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STRASBURG BOROUGH COUNCIL
JANUARY 12, 2021
MINUTES

Council Members Present:	Mike Chiodo	Jim Rice
	David Dunn	Dale Spaulding
	Dave Carson	Bob Bennethum (via Zoom)

Others Present:

Bruce Ryder, Mayor	Ernie Ferretti
F. Steven Echternach, Borough Manager	Darlene Ferretti
Nick Ferretti, Police OIC/Chief	Jill Ferretti
Lynn Commero, Lancaster Newspaper	Vincent Ferretti
Bradley Klunk	Alex Ferretti
Jerald Drane	Luca Ferretti
Robert Burns	Nicole Ferretti
Brittany Burns	Amber Mitchell
Jackson Burns	Leon Mitchell
Wyatt Burns	Miriam Echternach
Eli Burns	Jocelyn Echternach
Lincoln Burns	Grace Echternach
Matthew Neidinger	Juan Guadalupe
Robert Ham	Scott Weichler
Christine Shipman	John Mroz
Harry Moore	Roger Blantz
Bernie Dugan	Rick Finfrock
John Stoltzfus	

CALL TO ORDER: Due to the number of attendees anticipated, the meeting was advertised and held at the Strasburg Fire Company at 203 Franklin Street, Strasburg PA. Council President Mike Chiodo called the meeting to order at 7:00 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:

Recognition of Steve Echternach: Mayor Bruce Ryder read a proclamation honoring Steve Echternach's December 31, 2020 retirement as Chief of Police, a position he held for 18 years. Mayor Ryder stated that prior to serving as Police Chief, Echternach also served as a Patrolman and Police Sergeant for 20 years. The proclamation recognized Chief Echternach for modernizing the Strasburg Borough Police Department and leading it with dedication, integrity, and exceptional professionalism and for serving as the Strasburg Borough and Strasburg Township Emergency Management Coordinator. Mayor Ryder highlighted some of Chief Echternach's accomplishments, which included establishment of a Youth Aid Panel, setting up contracted police services with Strasburg Township, oversaw the Borough's IT security, was a member of the Radio Advisory Committee, Chairman of Police Chief's IT Committee, member of the SouthCentral PA Task Force, selected and implemented a new police records management

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system, and selected consultant and rewrote police policy manual. Mayor Ryder declared Wednesday, January 13, 2021 to be Chief F. Steven Echternach Day in the Borough of Strasburg and was presented with a retired Police Chief Badge. Mayor Ryder also presented Steve Echternach with citations honoring his retirement from Representative Lloyd Smucker and Senator Scott Martin. Steve Echternach was applauded and thanked for his service to the community by all in attendance.

President Mike Chiodo read a statement honoring Steve Echternach and thanked him for his service as Police Chief and that they look forward to continuing to work with him as the Borough Manager.

Swearing in of Chief of Police: Mayor Ryder called Nicholas E. Ferretti to the podium and swore him in to the position of Chief of Police. Chief Ferretti was applauded and welcomed by all in attendance. Retired Police Chief Echternach pinned the Police Chief Badge on Chief Ferretti. President Chiodo stated that Officer Ferretti has served on the Strasburg Police Department for 34 years.

MINUTES OF DECEMBER 8, 2020: A motion was made by Dave Dunn, seconded by Jim Rice and passed unanimously to approve the minutes of the December 8, 2020 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing to report.

President – President Chiodo had nothing to report.

Manager – The Borough Manager's report for December 2020 was received and accepted.

Police – The Police Department's report for December 2020 was received and accepted.

Public Works – The Public Works report for December 2020 was received and accepted.

Zoning Officer – The Zoning Officer's report for December 2020 was received and accepted.

Engineer Report – The Engineer's Report for December 2020 was received and accepted.

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

Payment of Bills in the Amount of \$257,136.79

UNFINISHED BUSINESS:

Deckman Preliminary/Final Subdivision: The Borough Manager stated that a zoning issue that needs to be resolved was discovered and the developer has granted an extension of time for Borough Council to consider the plan.

A motion was made by Jim Rice, seconded by Dave Dunn and passed unanimously to acknowledge the receipt of the extension to consider the Deckman Preliminary/Final Subdivision until April 13, 2021.

NEW BUSINESS:

Baltzer Zoning Hearing Appeal: A motion was made by Jim Rice, seconded by Dave Dunn and passed unanimously to authorize the Borough Solicitor to intervene on behalf of the Borough in the Land Use Appeal case filed by David Baltzer with the Lancaster Court of Common Pleas as Case No. CI-20-08750.

Library/Sunshine Corners Use of Lawn: The Borough Manager stated that the Strasburg-Heisler Library and Sunshine Corners applied jointly to request permission to place a 20' x 29' event tent on the front lawn for approximately 10 weeks beginning the first week of June. The tent would provide a safe outdoor space where people can socially distance for uses such as educational workshops, events for the Summer Reading Program, and Sunshine Corner's Camp Summer Sunshine. The Borough Manager stated that he checked with our Building Code Inspector and Zoning Officer and this request is not regulated by either code. The Borough Manager is recommending the tent be placed at the east end of the front lawn of the office past the flagpole and the applicant is responsible to restore the grass and property after the tent is removed. Bruce Ryder stated that the tent should be placed further east of the flagpole so other uses that occur on the front lawn are not affected by the tent. The Borough Manager stated that he will consult with the other organizations who use this area and come to an agreed-upon location for the tent.

A motion was made by Dave Dunn, seconded by Jim Rice passed unanimously to approve the Strasburg-Heisler Library and Sunshine Corners' request to place a 20' x 29' event tent on the front lawn for approximately 10 weeks

OTHER BUSINESS: None.

CITIZENS' COMMENTS: Scott Weichler stated that their new piece of fire equipment, Tac 5, has arrived and invited those in attendance to go to the engine bay and see their new piece of equipment.

Dale Spaulding stated that he had the pleasure of knowing both the retired Police Chief and the newly-appointed Police Chief years ago when he was the Principal at Lampeter-Strasburg High School, and congratulated them both for their accomplishments.

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John Stoltzfus thanked Steve Echternach for the good working relationship between the Police Department and the Strasburg Fire Company and stated that he looks forward to continuing to work with Chief Ferretti.

ADJOURNMENT: A motion was made by Dale Spaulding, seconded by Jim Rice and passed unanimously to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

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STRASBURG BOROUGH COUNCIL
FEBRUARY 9, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice David Dunn
 Dale Spaulding Dave Carson
 Bob Bennethum

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	Clark Stoltzfus
Nick Ferretti, Police Chief	Tom Stoneroock, Stoneroock LLC (Zoom)
Lynn Commero, Lancaster Newspaper	Mark Magrecki, Pennterra (Zoom)
Rep. Keith Greiner	

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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: None.

MINUTES OF JANUARY 12, 2021: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to approve the minutes of the January 12, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing to report.

President – President Chiodo thanked the Public Works Department for the good job they did plowing the streets during the recent storms.

Manager – The Borough Manager’s report for January 2021 was received and accepted. President Chiodo noted that the Borough Manager’s report included thanking Christine Shipman for her work with the audit.

Police – The Police Department’s report for January 2021 was received and accepted. The Police Chief stated that he, Officer Burns, Officer Klunk, and Officer Vital were the officers who attended the inauguration and that it was uneventful.

Public Works – The Public Works report for January 2021 was received and accepted.

Zoning Officer – The Zoning Officer’s report for January 2021 was received and accepted.

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Engineer Report – The Engineer’s Report for January 2021 was received and accepted.

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

Payment of bills in the amount of \$104,790.06

Historical Architectural Review Board Certificates of Appropriateness – 122 East Main Street, 43 East Main Street, 135 East Main Street

Resolution No. 2021-1 Emergency Proclamation Extension

Resolution No. 2021-2 Borough Records Retention

Resolution No. 2021-3 Police Dept. Records Retention

Appointment of Police Department Right-to-Know Officer – Nick Ferretti

Acceptance of Historical Architectural Review Board Annual Report

Acceptance of Civil Service Commission Annual Report

Acceptance of “Borough of Strasburg Street Tree Program Requirements”

UNFINISHED BUSINESS: None.

NEW BUSINESS:

R.A. Stonerook, LLC – Historic Drive: Attending via Zoom, Tom Stonerook, representing R.A. Stonerook LLC, described the project they are proposing is to construct a 15,000 square foot medical clinic. He stated that they have been working with the Borough Engineer, the Borough Manager, and Borough Solicitor to get the proper documentation in order. Mark Magrecki, with Pennterra, was also in attendance via Zoom.

The Borough Manager stated that this is the tract of land next to Rutter’s on Historic Drive, and that they are proposing to combine two lots and that they did receive approval from the Planning Commission last week to move forward. He added that the applicant is working with the Borough Engineer, Borough Solicitor, and Borough Authority. Based on a question raised by Bob Bennethum, Mr. Stonerook confirmed that there will not be a connecting road to Rutter’s. Mayor Ryder asked about the lot coverage and Mr. Stonerook stated it is approximately 52%, which is under the maximum allowable coverage. The Borough Manager stated that no action is being requested tonight and the applicant will come back to the March 2021 meeting for action.

OTHER BUSINESS: Representative Keith Greiner was in attendance and presented Steve Echternach with a Citation honoring him for his service to the Strasburg Borough Police Department and for all that he has done for the community.

CITIZENS’ COMMENTS: None.

ADJOURNMENT: A motion was made by Dale Spaulding, seconded by Jim Rice and passed unanimously to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

F. Steven Echternach, Borough Manager

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STRASBURG BOROUGH COUNCIL
MARCH 9, 2021
MINUTES

Council Members Present:	Mike Chiodo	Ray Garraffa
	Jim Rice	David Dunn
	Dale Spaulding	Dave Carson
	Bob Bennethum	

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	John Hershey
Nick Ferretti, Police Chief	William Zander
Lynn Commero, Lancaster Newspaper	Dillon Sickler
Bob Maller	Whitney Sickler
Dave Felpel	Wendy Hamilton (via Zoom)
Bob Maller	Tony D'Alessandro (via Zoom)
LaJune Ranck (via Zoom)	Rick Waller (via Zoom)
Talor Walsh (via Zoom)	

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 p.m., followed by the salute to the flag. President Chiodo requested everyone remain standing and observe a moment of silence to honor Harold L. Wiker and remember all of the years of service he provided to the Borough. 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:

East Main Street Improvements – John Hershey: John Hershey, owner of 48 East Main Street, was in attendance and stated that a few other East Main Street residents were also in attendance because they are very excited about the water improvement and possible natural gas line projects, assuming the gas meters can be placed where they do not interfere with the streetscape. He stated they would also like to begin dialogue regarding some other improvements they would like which include safety, sustainability, accessibility, and aesthetics. They would like the Borough to consider other improvements (traffic calming, improved lighting, sidewalk accessibility, and creative stormwater management) to coincide with the water project since the road will already be dug up. Mr. Hershey stated that they are looking to begin a dialogue with the Borough and look for ways they can help collaboratively. Some funding suggestions suggested by Mr. Hershey included grant funds, a beverage tax (as was done in another state), Economic Development Commission funds, and private donations.

Bob Maller, 109 East Main Street, stated that he recommends any improvements we can do because there are a lot of children that play on and along the sidewalks.

Dillon Sickler, 116 East Main Street, stated that he is in favor of speed control improvements because the night he moved in, Halloween night while children were out, he saw a car pass another car at a high rate of speed in front of his house.

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Jim Rice stated that some issues he sees include working with the state because it is a state road and incorporating these projects within the timeline for the water project. John Hershey stated that PennDOT has been looking at complete streets in recent years which includes how vehicles, pedestrians, and bicycles use the same space. Mr. Hershey also stated that timing is an issue because PennDOT will not allow the road to be dug up for 10 years after they pave. The Borough Manager stated that PennDOT does not have SR 0741 paving on their schedule in the foreseeable future because of funding deficit. Regarding their request to install conduit for future lighting improvements, the Borough Manager stated that the Authority has specifications that regulate how far away gas and electric lines have to be installed from the water line.

Mayor Ryder stated that he previously lived on East Main Street and he agrees that there are stormwater issues on that street but does not believe that is something that can be jumped into quickly because they need to be properly thought out and engineered and is concerned that these improvements cannot be done in the same timeframe as the Authority's needed waterline project.

The Borough Manager stated that the Authority had planned to replace the water line in 2021 and they are currently seeking cost estimates and the project could be delayed into 2022 due to construction timing. He added that they are researching a possible partnership with UGI to share in the cost for street restoration.

Mr. Hershey stated that he believed the Borough's next steps were to talk to the EDC, other Borough Main Street Managers, engineer stormwater improvements, and specify lighting conduit placement.

Dave Dunn asked if a pilot project for a segment of the road or master plan could be done which would lay the groundwork for it to be extended to other areas.

The Borough Manager stated that Pennsylvania does not permit a beverage tax to be imposed.

Bob Bennethum asked if the residents had a printed plan of a rough draft of what they were proposing? He added that he is familiar with the street improvements in Lewes, DE which includes brick crosswalks, abutment areas for traffic calming and bicycle access. Mr. Hershey said that he did something similar to Lewes, DE in Lancaster City in 2007 that brought the curblin out to slow turning traffic.

President Chiodo stated that the Borough can look into funding options/grants for this project.

Wendy Hamilton said that the waterline project is on her side of East Main Street and asked if there was any guarantee that the street restoration will not worsen the stormwater problem in front of her house. President Chiodo stated that the Borough recognizes that stormwater management is an issue and are starting to give it some consideration. The Borough Manager stated that he is meeting with our MS4 coordinator in the next few weeks to begin developing a plan to address stormwater issues and funding options. He encouraged residents to contact state legislators to support a bill to require PennDOT to address stormwater issues in Boroughs because PennDOT does deal with stormwater improvements in Townships.

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MINUTES OF FEBRUARY 9, 2021: A motion was made by Jim Rice, seconded by Bob Bennethum and passed unanimously to approve the minutes of the February 9, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing additional to report.

President – President Chiodo had nothing additional to report.

Manager – The Borough Manager's report for February 2021 was received and accepted. It was the consensus of the members to support the Borough Manager's suggestion to go to a bi-annual electronic newsletter. It was also the consensus of the members to have the monthly list of bills only sent electronically.

A motion was made by Dale Spaulding, seconded by Bob Bennethum and passed unanimously to dedicate one tree in front of the Borough Office to the memory of Harold Wiker, who previously served on Borough Council for a four-year term and was currently serving his 27th year on the Borough Authority at the time of his passing. The Borough Manager reminded the members that the other three trees in front of the Borough office are in memory of Diana Hallman, Don Bachman, and Mike Sollenberger, who were currently serving the Borough at the time of their passing.

Mike Chiodo stated that a committee will need to be formed to begin police contract negotiations.

Police – The Police Department's report for February 2021 was received and accepted. Dale Spaulding asked if the Department considered electric cars. The Police Chief stated that the cost of an electric car is almost double the cost of a regular cruiser. The Police Chief stated that there was a major incident in February and wanted to make the members aware that it put a strain on the overtime budget.

Public Works – The Public Works report for February 2021 was received and accepted.

Zoning Officer – The Zoning Officer's report for February 2021 was received and accepted.

Engineer Report – The Engineer's Report for February 2021 was received and accepted.

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

Payment of bills in the amount of \$94,550.08

Historical Architectural Review Board Certificates of Appropriateness – 228 Miller St

UNFINISHED BUSINESS:

Deckman Property: The Borough Manager stated that the Solicitor is recommending Borough Council consider the motion he drafted regarding this matter and noted that he is waiting on the developer to agree to conditions. A motion was made by Bob Bennethum, seconded by Ray Garraffa and passed unanimously to authorize the Borough Manager to attend the Zoning Hearing Board hearing in Case No. 21-01, to become a party to those proceedings on behalf of the Borough, to consult with the Borough Solicitor regarding Case No. 21-01, and to take such action as he deems necessary to protect the interest of the Borough in those proceedings.

A motion was made by Ray Garraffa, seconded by Bob Bennethum and passed unanimously to acknowledge the receipt of the Deckman Property Subdivision and land development extension letter, giving the Borough until May 11, 2021 to consider the plan.

R.A. Stonerook LLC: The Borough Manager stated that no action is needed on this at this time because the applicant will be coming back to the next Planning Commission meeting for a waiver of the through street.

NEW BUSINESS: None.

OTHER BUSINESS: None.

CITIZENS' COMMENTS: None.

ADJOURNMENT: A motion was made by Dave Dunn, seconded by Bob Bennethum and passed unanimously to adjourn the meeting at 7:55 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

John Mroz: John Mroz, of 205 Old Post Lane, provided a copy of his comments and requested information regarding the stormwater management plan for Strasburg Commons' neighborhood. He stated that he is a homeowner and a member of the homeowners' association and they will eventually inherit the maintenance responsibilities for the facilities and is concerned that they have not seen any action on Pond 1 since approximately July of 2020 and no work on Pond 2. He added that the Borough has a Land Development Agreement regarding construction and compliance for the plans which originally required completion by November 2017. He stated that he would like assurances that the plans and agreements will be executed as approved and would like to know when the actions will be completed.

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The Borough Manager stated that both ponds are under different phases and this has been an ongoing issue and the Conservation District cited Charter Homes last Fall for a violation in Pond 1. He stated that it is his understanding that Charter Homes sent a letter to the Homeowners' Association advising that the HOA is soon responsible to maintain. He advised that it is Charter Homes' maintenance responsibility until the project is dedicated and accepted by the Borough. He added that the remaining funds in Charter's escrow account are not sufficient to complete the improvements but the developer is supposed to be working on it with a 2022 deadline. The Borough Manager will contact Charter Homes to obtain a project update.

MINUTES OF MARCH 9, 2021: A motion was made by Dave Carson, seconded by Dale Spaulding and passed unanimously to approve the minutes of the March 9, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing additional to report.

President – President Chiodo was not in attendance for the meeting.

Manager – The Borough Manager's report for March 2021 was received and accepted. Vice President Garraffa asked for the members' thoughts regarding the Zoning Hearing Application for Spring House Brewing Company. The owner of the building, Eldon Stoltzfus, was in attendance and stated that the Zoning Hearing application is for parking but added that they have an agreement with the I.O.O.F. to lease parking spaces across the road at 9-11 East Main Street. Bruce Ryder stated that he is concerned with the parking and they need 9 more spaces in addition to the original 21 parking spaces they have but noted that there is a dumpster in one of those spaces. Eldon Stoltzfus stated that they had the property surveyed and found an additional parking space and noted that the tavern will be primarily open on evenings and weekends and their lots at 2 and 8 East Main are primarily empty during those times. Bruce Ryder stated that the spaces at 2 East Main Street are committed to the uses on that property which include an event space and those spaces should not count toward the tavern. He also stated that he is concerned that the outdoor tables on the sidewalk could block the sidewalk. Eldon Stoltzfus stated that the sidewalk is approximately 12' wide and the table they are proposing with seating uses only approximately 6' (as shown on their drawing), which leaves approximately 6' of sidewalk clearance and only 3' clearance is required. Eldon Stoltzfus stated the door at 8 East Main Street will be closed off with chains across the steps so no one will use that door and the only entrance is the door in front of the tavern. Eldon Stoltzfus provided a copy of the plan showing the location of the proposed outdoor 30" x 30" tables. Bruce Ryder asked, in addition to the barn parking spaces, if the employees could park in the leased parking spaces across the street. Eldon Stoltzfus stated that he would discuss this with the tenant but the parking space agreement has time restrictions. Jim Rice stated that he will be in attendance at the Zoning Hearing to represent the Odd Fellows. It was the consensus of the members to support the application and to have Jim Rice also represent the Borough at the Zoning Hearing.

The Borough Manager stated that the Borough's five-year MS4 permitting cycle runs through 2022 and the Engineers and Land Studies are coming to do a mock assessment. He will forward an informative MS4 webinar for the members to view, which will count toward our education/training. He stated that he also learned that in addition to the outfall reductions, it is

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necessary to maintain and improve our existing stormwater infrastructure. He will provide an update after the assessment.

The Borough Manager stated that Mindy Avenue and Hemlock Lane are scheduled to be paved in 2021 but he is proposing that work be postponed. He is researching the possibility of fog sealing the front driveway of the Borough Office for us to test the product. He stated that he researched the product and found it to be very cost effective and other municipalities that used it are very pleased with it.

Lastly, the Borough Manager reported that he received some information regarding American Recovery Act funds but the guidance on how those funds can be used has not been released.

Police – The Police Department’s report for March 2021 was received and accepted. Chief Ferretti stated that Strasburg Township discussed the possibility of wanting to jointly purchase two “Your Speed Is” signs to slow traffic, noting that the units he researched track speed and traffic counts going both directions. It was the consensus of the members to have the Police Chief work with the Borough Manager to find funds in the budget to jointly purchase two signs with Strasburg Township. Bruce Ryder stated that these signs calm traffic and provide actual data for residents who complain about the traffic speeds.

Public Works – The Public Works report for March 2021 was received and accepted.

Zoning Officer – The Zoning Officer’s report for March 2021 was received and accepted.

Engineer – The Engineer’s report for March 2021 was received and accepted.

Treasurer – The Treasurer’s report for March 31, 2021 was received and accepted.

CONSENT AGENDA: A motion was made by Dave Carson, seconded by Jim Rice and passed unanimously to approve the following items on the Consent Agenda:

Payment of bills in the amount of \$275,765.53

Historical Architectural Review Board Certificates of Appropriateness – 13 South Decatur Street and 8-10 East Main Street

Resolution 2021-4, Confirming Manager’s Appointment Date – Pension Requirement

Resolution 2021-5, Emergency Proclamation Extension

UNFINISHED BUSINESS:

R.A. Stonerook – Strasburg, LLC: A motion was made by Dave Carson, seconded by Jim Rice and passed unanimously to acknowledge receipt and accept the R.A. Stonerook-Strasburg, LLC Property Subdivision and Land Development time extension letter.

NEW BUSINESS:

Appointment of Authority Members: The Borough Manager stated that the Authority recommends accepting the resignation of Will Mullin and needs to fill Harold Wiker’s vacancy. The Authority also recommends appointing John Mroz and Michael Wolgemuth.

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A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to accept the resignation of Will Mullin and appoint John Mroz (term through 2021) and Michael Wolgemuth (term through 2023) to fill the Strasburg Borough Authority vacancies.

County Health Department Resolution: The Borough Manager and Mayor provided information regarding the possible creation of a Lancaster County Health Department. Manheim Township provided a letter and a copy of a resolution they prepared requesting the creation of a Lancaster County Health Department and are asking for other municipalities to endorse it.

A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to not endorse the County Health Department Resolution at this time.

OTHER BUSINESS: None.

CITIZENS' COMMENTS: None.

ADJOURNMENT: A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-15
STRASBURG BOROUGH COUNCIL
MAY 11, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dale Spaulding
 Dave Carson Bob Bennethum
 David Dunn

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	Mark Magrecki
Nick Ferretti, Police Chief	John Johnson
Lynn Commero, Lancaster Newspaper	Joe Duda (via Zoom)

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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:

Joe Duda – Duda Actuarial Services (via Zoom): Joe Duda, the Borough's Actuary, was in attendance via Zoom and reviewed the Police and Non-Uniformed Pension Plan Studies he prepared. He stated that most plans, including ours, had significant increases in 2019 and 2020. He is recommending that we reduce the plan assumptions to 6.5% interest to anticipate modest future gains and recommends we eventually lower the interest rate assumption to 6%. He also reported that he completed the COLA paperwork for Steve Echternach. He is recommending all his clients change the COLA date to October so the COLA is calculated and deposited with the retiree's first pay of the year. This change would need to be made by Ordinance.

A motion was made by Ray Garraffa, seconded by David Dunn and passed unanimously to change the interest rate assumption for the Police and Non-Uniformed Pension Plans to 6.5%.

MINUTES OF APRIL 13, 2021: A motion was made by Ray Garraffa and seconded by Jim Rice to approve the minutes of the April 13, 2021 meeting as printed. Motion carried with members Garraffa, Rice, Spaulding, Carson, Bennethum, and Dunn casting assenting votes. Member Chiodo abstained from voting because he was not in attendance for the meeting.

REPORTS:

Mayor – Mayor Ryder had nothing additional to report.

President – President Chiodo thanked Ray Garraffa for running the meeting last month as he was unable to attend. He reported that he attended the Pension Committee meeting and that the funds are in good financial shape and the Actuary reported additional information.

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Manager – The Borough Manager’s report for April 2021 was received and accepted. He highlighted that new members need to take the FEMA ICS 700 online class and existing members can take it as a refresher. Each member should send a copy of their certificate to the Manager after the class is completed. The Manager stated that completion of the course affects the Borough’s ability to receive federal funds. He also reported that he received an email requesting Borough Council members’ email addresses to which he replied that residents are welcome to contact the Borough Manager and he will forward messages to members and it is their choice if they want to respond. He added that Board and Council members names are listed on our website and on our newsletter and he discourages members’ use of personal email to correspond with the public because it could make all of their emails subject to right-to-know requests. The requestee did not respond to the Borough Manager.

Police – The Police Department’s report for April 2021 was received and accepted.

Public Works – The Public Works report for April 2021 was received and accepted.

Zoning Officer – The Zoning Officer’s report for April 2021 was received and accepted.

Engineer – The Engineer’s report for April 2021 was received and accepted.

CONSENT AGENDA: A motion was made by David Dunn, seconded by Bob Bennethum and passed unanimously to approve the following items on the Consent Agenda:

Payment of bills in the amount of \$673,162.10

Historical Architectural Review Board Certificate of Appropriateness – 106 East Main St
Resolution 2021-6, Sale of Personal Property

Stormwater Management Plan – 170 West Hillcrest Avenue

UNFINISHED BUSINESS:

Deckman Property: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to acknowledge the receipt of the Deckman Property Subdivision and Land Development time extension letter giving the Borough until July 13, 2021 to consider the plan.

R.A. Stonerook – Strasburg, LLC: Mark Magrecki with PennTerra Engineering was in attendance and reviewed the plan for the project which is now addressed as 505 Historic Drive, originally submitted as Lots 8 and 10 Historic Drive. He stated that they are combining the two lots into one 3.38-acre site to construct a 15,000 square foot medical clinic. The clinic has one access point off of Historic Drive through “Drive B” directly into their parking lot which has 110 spaces. He stated that the plan was reviewed by the Planning Commission, Tree Committee, Borough Solicitor, and Borough Engineer. He reviewed the two waiver requests and stated that Mr. Stonerook signed the conditions for approval that were prepared by the Borough Solicitor.

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to grant waivers of Section 303, Preliminary Plan Application, and Section 602.21, Specific Traffic Control and Access Requirements, of the Strasburg Borough Subdivision and Land Development Ordinance of 1995, as amended, with regard to the Preliminary/Final Subdivision and Land Development Plan Application for R. A. Stonerook-Strasburg, LLC, subject to compliance with

the 34 conditions which have been accepted by the Applicant and the Landowner and which are incorporated by reference in this Motion.

A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to grant conditional approval of the Preliminary/Final Subdivision and Land Development Plan for R. A. Stonerook-Strasburg, LLC, subject to compliance with the 34 conditions which have been accepted by the Applicant and the property owner of record and which are incorporated by reference in this Motion.

A motion was made by Dave Carson, seconded by David Dunn and passed unanimously to authorize the President or Vice President of Borough Council to execute and acknowledge, if necessary, and that the Borough Secretary be authorized to attest all necessary and appropriate documents pertaining to the Preliminary/Final Subdivision and Land Development Plan for R. A. Stonerook-Strasburg, LLC upon compliance with the conditions of Plan approval and upon such documents being in a form and content acceptable to the Borough Staff, the Borough Engineer, and the Borough Solicitor. I further move that the President or Vice President of Borough Council be authorized to execute and acknowledge and that the Borough Secretary be authorized to attest the Plan after the conditions of Plan approval have been satisfied and all other documents are in an acceptable form and content and have been, to the extent applicable, properly recorded. In the event any dispute or disagreement arises prior to the recording of the Preliminary/Final Subdivision and Land Development Plan for R. A. Stonerook-Strasburg, LLC between the Applicant or the Property Owner, on the one hand, and the Borough Staff, the Borough Engineer and/or the Borough Solicitor, on the other hand, as to the requirements and documents pertaining to the Preliminary/Final Subdivision and Land Development Plan Application, any issue in dispute or disagreement must be submitted to Borough Council at least seven (7) days before a regularly scheduled meeting of Borough Council for resolution by Borough Council.

NEW BUSINESS:

Debt Management Policy: The Borough Manager stated that having a debt management policy brought up every time there is a bond refinance so Mayor Ryder undertook the task of modifying policy examples into the presented draft. This draft has been reviewed by the Borough Manager, our bond underwriting organization, and the Council President. It was the consensus of the members to authorize the Borough Manager to prepare a resolution to consider adopting the policy at the June meeting.

OTHER BUSINESS: Bob Bennethum stated that he is concerned with pedestrian safety at the Main/Miller/Lancaster Avenue intersection from people crossing to get to the ice cream shop. The Police Chief will review this matter with the Safety Committee.

CITIZENS' COMMENTS: None.

EXECUTIVE SESSION – Police Contract Negotiation: At 7:43 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for Police Contract Negotiations. The regular meeting was reconvened at 8:08 p.m. at which time no official action was taken.

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ADJOURNMENT: A motion was made by Ray Garraffa, seconded by David Dunn and passed unanimously to adjourn the meeting at 8:08 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-19
STRASBURG BOROUGH COUNCIL
JUNE 8, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dale Spaulding
 Dave Carson Bob Bennethum
 David Dunn

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	Dave Esh
Nick Ferretti, Police Chief	John Johnson
Lynn Commero, Lancaster Newspaper	Dave Felpel
Kathy Conley, RGS Associates	

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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:

John Johnson – Property at 114 Franklin Street (basketball courts): John Johnson was in attendance to review a concern he has involving the basketball courts at 114 Franklin Street. He said that people come from all over the county to play on these courts year-round because the basketball hoops are lower because they were originally used for an elementary school (the height is not adjustable) and there are no consequences from the property owner. He said that there are often large groups, it is continuous, and he believes the activity meets the definition of a nuisance. Mr. Johnson explained some of the main problems include littering, public urination, constant trespassing onto his property, damage and vandalism to his property including climbing on his garage roofs, loud noise/screaming/cursing, curfew violations, vehicles driving the wrong way on the one-way entrance, people standing on moving vehicles being driven on the court, and parking. Mr. Johnson provided photographs to document the issues and reminded the members that this property is right next to a residential area and he is not able to enjoy being on his property.

He stated this detailed concern was submitted to the Lampeter-Strasburg School Board at their August 3, 2020 meeting and the only thing that happened was signs were installed for about three days but then they disappeared and nothing else has been done. He also stated that the school previously said that they would not remove the basketball hoops. He stated that these are safety concerns and he wants the problem to end. He stated that he has called the police many times but the basketball players often retaliate and one time they put manure on the back of his garage and the front of his property. Mr. Johnson's request is for the Borough to assist him in having Lampeter-Strasburg School District move the basketball hoops to their main campus.

The Police Chief said that there are people there using the basketball courts all the time but they have not received calls lately of vehicle lights being used to illuminate the courts. Mr. Johnson stated that he has stopped calling the police except for extreme circumstances because he felt like

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nobody would help him because it wasn't bothering anyone else. The Police Chief said that the majority of complaint calls at that location are for the basketball courts.

Mike Chiodo asked if the Borough Manager could contact the school. Mayor Ryder stated that he believed Borough Council should write a letter to the Lampeter-Strasburg School Board stating that we appreciate the concerns being raised by neighbors and support the removal of the basketball hoops. Mr. Johnson thanked the members for their time and support.

MINUTES OF MAY 11, 2021: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to approve the minutes of the May 11, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing additional to report.

President – President Chiodo had nothing additional to report.

Manager – The Borough Manager's report for May 2021 was received and accepted. He noted that the roof project has been delayed because roofing contractors are struggling to get materials and labor. He also stated that we filed for the American Recovery Plan Act funds and stated that some local groups have submitted letters requesting assistance and he is recommending Borough Council to not take any action yet because we do not have final guidance on what the funds can be spent on. Mayor Ryder stated that the Speckled Hen at 141 East Main Street applied to the Zoning Hearing Board to remove the porous paving from their previously-approved plan and encouraged Borough Council to take a position and send a letter of support. The Borough Manager stated that the Borough and the Borough Engineers strongly encouraged the applicant to apply for this change. A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to have the Mayor write a letter of support for the applicant to remove the porous paving requirement. Mayor Ryder stated that he will attend the Zoning Hearing to submit the letter of support.

Police – The Police Department's report for May 2021 was received and accepted. Chief Ferretti stated that they did speed enforcement details that they do on Gap Road and Strasburg Pike for Strasburg Township and noted that those details also help reduce speeds in the Borough.

Public Works – The Public Works report for May 2021 was received and accepted.

Zoning Officer – The Zoning Officer's report for May 2021 was received and accepted.

Engineer – The Engineer's report for May 2021 was received and accepted.

CONSENT AGENDA: A motion was made by Jim Rice, seconded by Bob Bennethum and passed unanimously to approve the following items on the Consent Agenda:

Payment of bills in the amount of \$196,890.91

Historical Architectural Review Board Certificate of Appropriateness – 30 West Main Street and 11 South Decatur Street

Resolution 2021-7, Emergency Declaration Extension

Approval for Strasburg Fire Police to assist Refton Fire Company on 6/26/21 & 10/16/21

UNFINISHED BUSINESS:

Deckman Property: Kathy Conley, with RGS Associates, was in attendance and reviewed their application that has been previously discussed for a two-lot subdivision on the Deckman Tract. She reminded the members that the residual lot is along Miller Street and the two new lots will be off the end of Sunset Avenue. She stated that the property owner and the developer have signed the acceptance of conditions document as prepared by the Borough Solicitor.

A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to grant waivers of Section 303, Preliminary Plan Application; Section 402.03.4, Existing Features; Section 402.03.6-8, Existing Trees; Section 402.05.6, Historical Features; Section 502.01.1, Type of Financial Security; Section 602.05, Street Function, Section 602.14, Cul-de-Sac Streets; and Section 606.04.7, Flag Lots, of the Strasburg Borough Subdivision and Land Development Ordinance of 1995, as amended, with regard to the Final Subdivision and Land Development Plan Application for the Deckman Property, known and numbered as 308 West Miller Street, Strasburg, Pennsylvania, subject to compliance with the 34 conditions which have been accepted by the Applicant and the Property Owners of record and which are incorporated by reference in this Motion.

A motion was made by Ray Garraffa, seconded by Dave Carson and passed unanimously to grant conditional approval of the Final Subdivision and Land Development Plan Application for the Deckman Property, known and numbered as 308 West Miller Street, Strasburg, Pennsylvania, subject to compliance with the 34 conditions which have been accepted by the Applicant and the Property Owners of record and which are incorporated by reference in this Motion.

A motion was made by David Dunn, seconded by Dale Spaulding and passed unanimously to authorize the President or Vice President of Borough Council to execute and acknowledge, if necessary, and that the Borough Secretary be authorized to attest all necessary and appropriate documents pertaining to the Final Subdivision and Land Development Plan Application for the Deckman Property upon compliance with the conditions of Plan approval and upon such documents being in a form and content acceptable to the Borough Staff, the Borough Engineer, and the Borough Solicitor. And to further move that the President or Vice President of Borough Council be authorized to execute and acknowledge and that the Borough Secretary be authorized to attest the Plan after the conditions of Plan approval have been satisfied and all other documents are in an acceptable form and content and have been, to the extent applicable, properly recorded. In the event any dispute or disagreement arises prior to the recording of the Final Subdivision and Land Development Plan for the Deckman Property between the Applicant or the Property Owners, on the one hand, and the Borough Staff, the Borough Engineer and/or the Borough Solicitor, on the other hand, as to the requirements and documents pertaining to the Final Subdivision and Land Development Plan Application, any issue in dispute or disagreement must be submitted to Borough Council at least seven (7) days before a regularly scheduled meeting of Borough Council for resolution by Borough Council.

Debt Management Policy Resolution 2021-8: A motion was made by Jim Rice, seconded by Bob Bennethum and passed unanimously to adopt the Debt Management Policy Resolution 2021-8.

NEW BUSINESS:

International Property Maintenance Code: Mayor Ryder stated that while working through the issues with the condemnation of a building in the recent past, our Code Enforcement Officer said our Property Maintenance Ordinance did not give him all the tools he needed and suggested the Borough consider adopting the International Property Maintenance Code. The Borough Manager and Mayor have been reviewing the IPMC over the last several months and prepared a draft adopting ordinance for Council's review, and a document showing changes will be provided to the members. Mayor Ryder stated that he wants to be clear that the intention of this ordinance is not to rebuild old houses but to address safety conditions that arise from not being maintained. President Chiodo asked the members to review the information provided and this will be considered at a future meeting.

CITIZENS' COMMENTS: On behalf of Borough Council, President Chiodo presented Steve Echternach with a signed letter recognizing him for his commendable and dedicated service to Strasburg Borough's Police Department, adding that he is truly one of Strasburg's finest. He was also presented with a framed print of Strasburg from our local frame shop. Steve Echternach was thanked by the members and acknowledged with a round of applause.

EXECUTIVE SESSION – Police Contract Negotiation: At 7:48 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for Police Contract Negotiations. The regular meeting was reconvened at 8:05 p.m. at which time no official action was taken.

OTHER BUSINESS: Steve Echternach stated that he recently met with Paradise Township's Manager and discussed the Fire Company Workers' Compensation share invoices and will have an additional follow-up meeting.

ADJOURNMENT: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:09 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

July 13, 2021 – Meeting Canceled

2021-23
STRASBURG BOROUGH COUNCIL
AUGUST 10, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dale Spaulding
 Dave Carson Bob Bennethum-By Zoom
 David Dunn

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	Len Bradley, RGS Associates
Nick Ferretti, Police Chief	Lynn Commero, Lancaster Newspaper
	Ryan Dagen

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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: None.

MINUTES OF JUNE 8, 2021: A motion was made by Jim Rice, seconded by David Dunn and passed unanimously to approve the minutes of the June 8, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder had nothing additional to report.

President – President Chiodo had nothing additional to report.

Manager – The Borough Manager’s report for July 2021 was received and accepted. The Manager noted that the letter Council requested to be sent to the L-S School District was received and the concern was sent to their property committee. Mr. Johnson also attended last week’s school board meeting to voice his concerns. Regarding the old elementary school building, a meeting with Redevelopment Authority will be scheduled to discuss thoughts and options with them. Also mentioned was Act 65, which has new requirements regarding meeting agendas and action that may be taken at meetings. Agendas will now have to be more detailed.

Police – The Police Department’s reports for June and July 2021 were received and accepted. Chief Ferretti stated that the speed sign will be moved around the Borough and that it can also be used to collect data like; number of cars, time of day, speed in both directions, etc.

Public Works – The Public Works reports for June and July 2021 were received and accepted.

Zoning Officer – The Zoning Officer’s reports for June and July 2021 were received and accepted.

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Engineer – The Engineer’s report for July 2021 was received and accepted.

Treasurer – The quarterly Treasurer’s report was received and accepted. The Borough Manager stated that we are continuing to keep our eye on the budget status. There are some minor concerns, but nothing that the Borough won’t be able to manage. File for audit.

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

Payment of bills in the amount of \$286,131.21

Historical Architectural Review Board Certificate of Appropriateness – 101 East Main Street and 10 Miller Street

2022 Budget Calendar

Resolution 2021-9, Fire Company Operational Support Activities

Approval for Strasburg Fire Police to assist with the Clinic for Special Children 5K on September 18, 2021

UNFINISHED BUSINESS:

International Property Maintenance Code: With no member comments, a motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to direct the ordinance be sent to the Solicitor for final preparation and then brought back for adoption at the September meeting.

NEW BUSINESS:

Speckled Hen Preliminary/Final Land Development: Ryan Dagen gave a brief overview of the project to address the parking issues for Speckled Hen. He thinks it will help reduce street parking and make some of his neighbors happy. Len Bradley stated that they accept the conditions.

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to grant a waiver of Section 303, Preliminary Plan Application, of the Strasburg Borough Subdivision and Land Development Ordinance of 1995, as amended, with regard to the Land Development Plan for Speckled Hen Coffee for the property located at 141 East Main Street, Strasburg, Pennsylvania, subject to compliance with the 22 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

A motion was made by Dave Carson, seconded by Jim Rice and passed unanimously grant conditional approval of the Land Development Plan Application for Speckled Hen Coffee, known and numbered as 141 East Main Street, Strasburg, Pennsylvania, subject to compliance with the 22 conditions which have been accepted by the Applicant and which are incorporated by reference in this Motion.

A motion was made by David Dunn, seconded by Ray Garraffa and passed unanimously that the President or Vice President of Borough Council be authorized to execute and acknowledge, if necessary, and that the Borough Secretary be authorized to attest all necessary and appropriate documents pertaining to the Land Development Plan Application for Speckled Hen Coffee upon

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compliance with the conditions of Plan approval and upon such documents being in a form and content acceptable to the Borough Staff, the Borough Engineer, and the Borough Solicitor.

I further move that the President or Vice President of Borough Council be authorized to execute and acknowledge and that the Borough Secretary be authorized to attest the Plan after the conditions of Plan approval have been satisfied and all other documents are in an acceptable form and content and have been, to the extent applicable, properly recorded.

In the event any dispute or disagreement arises prior to the recording of the Land Development Plan for Speckled Hen Coffee between the Applicant, on the one hand, and the Borough Staff, the Borough Engineer and/or the Borough Solicitor, on the other hand, as to the requirements and documents pertaining to the Land Development Plan Application, any issue in dispute or disagreement must be submitted to Borough Council at least seven (7) days before a regularly scheduled meeting of Borough Council for resolution by Borough Council.

Letter of Credit – 200 Shenk Avenue: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to release the letter of credit for 200 Shenk Avenue stormwater plan pending the owner/developer's meeting the conditions outlined in the ELA letter dated August 4, 2021.

OTHER BUSINESS: A clarification on Act 65 was made; a member or resident may introduce a new item not on the agenda, but since that item wasn't on the agenda, no action can be taken at that meeting.

CITIZENS' COMMENTS: None

EXECUTIVE SESSION – Police Contract Negotiation: At 7:20 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for Police Contract Negotiations and Real Estate. The regular meeting was reconvened at 8:03 p.m. at which time no official action was taken.

ADJOURNMENT: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-26
STRASBURG BOROUGH COUNCIL
SEPTEMBER 14, 2021
MINUTES

Council Members Present:	Mike Chiodo	Ray Garraffa
	Jim Rice	Dale Spaulding
	Dave Carson	David Dunn

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	Ryan Dagen
Nick Ferretti, Police Chief	John Johnson
Lynn Commero, Lancaster Newspaper	Karen Johnson
Bryce Johnson	John Hershey
Lucinda Boone	Doug Zander
Dillon Sickler	Marcia Johnson
Rick Waller	Denise Waller
David Esh	Talor Walsh
LaJune Ranck	Anna Ranck
Bradley Book	

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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. A moment of silence was held to honor past Councilman Larry P. Wixon who passed away on September 10, 2021.

REQUESTS TO BE HEARD:

Bradley Book – 2 East Main Street, Event Venue – Item will be discussed: Bradley Book was in attendance to discuss his concern. President Chiodo stated that other residents also submitted complaints about the event venue. He added that, thanks to the Borough Manager and Police Chief, the problem has been resolved because the landlord advised that, by mutual agreement, the lease is expiring in November and is not being renewed. The landlord and event venue owners stated that they feel bad that the events have caused problems. President Chiodo added that we were notified that most of the future events have been canceled except for two weddings which will have security. The landlord stated that they are searching for a new tenant with a more retail business that will complement the town and meet its needs.

John Hershey – East Main Street Improvements – Item will be discussed: John Hershey stated a group of neighbors met to discuss neighborhood concerns in February 2021 and came up with the following items: traffic speeds and the need for traffic calming, pedestrian-scaled lighting, sidewalk improvements, and stormwater management. Borough Council heard their request in March 2021 and they are here tonight for a progress update. He stated that they appreciate the speed sign that was posted and want to continue to offer a public-private partnership. Mr. Hershey stated that the project recently done in Bridgeport was well done and received funding.

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Talor Walsh stated that he is also in support of the installation of natural gas lines, improving stormwater management, and pedestrian safety.

Chief Ferretti stated that the speed sign that was placed on East Main Street clocks vehicles traveling both directions and while it was up it clocked 24,000 cars and only 1% were going over 36 MPH. He added that a traffic citation cannot be written for a speed under 36 MPH.

Ryan Dagen stated that he appreciates the work the Police Department does with traffic enforcement.

Mike Chiodo stated that the Borough Manager has begun the stormwater work and stated that government processes are not fast. The Borough Manager stated that he has begun to meet monthly with the Engineer to review stormwater issues. He has also been researching the creation of a Stormwater Management Authority to raise the funds, which is a requirement of Boroughs but not Townships. He stated that in addition to nutrient reduction, restoration / management / improvement of the existing infrastructure is needed to comply with the MS4 requirement. He added that we need to improve the stormwater problems in the entire town and his preliminary estimate from the Engineer to improve the stormwater problems in just the East Main Street area is over \$2 Million. He has been working on researching funding scenarios and seeking grants for the town-wide project that have to start at the edges of town and work inward. He also stated that PennDOT works on stormwater management in Townships but not Boroughs. Residents offered their assistance to support the project.

The Borough Manager stated that the Authority's water line project has been delayed to 2022 because of the inability to get contractors and materials. The Borough Manager has tried to contact UGI to bring them into the project and encourages residents to contact them too.

MINUTES OF AUGUST 10, 2021: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to approve the minutes of the August 10, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder stated that he received a few complaints about motorized bicycles and researched and found that it is legally operating.

President – President Chiodo stated that he appreciates the landlord of the Event Space's quick response.

Manager – The Borough Manager's report for August was received and accepted and stated that PCN does an "Exploring PA Borough's" piece, they selected our town, and filming will take place next Tuesday which will include representatives from nine different topics in town.

Police – The Police Department's report for August 2021 was received and accepted.

Public Works – The Public Works report for August 2021 was received and accepted.

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Zoning Officer – The Zoning Officer’s report for August 2021 was received and accepted.

Engineer – The Engineer’s report for August 2021 was received and accepted.

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

Payment of bills in the amount of \$79,121.69

Historical Architectural Review Board Certificates of Appropriateness – 206 West Main Street and 228 Miller Street

Acknowledgement of 2022 Pension Minimum Municipal Obligations
(Police \$34,319, Non-Uniformed \$41,041)

Approval for Strasburg Fire Police to assist with the Solanco Fair Parade on 9/15/2021

UNFINISHED BUSINESS:

International Property Maintenance Code – Consider a motion to direct that this draft ordinance be forwarded to the solicitor for final preparation and advertisement to be brought back for adoption at the October meeting: The Borough Manager stated that since the last meeting, there was a significant modification to the rodent harborage section that he wanted to make Council aware of before sending it to the solicitor.

A motion was made by David Dunn, seconded by Ray Garraffa and passed unanimously to forward this draft ordinance to the solicitor for final preparation and advertisement to be brought back for adoption at the October meeting.

NEW BUSINESS:

Act 50 of 2021, Small Wireless Facilities Deployment Act – Consider a motion to direct that this draft ordinance be forwarded to the solicitor for final preparation and advertisement to be brought back for adoption at the October meeting: The Borough Manager stated that solicitor recommends adoption of an ordinance to regulate small wireless facilities in the Borough that will be otherwise permitted by Act 50 of 2021. The solicitor stated this is a time-sensitive matter and has prepared the same ordinance for several municipalities and they are adopting it as written.

A motion was made by Ray Garraffa, seconded by David Dunn and passed unanimously to forward the draft ordinance to the solicitor for final preparation and advertisement to be brought back for adoption at the October meeting.

OTHER BUSINESS: None.

CITIZENS’ COMMENTS: Mike Chiodo thanked the residents for attending the meeting.

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EXECUTIVE SESSION – Police Contract Negotiation – Discussion only: At 7:40 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for Police Contract Negotiations. The regular meeting was reconvened at 8:21 p.m. at which time no official action was taken.

ADJOURNMENT: A motion was made by David Dunn, seconded by Jim Rice and passed unanimously to adjourn the meeting at 8:21 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-30
STRASBURG BOROUGH COUNCIL
OCTOBER 12, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dave Carson
 Bob Bennethum (via Zoom)

Others Present:

Bruce Ryder, Mayor	John Mroz
F. Steven Echternach, Borough Manager	David Esh
Nick Ferretti, Police Chief	Richard Waller
Lynn Commero, Lancaster Newspaper	Diane Krout
Dave Felpel	Dean Krout

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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. The Borough Manager stated that a liquor license transfer public hearing for this meeting was partially advertised and stated that public hearing will not take place until the November 9, 2021 meeting because Lancaster Newspapers did not correctly advertise the legal ads.

REQUESTS TO BE HEARD:

Diane Krout – Speckled Hen parking issues – Item will be discussed: Diane Krout, owner of 129 East Main Street, was in attendance and stated that Speckled Hen had employees and customers parked in front of her property when the Borough cleaned the streets. She stated that the business owner should advise his employees of the street cleanings and have them not park along the road. President Chiodo stated that Speckled Hen is working on their parking lot project, reminded her that street parking is public parking, and we can ask them to abide by our request to not park on the street when we are street sweeping. Mayor Ryder stated that it is our desire to have buildings occupied and we have allowed variances for parking. He stated that he will work with the Borough Manager and possibly the police could post no parking signs in certain areas prior to street sweeping.

MINUTES OF SEPTEMBER 14, 2021: A motion was made by Jim Rice and seconded by Ray Garraffa to approve the minutes of the September 14, 2021 meeting as printed. Motion carried with members Chiodo, Garraffa, Rice, and Carson casting assenting votes. Member Bennethum abstained from voting because he was not in attendance for the meeting.

REPORTS:

Mayor – Mayor Ryder stated that the Manager forwarded an invitation for an elected officials Breakfast Roundtable meeting that is hosted by the Alliance for the Chesapeake Bay. He stated that he is unable to attend and encouraged others to consider attending. He also stated that he attended the Strasburg Township Supervisor's meeting on October 4, 2021 and discussed the contracted police service that we have been providing. He stated that Strasburg Township is very happy with the service that we provide them. He added that Strasburg Township would like to increase the amount of service and are budgeting in 2022 to fund one half of a full-time officer

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and would eventually like the services that we provide go beyond routine traffic enforcement. He stated that the Borough Manager did include this in the Draft Budget that will be reviewed tonight.

President – President Chiodo had nothing additional to report.

Manager – The Borough Manager’s report for September was received and reviewed. The Borough Manager stated that in addition to the liquor license transfer hearing that was postponed tonight, the three ordinances that were discussed at last month’s meeting also had to be delayed due to the Lancaster Newspaper printing issue. He stated that since he did not hear any objection, he will proceed with planning for the annual Borough Recognition Banquet.

Police – The Police Department’s report for September 2021 was received and accepted. Chief Ferretti stated that October is Breast Cancer Awareness Month and the Police Department is participating in the Pink Patch Program and will wear them on their uniform in October. The Department is also selling the Pink Patches and all proceeds are donated to Breast Cancer Awareness. The Borough Manager stated that a previous Police Secretary, Diana Hallman, was a breast cancer victim.

Public Works – The Public Works report for September 2021 was received and accepted.

Zoning Officer – The Zoning Officer’s report for September 2021 was received and accepted.

Engineer – The Engineer’s report for September 2021 was received and accepted.

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

Payment of bills in the amount of \$320,889.82

Historical Architectural Review Board Certificates of Appropriateness – 135 East Main Street, 129 Miller Street, and 10 Miller Street

Resolution 2021-10, Adoption of the LIMC (Lancaster Inter-Municipal Committee)

Trick-or-Treat Policy

Trick-or-Treat Date – Friday, October 29, 2021 from 6-8 p.m.

NEW BUSINESS:

Consider a motion to accept resignations of Council Member David Dunn and Planning Commission Member Dominick Di Bella: A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to accept the resignations of Council Member David Dunn and Planning Commission Member Dominick Di Bella with regret.

Consider a motion to appoint Dave Felpel to Borough Council and Murl Clark to Planning Commission: A motion was made by Dave Carson, seconded by Ray Garraffa and passed unanimously to appoint Dave Felpel to Borough Council and Murl Clark to Planning Commission.

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Mayor Ryder administered the Oath of Office and swore in Dave Felpel to the position of Borough Council Member and he took his seat at the Council table.

Review of 2022 Draft Budget and Capital Improvements Program: The Borough Manager reviewed his 2022 Draft Budget and Memorandum in detail. He added that in addition to the items detailed in his memo, the MS4 allocation was increased to \$125,000 because we were just notified that we were not awarded the grant and streambank restoration is required to be completed by March 20, 2023. He added that ARA Funds could be used for this project. He provided a 2021 tax rate sheet showing that Strasburg Borough's tax rate is the 13th lowest of 19 Boroughs in Lancaster County.

The Borough Manager provided information regarding the Local Services Tax (LST), a General Fund revenue generator, which is \$52.00 per person who makes \$12,000 or more per year who is employed in Strasburg Borough. He stated that the employers in Strasburg Borough have increased over the years since we last researched this tax and the tax can be collected by the Lancaster County Tax Collection Bureau for a very small percentage fee. The Borough Manager was provided with sample documents by the LCTCB and it was the consensus for the Manager to work with the Borough Solicitor to proceed with the LST Ordinance.

The Borough Manager reviewed the donation requests. He stated that we have been contributing \$35,000 per year to the Strasburg Fire Company since 2009 without an increase. He is recommending Borough Council consider increasing their donation to \$40,000 for 2022 as they requested. He is recommending to keep the Fire Company's Equipment Reserve donation the same calculation method, which is a percentage of the assessment that matches the conversion for our tax millage rate due to the 2018 Reassessment. The Borough Manager is also recommending a \$1,000 increase to LEMSA's 2022 donation based on their request. He is not recommending an increase to the Library's 2022 donation, noting that we have kept their rent the same since 1995 even though the lease allowed for increases, stating that that difference is an in-kind donation. It was the consensus of Council for the Manager to proceed with the donation increases as proposed above.

The Borough Manager reviewed the Capital Improvements Program documents and stated that Borough Council will be asked to approve the 2022 projects at the next meeting. He stated that we did pay a downpayment to have the municipal building roof replaced but it is not expected to be replaced until late second quarter 2022 due to supply shortages. He reviewed the fog sealing proposal to fog seal the municipal parking lot and if it is acceptable to fog seal four streets in 2022.

The Borough Manager discussed the 2022 OPEB contribution and he stated that he has been working with the Pension Actuary and there is a possibility it can be reduced.

OTHER BUSINESS: None.

CITIZENS' COMMENTS: Dean Krout asked about Police jurisdiction and Chief Ferretti stated that Strasburg Police has full jurisdiction over Strasburg Borough and does traffic enforcement in Strasburg Township. Mayor Ryder also stated that the Strasburg Police also

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patrols properties owned by the Borough, which include the reservoir, wells, springs, and sewage pump stations.

Dave Felpel asked about the speed display sign. Chief Ferretti stated that Strasburg Borough and Strasburg Township each have one and the signs are moved around to different locations to increase awareness.

EXECUTIVE SESSION – Personnel/Contract: At 7:47 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for personnel and contract matters. The regular meeting was reconvened at 8:31 p.m. at which time Council moved onto the next item on the agenda to approve the 2022-2025 Police Contract.

UNFINISHED BUSINESS:

Consider a motion to approve the 2022-2025 Police Contract: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to approve the 2022-205 Police Contract as negotiated which includes:

- * Annual raises over the term of the contract of 2.5% per year
- * Modification to Article III Hours of Work and Pay from 40 hours to 80 hours per period
- * Modification to Article XVII Hospitalization and Major Medical to:
 1. Increase the Medicare supplement in 2022 to \$1,500, 2023 \$1,750 and 2024 \$2,000
 2. In accordance with current Federal law, coverage for dependents will be available until such dependent attains age 26, except for such periods of time that the dependent receives coverage as an active-duty service member of the United States Armed Forces. If coverage from the United States Armed Forces should cease prior to the dependent attaining age 26, coverage under the Borough's health plan will be available until such dependent attains age 26.
- * Article XVIII Pensions to modify the Pension Ordinance under Act 600 to allow an officer who has reached 55 years of age to retire early based on Act 600 calculated reduced pension benefits
- * Article XXII to change the shoe reimbursement to equipment reimbursement for up to \$300 upon the approval by the Chief of Police

ADJOURNMENT: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:32 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-34
STRASBURG BOROUGH COUNCIL
NOVEMBER 9, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dave Carson
 Dave Felpel Dale Spaulding
 Bob Bennethum (via Zoom)

Others Present:

Bruce Ryder, Mayor	David Haines
F. Steven Echternach, Borough Manager	Bob Bronkema
Nick Ferretti, Police Chief	Mark Francis
Lynn Commero, LNP	Scott Weichler
David Esh	Evan Major
Brandon Stoltzfus	Chris Lainhoff

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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.

LIQUOR LICENSE HEARING – Conduct Public Hearing for Liquor License: Borough Manager Steven Echternach stated that Borough Council will now hold a public hearing of the Application of DH & SK, Inc., for the approval of an intermunicipal transfer of the liquor license to the Fireside Tavern located at 1500 Historic Drive.

The Borough Manager stated that notice of the public hearing was advertised on October 21 and 28, 2021 in LNP as required by the State Liquor Code and that the proof of publication and application will be made part of the record of this public hearing.

The Borough Manager stated that anyone who desires to present testimony must first be sworn or affirmed by the Court Reporter.

David Haines was sworn in by the Court Reporter.

David Haines stated that they want to purchase the Fireside Tavern property but the liquor license is shared with the Clarion Inn and the banks wanted a separation of the two properties.

Hearing no further comments for the public or Borough Council members regarding the hearing, Dave Carson made a motion, seconded by Ray Garraffa and passed unanimously to close the hearing.

A motion was made by Dale Spaulding, made a motion, seconded by Dave Carson and passed unanimously to approve Resolution 2021-11 approving the request of DH & SK, Inc., for an intermunicipal transfer of a liquor license in the form presented at this meeting.

REQUESTS TO BE HEARD:

Bob Bronkema, representing the First Presbyterian Church of Strasburg, was in attendance to ask Borough Council consider removing the HARB Certificate of Appropriateness for 121 South Decatur Street from the Consent Agenda and are asking that they also consider tabling their application until the December Borough Council meeting to allow the church's leadership team to discuss how they would like to proceed.

Brandon Stoltzfus, representing 8 East Main Street LLC, was in attendance to ask Borough Council consider removing the HARB Certificate of Appropriateness for 8-10 East Main Street from the Consent Agenda and are asking Borough Council to consider approving the exhaust fans for the hood as applied.

MINUTES OF OCTOBER 12, 2021: Jim Rice made a motion, seconded by Ray Garraffa to approve the minutes of the October 12, 2021 meeting as printed. Motion carried with members Chiodo, Garraffa, Rice, Carson, Felpel, and Bennethum casting assenting votes. Member Spaulding abstained from voting because he was not in attendance for the meeting.

REPORTS:

Mayor – Mayor Ryder stated that he will hold his report until the Executive Session.

President – President Chiodo had nothing additional to report.

Manager – The Borough Manager's report for October was received and reviewed. The Borough Manager stated that, according to the Solicitor and case law, the HARB's tie vote for the 8-10 East Main Street application for the hood exhaust fans application results in a denial recommendation.

Police – The Police Department's report for October 2021 was received and accepted.

Public Works – The Public Works report for October 2021 was received and accepted.

Zoning Officer – The Zoning Officer's report for October 2021 was received and accepted.

Engineer – The Engineer's report for October 2021 was received and accepted.

CONSENT AGENDA: A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to remove the Historical Architectural Review Board Certificates of Appropriateness for 8-10 East Main Street and 121 South Decatur Street from the Consent Agenda.

A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to approve the following items on the Consent Agenda:

Payment of bills in the amount of \$270,922.06

Certified Local Government Self-Assessment – forward to PA State Historic Preservation Office

Resolution 2021-12 – Appointment of David Felpel to Council until 12/31/2021

Historical Architectural Review Board Certificate of Appropriateness for 121 South

Decatur Street from the Consent Agenda: Bob Bronkema, representing the First Presbyterian Church of Strasburg who owns 121 South Decatur Street, was in attendance and asked Borough Council to consider tabling action on their application until the December Borough Council meeting to allow them to meet with the church's leadership team to decide how to proceed with the application.

The Borough Manager stated that the applicant has also requested the application to be tabled in writing, as recommended by the Borough Solicitor.

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to table the decision regarding the Historical Architectural Review Board Certificate of Appropriateness for 121 South Decatur Street until the December 14, 2021 Borough Council meeting.

Historical Architectural Review Board Certificate of Appropriateness for 8-10 East Main

Street: Brandon Stoltzfus, representing 8 East Main Street LLC who is the owner of 8-10 East Main Street, was in attendance. He asked Borough Council to consider disapproving HARB's denial of the Certificate of Appropriateness for the exhaust fans that were installed on the side of the building, which would result in Borough Council approving the exhaust fans. The Borough Manager stated that, according to the Solicitor and case law, since HARB's vote was a tie, the result is that the recommendation is a denial. The Borough Manager stated that the Solicitor advised that if Borough Council approves the denied Certificate of Appropriateness, he will have to issue a cease and desist order which would revoke the tenant's occupancy permit.

Chris Lainhoff stated that it would have been much better if HARB could have reviewed the application before the work was done and the applicant's plans did not show where they were proposing to put the exhaust fan. He added that HARB discussed ways to mitigate the impact of the hood such as a fence and/or paint.

Brandon Stoltzfus stated that they are not able to move the fans but they are open to suggestions make it less visible such as lattice. Dave Carson stated that it would look better if it were painted. Brandon Stoltzfus stated that he can paint the air intake but he cannot paint the exhaust. Jim Rice stated that, as discussed at the HARB meeting, the property across the alley also has exhaust fans.

A motion was made by Ray Garraffa, seconded by Dave Carson and passed unanimously to approve the application of 8 East Main Street LLC to install the exhaust fans for the hood at 8 East Main Street as installed.

UNFINISHED BUSINESS:

International Property Maintenance Code – Consider a motion to enact Ordinance 2021-1:

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to enact the International Property Maintenance Ordinance 2021-1.

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Act 50 of 2021, Small Wireless Facilities Deployment Act – Consider a motion to enact

Ordinance 2021-2: A motion was made by Dave Caron, seconded by David Felpel and passed unanimously to enact Act 50 of 2021, Small Wireless Facilities Deployment Act Ordinance 2021-2.

2022 Capital Improvements Program – Consider a motion to approve the 2022 Capital Improvements Program – consider a motion to approve the 2022 Capital Improvements

Program: A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to approve the 2022 Capital Improvements Program.

2022 Preliminary Budget and Authorization to Advertise for Public Inspection – Consider a motion to approve the 2022 Preliminary Budget and authorize staff to advertise for

public inspection: The Borough Manager provided a written budget memorandum and highlighted the changes made since the Draft Budget.

Dale Spaulding stated that he was not in favor of the Local Services Tax and believed if we needed the revenue that we should increase the property tax because the Local Services Tax also applies to people who live in the Borough. Bruce Ryder stated that he also was in favor of raising property taxes if the revenue is needed instead of adding a different type of tax. The Borough Manager stated that many other municipalities, including Strasburg Township, charge the Local Services Tax.

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to approve the 2022 Preliminary Budget and authorize the staff to advertise for public inspection.

Local Services Tax – Consider a motion to enact Ordinance 2021-3: A motion was made by Ray Garraffa and seconded by Dave Carson to enact Local Services Tax Ordinance 2021-3.

Motion carried with members Chiodo, Garraffa, Rice, Carson, Felpel, and Bennethum casting assenting votes. Member Spaulding cast a dissenting vote.

NEW BUSINESS:

Stormwater Escrow – 170 West Hillcrest Avenue – Consider a motion to release the

stormwater escrow: The Borough Manager stated that this request has been reviewed and inspected by the Borough Engineer and they recommend releasing the full amount of the stormwater escrow.

A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to authorize the release of the stormwater escrow for 170 West Hillcrest Avenue in the amount of \$20,725.65.

Intermunicipal Agreement – Township Police Coverage – This item is for discussion only:

President Chiodo stated this item was reviewed at last month's meeting and asked if members had any additional questions. Mayor Ryder stated that the plan is to bring this matter to Borough Council for action at their December meeting by adopting a resolution and, if approved, go into effect on January 1, 2022.

EXECUTIVE SESSION – Police Personnel: At 7:35 p.m., Mike Chiodo adjourned the regular meeting into an Executive Session for Police Personnel matters. The regular meeting was reconvened at 8:05 p.m. at which time they continued onto the next item on the agenda.

OTHER BUSINESS:

Police Personnel – Consider a motion to follow the recommendation of the Mayor and Chief of Police relative to a police officer: A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to accept the resignation of Robert Burns.

CITIZENS' COMMENTS: None.

ADJOURNMENT: A motion was made by Dale Spaulding, seconded by Jim Rice and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager

2021-39
STRASBURG BOROUGH COUNCIL
DECEMBER 14, 2021
MINUTES

Council Members Present: Mike Chiodo Ray Garraffa
 Jim Rice Dave Carson
 Dave Felpel Dale Spaulding
 Bob Bennethum

Others Present:

Bruce Ryder, Mayor	Robert Stettler
F. Steven Echternach, Borough Manager	Linda Stettler
Nick Ferretti, Police Chief	Mike Saxinger
Lynn Commero, LNP	Ed Jones
Sally Reinhart	Bob Bronkema
Joe Coleman	Kathy Coleman
Tiffany Fisk	Doug Zander
John Hershey	Wendy Hamilton
Dale Kaufman	Terry Sweigart
David Esh	Joe Deevy
Beth Gunnion	Chris Lainhoff
Tom Lainhoff	Patrick Meck
Joseph Meck	Denise Waller
LaJune Ranck	Penny D'Alessandro
Marilyn Weaver	Tony D'Alessandro
Allen Blank	John Henry

Note: additional people were in attendance but did not sign in

CALL TO ORDER: Council President Mike Chiodo called the meeting to order at 7:00 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.

Marnik Holdings, LLC (Strasburg Scooters) Conditional Use Hearing – Consider a motion to approve Marnik Holdings, LLC Conditional Use Application for the expansion of Strasburg Scooters business to 252 North Decatur Street: Borough Manager Steven Echternach stated that Borough Council will now hold a Conditional Use Hearing for the Application of Marnik Holdings LLC (Strasburg Scooters) to expand their business to 252 North Decatur Street.

The Borough Manager entered the following Exhibits on behalf of the Borough: 1) Planning Commission minutes, 2) Legal Proof of Publication for the hearing, and 3) Exhibit declaring the notice was provided to the applicant, the property was posted, and the notice was posted at the Borough Office.

The Borough Manager stated that anyone who desires to become a party to the hearing that they must complete the paperwork to become a party participant. Attendees may also present comment but they need to become a party to the hearing if they wish to have legal standing if the decision is appealed. The Borough Manager stated that Borough Council, Borough employees,

and the applicant are already parties to the hearing. No additional people requested to become a party to the hearing.

Mike Saxinger, registered landscape architect representing the applicant, was sworn in by the Court Reporter. Mark Crusemire, the applicant, is attending via Zoom due to Covid reasons.

John Henry, the applicant's legal counsel with Blakinger, Byler and Thomas, was in attendance and stated that the applicant is seeking Conditional Use Approval for a commercial recreation facility which would combine the adjoining lots at 246 and 252 North Decatur Street and that they are not expanding the business. He stated that the reason for the project is to define and create more parking, spread things out for safety reasons, and construct a structure for storage and maintenance. Mr. Henry entered Exhibits: A-D. Exhibit A is a plan sheet which was revised based on a comment from the Planning Commission which removed the fence on the southern boundary and replaced with landscaping. He stated that they are requesting a time frame extension of 18 months obtain permits from date of approval and 32 months for construction. They are hoping for a faster timeframe but are anticipating construction delays, and need to obtain additional approvals from PennDOT, DEP, etc.

Mr. Saxinger reviewed the application and submitted documents. He reviewed the stormwater and landscaping plan and stated that they will be reviewed during the land development process. They are proposing to move the access drive a little to the north to better serve the property, and will work with PennDOT for that permit. He stated that for this use, the Zoning Ordinance requires 14 parking spaces and they are providing 23 spaces. He also stated the use is in compliance with the landscaping requirements. They are proposing interior traffic circulation signage and a stop sign at the exit, as well as a relocated main sign that will be worked out in accordance with the Zoning Ordinance. Sight lighting will be installed as required by the SALDO and no additional water or sewer taps are necessary.

Jim Rice asked about sidewalks and Mr. Saxinger stated that the plan does show sidewalks on North Decatur Street.

Bruce Ryder stated that the existing sign obstructs the view for traffic pulling out and asked if they are planning to relocate the existing sign or install a new sign. Mr. Saxinger stated that the sign will be relocated and Marc Crusemire stated that it will be a new sign.

Dave Felpel asked about the loading area and Mr. Saxinger stated that the area is a designated loading area, not a loading dock.

At the request of his solicitor to describe the business, Marc Crusemire stated that they provide guided tours on rented two-wheel and three-wheel scooters and that they currently have two locations, Strasburg and Bird-in-Hand. The tours are usually about 30 miles and they review the scooter operation with each guest and they practice on-site before riding on the road. Mr. Crusemire stated that the scooters are only 50 cc's and are quieter than a lawnmower, the use does not negatively impact the neighborhood, does not generate any dust, and most tours are scheduled by appointment. He also stated that the conceptual plan submitted is similar in aesthetics to what they are proposing but is not an exact rendering.

Jim Rice asked if the business operates year-round. Mr. Crusemire stated that the business is usually open March-December and is weather dependent.

Dale Kaufman stated that he lives on Main Street and enjoys seeing the scooters and stated that he hoped the increased landscaping is better maintained than it has been in the past.

Jim Rice asked if they are proposing any additional uses for the property and Mr. Crusemire stated that they are not.

Attorney John Henry closed testimony and stated that through the demonstrative exhibits, the applicant complies with in all respects with zoning for this proposal and each of the requirements for a commercial recreation facility, and requested the Board's favorable decision on this matter.

The Borough Manager stated that the applicant's counsel has agreed to prepare a decision that will be reviewed by the Borough's Solicitor. The decision will include that it is subject to compliance with the comments of the Borough Engineer set forth in its letter to the Borough Manager dated November 29, 2021, compliance with Lancaster County Conservation District, compliance with the Strasburg Borough Subdivision and Land Development Ordinance, and any other conditions imposed with the granting of any waivers or modifications by Borough Council through the Land Development process. Both 252 North Decatur Street (Lot 1) and 246 North Decatur Street are identified as separate parcels and part of the Land Development of Strasburg Business Place and are now proposed to be merged. If the applicant is approved, the applicant should prepare a recorded deed of consolidation combining Lots 1 and 2. The applicant should also comply, as part of the Subdivision and Land Development process, with the provisions of 601 of the SALDO pertaining to the land which was included prior to the approved Subdivision and Land Development, and any other standard conditions that are normally part of the Conditional Use. He added that Borough Council has 45 days to render a decision and the draft decision will be reviewed by Borough Council at their January 11, 2022 meeting.

Hearing no further comments from the public or Borough Council members regarding the hearing, Jim Rice made a motion, seconded by Dale Spaulding and passed unanimously to close the hearing.

REQUESTS TO BE HEARD: President Chiodo stated that those in attendance have two opportunities to speak during the meeting, one is during this part of the agenda, Requests to be Heard, and the other is at the end of the agenda, Citizen's Comments. He added that comments during the Unfinished Business item for the Presbyterian Church's request to demolish the house at 121 South Decatur Street will be limited to the applicant, Borough Council, Mayor, and HARB and if any public wished to speak that they should speak now or during Citizen's Comments. Hearing no requests to be heard, President Chiodo continued on with the agenda.

MINUTES OF NOVEMBER 9, 2021: Ray Garraffa made a motion, seconded by Dale Spaulding and passed unanimously to approve the minutes of the November 9, 2021 meeting as printed.

REPORTS:

Mayor – Mayor Ryder stated that he will discuss the Intermunicipal Police Agreement Resolution during the Unfinished Business portion of the agenda.

President – President Chiodo stated that the banquet was very nice.

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Manager – The Borough Manager’s report for November was received and reviewed. The Manager encouraged people to view the Strasburg Borough PCN Exploring PA Borough’s video. Dale Spaulding expressed his compliments to the Mayor, Jim Rice, and Borough Manager for their work on the video. Regarding the Borough Manager’s request for input on the annual Borough appreciation dinner since our normal night is not available in 2022, it was the consensus to check with the restaurant to see if they have any Wednesday evenings available.

Police – The Police Department’s report for November 2021 was received and accepted.

Public Works – The Public Works report for November 2021 was received and accepted.

Zoning Officer – The Zoning Officer’s report for November 2021 was received and accepted.

Engineer – The Engineer’s report for November 2021 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 \$392,833.83

Historical Architectural Review Board Certificates of Appropriateness – 135 E Main,
127 S Decatur, 215 Miller Street, 214 Miller Street

Resolution 2021-13 - Fee Schedule

Resolution 2021-14 – Fire Company 2022 activities

Resolution 2021-15 -Police Pension Plan Contributions

Reappointment/Appointment of Borough Board Members

Bob Marshall, Planning Commission, 4-year term through 2025

Lori Troiano, HARB, 5-year term through 2026

Ryan Weaver, HARB, 5-year term through 2026

David Esh, Zoning Hearing Board, 5-year term through 2026

Keith Kauffman, Zoning Hearing Board, 5-year term through 2026

Brad Botchlet, Tree Committee, 3-year term through 2024

Mary Dresser, Tree Committee, 3-year term through 2024

Gil Pratt, Tree Committee, 3-year term through 2024

2022 Meeting Schedule

UNFINISHED BUSINESS:

Resolution 2021-16 – Intermunicipal Agreement for Township Police Coverage: Mayor Ryder stated that the Strasburg Township Supervisors adopted the parallel resolution and intermunicipal agreement. Ray Garraffa made a motion, seconded by Bob Bennethum and passed unanimously to adopt Resolution 2021-16, the intermunicipal agreement for Strasburg Township police coverage.

First Presbyterian Church/121 South Decatur Street - Request to Appeal HARB’s Recommendation – Consider a motion regarding HARB’s recommendation (denial) on the demolition of the church-owned historic house at 121 South Decatur Street: The Borough Manager stated that the court reporter stenographer was requested to record the proceedings because of the potential of appeal in the Court of Common Pleas. He added that anyone who

speaks during this time will need to be affirmed on their speaking and that he will be speaking on behalf of the Borough at the conclusion of the comment period.

President Chiodo stated that the documents that the First Presbyterian Church submitted with their HARB application as well as the HARB documents were provided to the members.

Terry Sweigart, member of the First Presbyterian Church, and Bob Bronkema, Pastor of the First Presbyterian Church, were sworn in by the court reporter.

Terry Sweigart stated that they completed and submitted the required questions relating to the demolition permit application and had the following three main points: 1) Economics – the cost to renovate the house and the significant cost to repair the damaged floor joists, the cost to remove the additions to the original house to make it close to being architecturally significant, and unforeseen conditions they may encounter such as brick repointing. They believe the cost for these improvements are not supported by the value of the property. 2) Is it historically or architecturally significant – it is old but is this brick home architecturally significant? 3) The church's long-term strategy is that they may eventually need to expand the facility/main church building and if they can have open ground contiguous to the existing church parcel preserves the ability for future church sessions to expand.

Bob Bronkema stated that everyone is after the same goal to make Strasburg a community where families want to live in and they want to provide opportunities to make the community better. He stated that if the church has to sell or maintain the property their mission is hampered.

Tom Lainhoff was sworn in by the court reporter. He stated that he will reply to the church's three main points: 1) Economics – the church purchased the house 20 years ago for \$115,000. Their engineer's report stated that the conditions of the building started before they purchased the property and they have not done anything during the previous 20 years to repair the floor joists and other serious structural conditions. 2) Historic and architectural significance – all of the buildings in Strasburg Borough's Historic District are collectively important. Because of the 1815 tax records, we know there were 90 buildings and today 60% of those still exist – and this is one of those – and this is one of the two remaining one-story brick buildings. 3) Long-term strategy – the church has two historic buildings on their property, 119 and 121 South Decatur Street. At the meeting, Tom Lainhoff stated that he asked about the church's plans for 119 South Decatur Street and Pastor Bronkema stated that he has no plans for doing anything but preserving that building. However, the long-term strategy that was explained by Terry Sweigart tonight gives him less confidence that the log house at 119 South Decatur Street will be preserved because it will be more of an intrusion because it sits between the church's existing property and 121 South Decatur Street. Tom Lainhoff stated that HARB takes stewardship and preserving structures seriously and is strongly opposed to demolishing a building, especially without the church attempting to seek a buyer.

Borough Manager Steve Echternach presented the following information on Borough Council's behalf into the record: he read excerpts from the July 3, 2013 Zoning Hearing application submitted by the First Presbyterian Church for 119 and 121 South Decatur Street, Question #4 regarding the proposed use for the property which stated "to allow the sale of two existing single-family detached dwellings." He added that further in the application it stated that the variance was to allow the existing dwellings located at 119 and 121 South Decatur Street to be

owner-occupied and was for the proposal for the conversion of the dwellings to owner-occupied housing in a format that allows the use of the remaining lands for the continuation of church-related activities. The requested variances made the lots non-conforming in lot size by variance to remove the other land to be used by the church. On August 19, 2013, the Strasburg Borough Zoning Hearing Board issued a decision for 119 and 121 South Decatur Street and the Borough Manager read the entire Findings of Fact and Decision from that hearing.

President Chiodo stated that the key points from the August 19, 2013 Zoning Hearing Decision are Finding of Fact # 7 – The applicant intends to sell the properties to be owner-occupied housing.

Bruce Ryder stated that he was a member of the Zoning Hearing Board in 2013 and stated that they granted the church's request partially because it provided a path to keep those two houses and not tear them down for more parking but provided very small lots for the houses but now that is not what the church is proposing.

A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to approve the Certificate of Appropriateness as recommended by the Historical Architectural Review Board, to deny the application of the First Presbyterian Church of Strasburg to demolish the house at 121 South Decatur Street.

NEW BUSINESS:

Resolution 2021-17 - 2022 Tax Rate – Consider a motion to adopt Resolution 2021-17: A motion was made by Jim Rice, seconded by Dave Carson and passed unanimously to adopt Resolution 2021-17 for the 2022 tax rate, which does not include a tax rate for the Borough of Strasburg.

2022 Final Budget – Consider a motion to approve the 2022 Final Budget: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to adopt the Manager's Police Reserve Fund recommendation for 2021 to allocate a total of \$8,500 to the Police Reserve Fund 32 from Police Expense accounts as follows: \$5,000 from 410.193 Accreditation, \$2,500 from 410.231 Vehicle Fuel, and \$1,000 from 410.450 Stray Animal Housing.

A motion was made by Ray Garraffa, seconded by Jim Rice and passed unanimously to approve the 2022 Final Budget, which does not include a tax increase.

Ordinance 2021-4 – Pension Plan Amendment – Consider a motion to enact Ordinance 2021-4: A motion was made by Bob Bennethum, seconded by Dave Carson and passed unanimously to enact Ordinance 2021-4 to amend the Pension Plan.

Civil Service Commission – Dale Spaulding stated that these motions are recommended by the Civil Service Commission. Chief Ferretti stated that the changes are highlighted and the language is changed to allow us to give our own Civil Service test and, if the opportunity arises, to allow the Department to hire someone that is not Act 120 Certified and send them to the Police Academy, and other changes.

1. Consider a motion to accept the Civil Service Commission Candidate List: A motion was made by Dale Spaulding, seconded by Ray Garraffa and passed unanimously to accept the Civil Service Commission Candidate List.

2. Consider a motion to accept Civil Service Commission Regulation and Rule changes: A motion was made by Dale Spaulding, seconded by Jim Rice and passed unanimously to accept the Civil Service Commission Regulation and Rule changes.

Resolution 2021-18 – Civil Service Process – Consider a motion to request Legislature to repeal Chapter 11, Subchapter of Borough Code relating to Civil Service: The Borough Manager stated that Columbia Borough is leading this initiative and has discussed this with Senator Martin. This request is to repeal the Civil Service section of the Borough Code to make it easier for Boroughs to hire a full-time police officer because the current laws require Boroughs to use Civil Service. Townships of the second class do not have to go through this process, creating an unlevel playing field.

A motion was made by Ray Garraffa, seconded by Bob Bennethum and passed unanimously to recommend Borough Council adopt Resolution 2021-18 to request Legislature to repeal Chapter 11, Subchapter of Borough Code relating to Civil Service.

OTHER BUSINESS: None.

CITIZENS' COMMENTS: Joe Coleman thanked the members for their service to the community. He also commended them for their action to support the HARB decision regarding 121 South Decatur Street.

President Chiodo stated that he believes HARB does an excellent job with recognizing the significance of these buildings and thanked them for doing their homework.

Chris Lainhoff thanked the Borough Manager for his work, research, and presentation of the Zoning Hearing decision regarding 121 South Decatur Street. He also thanked the First Presbyterian Church for what they do for the town and for their conversation willingness. Chris Lainhoff stated that the town wants to work with the church to find a resolution that can benefit everyone regarding 121 South Decatur Street. Jim Rice thanked Tom Lainhoff for his presentation.

ADJOURNMENT: A motion was made by Jim Rice, seconded by Ray Garraffa and passed unanimously to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

F. Steven Echternach
Borough Manager