

2017-18
STRASBURG BOROUGH COUNCIL
JUNE 13, 2017
MINUTES

Members Present: Mike Chiodo Ray Garraffa
 Jim Rice David Dunn
 Will Hutchinson Bob Bennethum
 Bruce Ryder

Others Present:
 Henry Miller, Mayor Bob May, LEMSA
 Lisa M. Boyd, Borough Manager Denise Waller
 F. Steven Echternach, Chief of Police Tom Lainhoff
 Lynn Commero, Lancaster Newspapers Paul Bertrand

CALL TO ORDER AND PLEDGE TO THE FLAG: Council President Mike Chiodo called the meeting to order at 7:30 p.m., followed by the salute to the flag. President Chiodo announced that the meeting is being audiotaped and maintained until the minutes are approved. The Borough Manager took the roll call.

REQUESTS TO BE HEARD:

ANNUAL LANCASTER EMS REPORT – BOB MAY, EXECUTIVE DIRECTOR:

Bob May, Executive director for Lancaster EMS, was in attendance and provided his written report. He stated that Pinnacle's upcoming purchase of local hospitals does not affect their corporate structure because they are a private non-profit organization. Mr. May stated that one issue affecting them right now is Medicaid reimbursement because that amount has not increased since 2004. He stated that their average fixed cost to respond is \$370 per call and they only receive \$120 in Medicaid reimbursement and \$240 in Medicare reimbursement, and they make up approximately 55% of their call volume. Another issue affecting them is staffing of paramedics because not a lot of people go into that field because of the salary. He reviewed the handouts which discuss call volume, call types, and funding. Mr. May stated that they recently placed a Quick Response Service unit in service at the Strasburg Ambulance station that is staffed by an EMT to respond to emergencies. The QRS does not transport patients but does get medical treatment quickly to patients. Mr. May stated that one of their ambulances are normally approximately 8-9 minutes away from the Borough.

Bob Bennethum asked about insurance payment to the ambulance if a patient is not transported to which Mr. May stated that currently they do not receive payment if the patient is not transported and there are lobbying groups who are trying to get that changed. Mr. May gave the example of an ambulance responding to a diabetic patient where they administer sugar and the patient begins to feel better and does not need to be treated at a hospital. He stated that these types of calls do utilize equipment, staffing and supplies and does keep unnecessary people out of the hospital but the insurance does not pay the ambulance.

Bruce Ryder asked if an ambulance could be assigned to a territorial area for guaranteed coverage. Mr. May stated that they do have an agreement with Quarryville Ambulance and do not use that ambulance as a transport unit. Mr. May stated that transports account for

2017-19

approximately 35% of their volume and is guaranteed income that they need. Mr. May stated that in 2016, there were five calls in Strasburg Borough that were covered by another ambulance. Bruce Ryder asked if the response times could be broken out by the type of call because some call types need a quicker response (for example, a person who fell in a bathroom compared to a heart attack). Mr. May will provide the response time from the 911 center data which shows the breakdown by type of call based on ALS/BLS to the Borough Manager.

Bruce Ryder stated that he would like the ambulance service to improve in the Borough. Mr. May stated that he understood and they are working on some solutions but noted that some of the problems are because of staffing and they have six paramedics graduating in August. Mr. May stated that they do have good mutual aid companies in the area. Bruce Ryder stated that he would at least like to see quick BLS service to at least provide first aid.

Will Hutchinson asked if they reposition ALS units when an ALS unit is dispatched to another call to which Mr. May stated that they do.

AIRBNB DISCUSSION: Denise Waller, owner of the Limestone Inn Bed & Breakfast at 33 East Main Street was in attendance to express her concern regarding the possibility of our ordinance being changed to allow Airbnbs. She stated that Bed & Breakfasts pay taxes, are safety regulated and the guests are monitored but Airbnbs are not regulated. She added that the Bed & Breakfast Association is having a meeting at the Visitor's Bureau on June 19, 2017 and the Borough Manager will attend.

The Borough Manager stated that we are aware of three Airbnbs that are currently advertised in the Borough and we are working on addressing them.

Mike Chiodo stated that the Borough Manager has a meeting to discuss the proposed changes with the Solicitor this week. Dave Dunn stated that he just learned about Airbnbs at the last meeting and noted that we do also have to protect the other homeowners and businesses in the area. It was also stated that Airbnbs are very new and are affecting all municipalities. Mr. Chiodo reminded the members that at last month's meeting, we allowed them to fulfill their booked reservations but no new reservations can be made. He added that the Borough will take this matter under careful consideration before any decisions are made.

MINUTES OF MAY 9, 2017: A motion was made by Ray Garraffa, seconded by Jim Rice to approve the minutes of the May 9, 2017 meeting as printed. Motion carried with members Chiodo, Garraffa, Rice, Dunn, Hutchinson and Bennethum casting assenting votes. Member Ryder abstained from voting because he was not in attendance for the meeting.

REPORTS:

MAYOR – Mayor Miller stated that he attended the Lancaster Newspaper meeting and they plan to do an article on Strasburg Borough.

PRESIDENT – President Chiodo stated that the report from PFM for the Borough's pension funds shows an approximate 11% return and noted that they are doing a very good job.

2017-20

MANAGER – The Borough Manager provided her written report dated June 9, 2017. She noted that there are some changes regarding the MS4 program and the Borough needs 500 feet of streambank restoration and there will be a presentation at next month's meeting. Bruce Ryder stated that he recommends Borough Council take a position to support the Zoning Hearing for 15 West Main Street because if it is denied, they would be unable to use their property because the property is landlocked and the neighbor is not willing to work with them. He also noted that it is in the commercial district.

A motion was made by Bruce Ryder, seconded by Will Hutchinson and passed unanimously to write a letter of support to grant the parking variance for the Zoning Hearing application for 15 West Main Street.

POLICE – The Police Department's report for May 2017 received and accepted.

PUBLIC WORKS – The Public Works report for May 2017 was received and accepted.

ZONING OFFICER – The Zoning Officer's report for May 2017 was received and accepted.

CONSENT AGENDA: A motion was made by Dave Dunn, seconded by Will Hutchinson and passed unanimously to approve the following items on the Consent Agenda:

PAYMENT OF BILLS IN THE AMOUNT OF \$199,846.38

HISTORICAL ARCHITECTURAL REVIEW BOARD CERTIFICATE OF
APPROPRIATENESS – 43 EAST MAIN STREET, 15 WEST MAIN STREET
AND 215 MILLER STREET

UNFINISHED BUSINESS:

REVIEW OF DRAFT BURNING ORDINANCE: Bruce Ryder reviewed the draft provided by the Solicitor and he prepared and reviewed his list of proposed changes for Council's input prior to him preparing a draft for review. It was suggested that the Borough should maintain a list of farmers or businesses who take yard waste. Other options for yard waste disposal will be investigated. Bruce Ryder will utilize the input and provide a draft at a future meeting.

AWARD 2017 PAVING PROJECT BID – FUNK STREET: A motion was made by Jim Rice, seconded by Bob Bennethum and passed unanimously to award the 2017 paving project bid for the paving of Funk Street to S.A. Macanga, Inc. in the amount of \$41,485.60.

NEW BUSINESS:

8-10 EAST MAIN STREET PROPERTY MAINTENANCE DISCUSSION: Mike Chiodo stated that information from the Solicitor regarding the property maintenance at 8-10 East Main Street was provided to the members for their review. The new Property Maintenance Inspector does not believe the contractor is making sufficient progress with bringing the property into compliance and is requiring the owner to provide architecturally-sealed plans. The Borough Manager is working with the Solicitor to condemn the property at 8 East Main Street because of safety concerns identified by the Property Maintenance Inspector. She stated that additional

2017-21

information is needed from the Building Inspector to complete the paperwork. A motion was made by Bruce Ryder, seconded by Ray Garraffa and passed unanimously to authorize the drafting of a letter by the Borough Manager to be signed by the Borough Council President to the Building Inspector regarding the additional information needed for 8-10 East Main Street to be addressed immediately.

The options from the Solicitor for proceeding with the enforcement notice were reviewed and discussed.

Tom Lainhoff expressed his concern regarding the property and stated that this property has been owned by the same family for more than 50 years and they have allowed the property to deteriorate. He also noted that this is an important historic building in the heart of Strasburg.

A motion was made by Bruce Ryder, seconded by Ray Garraffa and passed unanimously to authorize the Borough Manager to confirm with the Solicitor's office our understanding of the filing of a civil case as the enforcement approach would be in the Borough's best interest for 8-10 East Main Street and if that understanding is confirmed, to authorize the Borough Manager to work with the Solicitor to begin the process of filing a civil action in the Lancaster County Court of Common Pleas.

OTHER BUSINESS: A motion was made by Ray Garraffa, seconded by Bob Bennethum and passed unanimously to authorize the execution of the agreement with Dwight and Kimberly Miller as discussed at last month's meeting regarding their pool.

Mike Chiodo stated that the Borough Manager provided documentation that PNC Bank is currently charging us approximately \$2,200 per year and paying only .1% interest on the Borough's accounts. Ephrata National Bank is offering lower monthly fees and a higher interest rate. A motion was made by Ray Garraffa, seconded by Bob Bennethum and passed unanimously to authorize the Borough Manager to switch banking institutions to Ephrata National Bank.

CITIZENS' COMMENTS: None.

ADJOURNMENT: A motion was made by Will Hutchinson, seconded by Dave Dunn and passed unanimously to adjourn the meeting at 9:04 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager