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STRASBURG BOROUGH COUNCIL
OCTOBER 9, 2018
MINUTES

Members Present: Mike Chiodo Ray Garraffa
 Dale Spaulding Jim Rice
 Dave Dunn Will Hutchinson
 Bob Bennethum (by phone)

Others Present:

Bruce Ryder, Mayor (by phone) Justin Eby, Lanc. Co. Redevelopment Auth.
Lisa M. Boyd, Borough Manager Aimee Tyson, Lanc. Co. Redevelopment Auth.
Nick Ferretti, Police Sergeant Lynn Commero, LNP

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:

LANCASTER COUNTY VACANT PROPERTY REINVESTMENT BOARD PRESENTATION – JUSTIN EBY AND AIMEE TYSON: Justin Eby and Aimee Tyson were in attendance from the Lancaster County Redevelopment Authority and reviewed the history of the Vacant Property Reinvestment Board and the criteria that is considered when considering a property's eligibility into the program. The next step in the process is that the property could be acquired by the Redevelopment Authority or the Lancaster County Land Bank Authority but the goal of the program is to have the owner take responsibility for the property and fix it up on their own and eliminate the blight. Bruce Ryder and the Borough Manager prepared a draft application for 8-10 East Main Street and Ms. Tyson stated that this application is one of the top three strongest applications she has seen. The Borough Manager stated that the Borough Solicitor advised her that the violations that the Borough filed regarding 8-10 East Main Street stay with the property owner and if the property is sold, the Borough would have to refile all of the violations. However, a blight designation through the Lancaster County Vacant Property Reinvestment Board remains with the property.

MINUTES OF SEPTEMBER 11, 2018: A motion was made by Jim Rice, seconded by Dave Dunn and passed unanimously to approve the minutes of the September 11, 2018 meeting as printed.

REPORTS:

MAYOR – Mayor Ryder had nothing to report.

PRESIDENT – President Chiodo stated that he received a call about the poor quality of the South Jackson Street paving. The Borough Manager is working with the contractor.

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MANAGER – The Borough Manager’s written report for September 2018 was received and accepted. She added that \$10,000 has been included in the 2019 Draft Budget for legal fees for the Keller Zoning Appeal and for 8-10 East Main Street.

POLICE – The Police Department’s report for September 2018 was received and accepted.

PUBLIC WORKS – The Public Works report for September 2018 was received and accepted.

ZONING OFFICER – The Zoning Officer’s report for September 2018 was received and accepted.

CONSENT AGENDA: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to approve the following items on the Consent Agenda:

PAYMENT OF BILLS IN THE AMOUNT OF \$414,612.31
HISTORICAL ARCHITECTURAL REVIEW BOARD CERTIFICATES OF
APPROPRIATENESS – 29 WEST MAIN STREET
SCHEDULE TRICK-OR-TREAT DATE – WEDNESDAY, OCTOBER 31
FROM 6-8 PM

UNFINISHED BUSINESS:

NEW BUSINESS:

CONSIDERATION AND POSSIBLE ACTION REGARDING REIMBURSEMENT OF ATTORNEY’S FEES – 8-10 EAST MAIN STREET: A motion was made by Will Hutchinson, seconded by Dale Spaulding and passed unanimously to authorize the Borough Solicitor to file a motion with the Lancaster County Court of Common Pleas in the case docketed at CI-17-06523 requesting attorneys’ fees in the amount of \$26,479.76 spent to date plus any additional fees to file the motion and attend the hearing incurred in the matter pursuant to the Order dated August 7, 2017 and to take such further action as may be necessary or appropriate to obtain reimbursement of such attorneys’ fees, at an estimated Borough Solicitor expense of \$5,000 to file the motion and attend the hearing and that the President of Borough Council and the Borough Manager will determine to authorize additional legal expenses above the \$5,000.

REVIEW OF 2019 DRAFT BUDGET AND CAPITAL IMPROVEMENTS PROGRAM:

President Chiodo stated that the Borough Manager provided the members with the normal, thorough documentation for the draft budget and capital improvements program. The Borough Manager reminded the members that this is the draft budget and the projections for the revenue and expenses for the remainder of the year are updated two more times before final budget adoption. She added that as the projections are updated, the fund balance normally increases. She stated that at this point the budget does show a potential tax increase as anticipated mid-year when the three-year budget was reviewed. She added that this draft budget keeps donations at the same amount as in 2018. She stated that included in the 2019 Draft Budget is a 2.5% pay increase for the Non-Uniformed Employees, which mirrors the increase in the contract for the Uniformed Employees. She reviewed the next steps in the budget approval process.

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Mike Chiodo stated that the fire company's equipment fund allocation remained the same in 2018 and was calculated on the assessed value prior to the county-wide reassessment. He reminded the members that when Bill Koch came to the meeting in 2017, he stated that he did not want a tax increase in order to get the additional donations they were requesting. Mike Chiodo also stated that the budget has been pretty tight over the past few years because of expenses such as pension MMO's and legal expenses. Mike Chiodo suggested working with the Fire Company to discuss their needs and funds.

OTHER BUSINESS: A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to approve the submission of the vacant property application for the 8-10 East Main Street property, pay the \$750 application fee, and authorize the Mayor (Legal Liaison) and the Borough Manager to determine the proper timing for the submission.

A motion was made by Dale Spaulding, seconded by Dave Dunn and passed unanimously to adopt Resolution 2018-4 establishing the procedure and authorization of disposition of unnecessary personal property.

CITIZENS' COMMENTS: None.

ADJOURNMENT: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:23 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager