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STRASBURG BOROUGH COUNCIL
NOVEMBER 13, 2018
MINUTES

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

Others Present:

Bruce Ryder, Mayor
Lisa M. Boyd, Borough Manager Chris Lainhoff
F. Steven Echternach, Chief of Police 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. In honor of Veterans Day that was on November 12, 2018, Mike Chiodo thanked all veterans for their service.

REQUESTS TO BE HEARD: None.

MINUTES OF OCTOBER 9, 2018: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to approve the minutes of the October 9, 2018 meeting as printed.

REPORTS:

MAYOR – Mayor Ryder stated that he will provide an update on 8-10 East Main Street under Other Business.

PRESIDENT – President Chiodo reported on the Pension Funds Unfunded Liabilities and stated that due to good market conditions and because the Borough was able to send more towards the unfunded liabilities, as of 12/31/17 the Non-Uniformed Plan is currently \$2,585 overfunded and the Police Plan is \$112,187 underfunded. He added that the Borough's Pension Actuary will provide an updated report in 2019.

MANAGER – The Borough Manager's written report for October 2018 was received and accepted.

POLICE – The Police Department's report for October 2018 was received and accepted.

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

ZONING OFFICER – The Zoning Officer's report for October 2018 was received and accepted.

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CONSENT AGENDA: A motion was made by Ray Garraffa and seconded by Bob Bennethum and to approve the following items on the Consent Agenda, motion carried with members Chiodo, Garraffa, Rice, Hutchinson and Bennethum casting assenting votes and member Dunn abstained from voting because of his position with the State and member Spaulding voted in opposition of the motion because of his dissatisfaction with the paving on South Jackson Street:

PAYMENT OF BILLS IN THE AMOUNT OF \$331,593.51

HISTORICAL ARCHITECTURAL REVIEW BOARD CERTIFICATES OF
APPROPRIATENESS – 141 EAST MAIN STREET AND 126 SOUTH
DECATUR STREET

APPROVAL OF STRASBURG FIRE POLICE TO ASSIST AT 2019 RAILS AND
ALES CRAFT BEER TASTING FESTIVAL

UNFINISHED BUSINESS:

APPROVAL OF CAPITAL IMPROVEMENTS PROGRAM: A motion was made by Jim Rice, seconded by Will Hutchinson and passed unanimously to approve year 2019 in the 5-year Capital Improvements Program dated November 13, 2018.

APPROVAL OF 2019 PRELIMINARY BUDGET AND AUTHORIZATION TO ADVERTISE FOR PUBLIC INSPECTION: The Borough Manager stated that even though the projections got better, the tax increase remains at .21 mills as discussed for the Draft Budget partly in part because the 2019 Earned Income Tax Revenue line needed to be reduced due to a 2019 recalculation by the Lancaster County Tax Collection Bureau. She also reminded the members that the donations in the 2019 Budget remained the same as 2018.

A motion was made by Jim Rice, seconded by Dave Dunn and passed unanimously to approve the 2019 Preliminary Budget, which includes a .21 mill real estate tax increase, and authorize the Borough Manager to advertise it for public inspection.

2019 TAX LEVY ORDINANCE 2018-1: A motion was made by Will Hutchinson, seconded by Ray Garraffa and passed unanimously to authorize the Borough Manager to advertise the Tax Levy Ordinance #2018-1 with the tax rate increasing to 2.86 mills.

NEW BUSINESS: The Borough Manager stated that the Safety Committee wanted direction from Borough Council regarding painting crosswalks at intersections other than the Square, which is signalized. Bruce Ryder stated that he attended a risk management seminar that recommended designated crosswalks installed only where they are absolutely needed and for those to be properly signed and signalized due to liability issues. He also stated that he believes it is better for the pedestrian to decide when it is safe to cross rather than for them to assume the traffic will yield because they are in a crosswalk. The Borough Manager stated that she asked the line painters not to paint the crosswalks this year but they did begin painting them and painted the main lines by mistake, but not the hash marks. The line painter did not charge us for the lines they painted by mistake. Chief Echternach stated that some of the existing marked crosswalks at intersections were there because of when we had a school and crossing guards. He added that in his research, approximately 50% of Pennsylvania municipalities are marking crosswalks and about 50% are not. Bob Bennethum stated that he believes Strasburg is a

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walking town and should have designated locations for people to know it's a crosswalk. It was the consensus to table this matter and discuss next year when we consider line painting.

Bruce Ryder stated that the owners of Speckled Hen requested a crosswalk be installed in front of their business, which he reminded the members that the location it is not at an intersection and there is a slight curve in the road. It was the consensus of the members that they were not in favor of installing a mid-block crosswalk.

OTHER BUSINESS: Bruce Ryder stated that the structural improvements that were included in the Building Permit for 8-10 East Main Street were inspected and complete. He reminded the members that there is a very long list of other necessary improvements that the owner and contractor are aware of and only the structural improvements, which triggered the building's condemnation, have been completed and we are now lifting the condemnation of 8-10 East Main Street. Bruce Ryder reminded the members that even though the condemnation is lifted, the owner does not have any occupancy permits and the owner is aware that he needs to apply for a Building Permit for the next phase of work. He added that this project's application has been officially submitted to the Vacancy Property Board for the Blighted Property Program.

Bruce Ryder stated that a Demolition by Neglect violation of the HARB Ordinance letter was issued to the owner of 8-10 East Main Street for items such as standing water in the basement, leaking roof, open and broken windows, unsecure doors, vegetation and shrubs growing out of masonry and foundation, giving him 30 days to address weatherproofing issues before winter.

Bruce Ryder stated that at the last two HARB meetings, they requested issuing a violation notice and having it recorded at the Recorder of Deeds office. He added that he believes HARB's rationale is to have the deficiencies recorded so they are sure to be disclosed to any potential buyer of the property. He stated that this was discussed with the Solicitor and he is skeptical of the process and is not sure that the Recorder of Deeds will accept that type of document to be recorded and this isn't the normal type of document that a Title Company would find and pass along to the potential buyers. Bruce Ryder stated that the Solicitor recommended and he is investigating a different solution to the problem of a seller not disclosing information to a potential buyer. That recommendation is that when the Settlement Company calls the Borough for water/sewer and taxes that the staff would notify the potential buyer of anything that they need to be aware of from the Borough regarding the property such as being in the Historic District or zoning issues.

Dale Spaulding stated that he was very happy with how good the Swan Hotel property looks.

Bob Bennethum suggested reviewing the required parking regulations the next time the Zoning Ordinance is updated.

CITIZENS' COMMENTS: None.

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ADJOURNMENT: A motion was made by Dave Dunn, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager