and will not cause a problem with tree growth.

Bruce Ryder reported that the Route 896 Relocation Project is experiencing at least a month schedule slippage due to utility relocations and that there is less pressure to have the detour completed by June 1, 2007.

Attorney Crosswell asked if the applicant had acquired the property to allow for the radius and Mr. Bowman stated that they have equitable ownership and an agreement will be filed at the time of recordation and added that the other property owner involved is in attendance to verify.

Mr. Bowman added that they are offering the same fee-in-lieu of parks and open space regardless of the reduction in their number of units.

Attorney Crosswell asked if corrections to the sheet number references (non substantive changes) would be allowed and the applicant and their Counsel stated that these types of changes are agreeable.

Fernand Frederick stated that he was concerned about noise considering the closeness of the homes.

David Young asked about the price range for the homes. Mr. Bowman stated they anticipate the starting price in the \$209,000 range up to \$250,000 or \$260,000 and that the average home will be in the \$220,000 to \$230,000 range based on the new configuration.

Carroll Lindsay asked if they could provide the name of an existing neighborhood with similar spacing for him to visit and Mr. Bowman stated that anyone can call their office and they will provide this information.

May Gaynor asked what kind of heat is proposed and Mr. Bowman stated that typically electric and gas and they will be energy efficient.

Dave Young asked what happens if Council doesn't approve the plans and Attorney Crosswell stated that the decision can be appealed to the Court of Common Pleas or the applicant can choose to revert back to the previously-approved plan.

Condition #33 regarding the PennDOT identified required off-site improvements to the intersection of Lancaster Ave/Main/Miller Streets in order to obtain the Highway Occupancy Permit were discussed. Mr. Bowman expressed their concern that the proposed wording may limit their ability to negotiate with Team Netherlands through their Developer's Agreement to assist in the cost sharing. It was agreed that the developer would take the lead on this project and the Borough will authorize and sign grant applications.

Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to close testimony on the Charter Homes at Strasburg Conditional Use Hearing. Attorney Crosswell stated that Council has 45 days after the close of testimony to render a decision. It was agreed to defer action on the waiver, preliminary and final plan approval for Phase 1 until after the decision on the Conditional Use Application which is expected at the January 9, 2007 meeting.

**R.B. CAMPBELL ACCESS DRIVE PLAN:** Mark Stanley and R.B. Campbell were present and Mr. Stanley explained that they are requesting an extension until December 31, 2007 to implement the long term transportation plan.

Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to grant an extension to Mr. Campbell until July 1, 2007 to implement the long term transportation plan.

**FERNAND FREDERICK – STORMWATER ISSUE:** Fernand Frederick was in attendance and stated that there is a broken stormwater pipe on an adjoining property and that the pipe needs to be flushed and repaired.

Mike Sollenberger made a motion, seconded by Don Bachman and passed unanimously to have the pipe flushed after the Public Works Director inspects the pipe and determines that it would be beneficial. Attorney Crosswell added that if the Borough does flush the pipe, a note should be added that the Borough does not take any responsibility beyond the flushing.

Steve Echternach, the other involved property owner, stated that the stormwater problems in the entire Historic District are a problem and should be addressed and added that he is concerned if the pipe is flushed that it may make the problem worse. Bruce Ryder stated that the stormwater improvements in

the older parts of town will be discussed in 2007 and added that there are no records to indicate who is responsible for this specific stormwater pipe.

**MINUTES OF NOVEMBER 21, 2006:** Jim Kiscaden made a motion, seconded by Lee Potts and passed unanimously to approve the minutes of November 21, 2006 as printed.

**MAYOR** – The Mayor had no written report.

**PRESIDENT** – The President had no written report.

**MANAGER** – The Borough Manager submitted her written report dated December 15, 2006 and Penny D’Alessandro and Lee Potts stated that they would like to get together with the Manager regarding the Heritage Tourism and the 896 Gateway Corridor issues.

**POLICE** – The Police Report for November 2006 was received and accepted.

**PUBLIC WORKS** – The Public Works report for November 2006 was received and accepted.

**ZONING OFFICER** – The Zoning Officer’s written report for November 2006 was received and accepted.

**ENGINEER** – The Engineer’s report dated December 13, 2006 was received and accepted.

**TREASURER** – Mike Sollenberger made a motion, seconded by Jim Kiscaden and passed unanimously to accept and file for audit the Treasurer’s Report for the period ending November 30, 2006.

**CONSENT AGENDA:** Penny D’Alessandro 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 \$145,906.61**

**2007 MEETING SCHEDULE – AUTHORIZATION TO ADVERTISE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**BOROUGH BOARD APPOINTMENTS AND REAPPOINTMENTS:** Penny D’Alessandro stated that all of the applicants for the positions were well qualified. A written list of suggestions for appointments and reappointments were provided by Penny D’Alessandro and Lee Potts, the Personnel Contacts.

Penny D’Alessandro made a motion, seconded by Jim Kiscaden and passed unanimously to approve the following appointments and reappointments:

Mary Dresser	Planning Commission	4 year term expiring 12/31/2010
Don Bachman	Borough Authority	5 year term expiring 12/31/2011
Mary Dresser	Tree Committee	3 year term expiring 12/31/2009
Tony D’Alessandro	Tree Committee	3 year term expiring 12/31/2009

Ray Garraffa	Civil Service	6 year term expiring 12/31/2012
Florence Hoogerwerff	HARB	5 year term expiring 12/31/2011
Cheryl Hershey	HARB	5 year term expiring 12/31/2011
Brad Botchlet	Tree Committee	3 year term expiring 12/31/2009
Glenn D. Nolt	Zoning Hearing Board	5 year term expiring 12/31/2011

**APPROVAL OF HARB BYLAWS AND AUTHORIZATION TO APPLY TO BECOME A CERTIFIED LOCAL GOVERNMENT:**

Carole Wilson of the Lancaster County Planning Commission was in attendance and stated that HARB had drafted the bylaws as presented. She added that if HARB becomes a Certified Local Government, this will allow HARB to apply for 50/50, in-kind or matching grants. She added that if approved as a CLG, HARB will have to complete additional paperwork annually but does not grant them additional authority. In addition, she stated that the State will provide additional oversight and make sure that the members are attending the required trainings and that meetings are run appropriately. Some wording suggestions were provided and it was the consensus that the revisions should be reviewed by HARB and to be reconsidered by Borough Council at a future meeting.

**ROUTE 896 PROJECT UPDATE:** Mayor Ryder reported that as previously stated, the project schedule has slipped and that the bid package will not be out in early January. He added that there has been some progress in getting funds from developers and that there are some problems with PP&L regarding the utility relocation. An updated progress report will be provided at the next meeting.

**LANCASTER AVE/WEST MAIN/MILLER STREET INTERSECTION UPDATE:** Police Chief Steve Echternach stated that PennDOT completed the temporary improvements and that the intersection seems to be working. He added that he has received about a 50% positive/50% negative reaction to the change. He also stated that one of the property owners in the intersection stated that she can now safely exit her driveway and that speeding has been reduced. Additionally, delineators have been ordered and will be installed when received.

**FIRE COMPANY REDUCTION IN LETTER OF CREDIT:** Don Bachman made a motion, seconded by Lee Potts and passed unanimously to approve a reduction in the amount of \$29,200 in the Fire Company’s Letter of Credit leaving a balance of \$56,970 as recommended by the Borough Engineer.

**APPROVAL OF 2007 FINAL BUDGET:** Lee Potts made a motion, seconded by Penny D’Alessandro and passed unanimously to approve the 2007 Final Budget dated December 19, 2006 which includes a .1 mill tax increase. Joe Coleman added that the Authority approved the water and sewer portions of the Budget at their meeting on December 7, 2006 with no water or sewer rate increases.

**ENACTMENT OF TAX RATE ORDINANCE 2006-7:** Penny D’Alessandro made a motion, seconded by Lee Potts and passed unanimously to enact the Tax Rate Ordinance 2006-7 increasing the real estate tax millage to 2.08 for 2007.

**OTHER BUSINESS:** Mike Sollenberger stated that the Growth Projection Report provided by the Lampeter-Strasburg School District shows less population in Strasburg Borough than in 1996.

Tractor trailers in residential area were questioned and the Borough Manager stated that she and the Police Chief are currently working on obtaining a copy of West Lampeter Township's Ordinance for the Safety Committee to review.

**CITIZEN'S COMMENTS:** None.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 11:50 P.M., seconded by Don Bachman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager