

COLUMBIA BOROUGH COUNCIL – REGULAR MEETING

June 11, 2019 | 7:00 PM

Paul W. Myers Council Chambers

MINUTES

1. Council President Murphy called the meeting to order at 7:00 PM

Councilpersons present: Murphy, Novak, Williams, FitzGerald, Kress Hartman, Berntheizel, Burgard. Mayor Lutz was also present.

2. An invocation was provided by Gene Merrell from St. Paul’s Lutheran Church

3. Mayor Lutz lead the pledge to the flag

4. Council President Murphy made the following changes/additions to the Agenda:

- Remove 10a. Consider Memorandum of Understanding with Lancaster County Redevelopment Authority and the Columbia Land Bank regarding property located at 14 Lancaster Avenue
- Move Agenda Item 12 Public Works & Property to Agenda Item 9 before Legislation

Council President Murphy announced that of June 5, 2019 at 6:00 PM Council held an Executive Session to discuss personnel matters with the Borough Manager. On June 5, 2019 at 7:00 PM Council held an Executive Session to discuss ongoing litigation with the Borough Solicitor as well as discussion on potential acquisition of real estate. On June 11, 2019 at 6:00 PM, Council held an information session to receive information only items from its Borough Manager and Solicitor. Council President Murphy announced that tonight’s meeting was being live streamed to the Borough’s Facebook page. Additionally, Council President Murphy asked that all cell phones be turned off or silenced and that all side conversation be kept to a minimum out of respect for the person speaking. He reminded individual signed up to make Agenda/Non-Agenda comments to identify yourself and provide your address.

5. Presentation: Beautification Awards

Jamie Widener, Chair, Columbia Borough Board of Health, presented Beautification Awards to Jay and Beverly Frerichs for 855 Chestnut Street and Reverend Robert and Elizabeth Drescher for 229 North Sixth Street. Jay and Beverly Frerichs were in attendance to receive award.

6. Citizen Comments on Agenda Items Only are incorporated at the end of these minutes

7. Motion to approve Borough Council Meeting Minutes for May 28, 2019 and Borough Council Work Session Minutes for June 4, 2019

Motion by:	Second by:	Voice Vote:
J. Novak	C. Berntheizel	All Favored – Motion Carried

8. Mayor Lutz recently attended a meeting at Susquehanna University for the local government advisory committee for the Chesapeake Bay. The University is home to a 14-acre solar farm that supplies the school with 30% of its electric needs. An individual from Huntington County communicated to the Mayor that Cumberland Valley School District has a similar solar set up as does Ephrata Borough. The Mayor encouraged the Borough and School District to investigate solar power to offset operational costs and save tax-payer money.

9. Public Works & Property

Councilperson FitzGerald asked for acceptance of Public Works Report – May 2019

Councilperson FitzGerald Announced the 2019 CDBG Funding Awards. \$125,000 was awarded for the infrastructure costs for 300 block of South 2nd Street and \$200,000 was awarded for the Historic Market House.

Motion to consider Lancaster County Conservation District Memorandum of Understanding. Chris Thompson, Executive Director of the Lancaster County Conservation District presented information on the proposed Memorandum of Understanding. He explained the services provided by the Conservation District and the basis for the partnership with municipalities. The current Memorandum of Understanding does not include any substantive changes from the document in place now.

Motion by:	Second by:	Voice Vote:
F. FitzGerald	J. Novak	All Favored – Motion Carried

10. Legislation

Jeff Helm gave an update on Historic District Expansion efforts. Currently, there is a proposal to significantly expand the district by approximately five hundred properties. Most of these properties would not be regulated. Approximately 50 properties would be newly regulated within the Historic District. The goal is to correct past omissions of parcels and discrepancies between the mapping and parcel list. Mr. Helm reviewed the next steps in the process to seek approvals through the PA Historic and Museum Commission. Councilperson Novak

11. Finance

Motion to consider transfer of unused funds provided to Community First Fund for the Revolving Loan Fund in the amount of \$53,951.00.

Motion by:	Second by:	Voice Vote:
C. Berntheizel	J. Novak	All Favored – Motion Carried

Motion to consider request from Lancaster Housing Opportunity Partnership regarding reassignment of \$50,000 of Columbia Housing Improvement and Homeownership Loan (CHIDL) Program funds from the Home Improvement side to the Homeownership Loan side.

Motion by:	Second by:	Voice Vote:
C. Berntheizel	J. Novak	All Favored – Motion Carried

12. Personnel

Motion to consider proposal from Kathy McCool for Human Resources Consulting professional services.

Borough Council discussed the proposal and the scope of work items to include job description review, development of human resource policies and handbook for employees, performance appraisal system design, and personnel management training.

Motion by:	Second by:	Voice Vote:
M. Kress Hartman	J. Novak	All Favored – Motion Carried

13. Public Safety

Jeff Helm updated Council on Food Safety Inspection transition to PA Department of Agriculture. The Department is ready to take over the 2020 calendar year inspections and handle all licensing of food purveyors. The Borough will maintain complaints and new food establishments until year 2020 and then the Department of Agriculture will take over. The Board of Health will still be in place to oversee their prescribed duties. The Mayor indicated the importance of the community's ability to review the food establishments inspections and reports.

Councilperson Burgard asked for acceptance of Public Safety Reports for May 2019: Columbia Borough Police Department; Columbia Borough School Resource Officer; Columbia Borough Fire Department; Columbia EMS (CQRS); SVEMS

Councilperson Burgard asked for acceptance of Codes Compliance Report – May 2019

Councilperson Burgard asked for acceptance of Board of Health / Zoning and Planning / EMOC Reports for May 2019

Councilperson Burgard shared a letter from Steve Henry (CQRS) and a road closure announcement from Police Chief Brommer. On June 12, 2019, Locust Street at 7th Street will be closed to all vehicular traffic from 8:00 AM to 4:00PM for tree removal.

14. Parks and Recreation

Motion to accept the Columbia River Park Phase III Master Site Development Plan

Motion by:	Second by:	Voice Vote:
P. Williams	C. Berntheizel	All Favored – Motion Carried

15. Community Development

Councilperson Berntheizel provided an update on 132 Locust Street Redevelopment Project. Jeff Helm and Paul Paulsen visited the site on June 7, 2019. Jeff Helm stated that the Codes Department is engaging with the property owners and the Borough is addressing the issues with violation notices and quick tickets. Jeff Helm stated that the property is deemed safe and permits are issued for the

work. Council President Murphy read the plan of action for the property. Council President inquired about handicap accessibility. At this time, Jeff Helm stated that pedestrians must utilize the north side sidewalk and signage should be placed communicating to pedestrians regarding access.

16. Reports, Comments, and Announcements

- a. Solicitor - Public Hearing regarding Ordinance 912-2019 regarding a proposed amendment to the Borough of Columbia Zoning Ordinance is scheduled for June 25, 2019 at 7:00 PM before the start of the Borough Council Regular Meeting.
- b. Secretary/Treasurer- Borough Manager Denlinger mentioned, to Council, the PSAB 108th Annual Conference that she and Councilperson Williams are attending this week.
- c. Boards and Commissions- Mary Wickenheiser, Planning Commission Chair, updated Council on Columbia2040. She expressed concern about poor attendance. There is not a future public meeting scheduled, at this time. She also updated Council that the Planning Commission is discussing zoning changes within the Borough pertaining to off street parking and mid-block commercial spaces. The Planning Commission is organizing a walking tour for the Commission to identify parcels that could be included in such zoning changes.
- d. Council Members - Councilperson Burgard voiced his support of the Borough investigating the use solar energy. He also highlighted and read from an article in the latest Susquehanna Style Magazine featuring Steelton.
- e. Citizen Comments on Non-Agenda Items Only are incorporated at the end of these minutes
- f. At 6:00 PM on June 25, 2019, Borough Council will hold an information session to receive information from its Borough Manager and Solicitor prior to the regularly scheduled Borough Council meeting at 7:00 PM that evening.

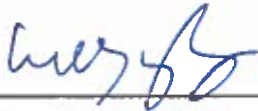
17. Motion to adjourn the meeting at 9:02 PM

Motion by:	Second by:	Voice Vote:
P. Williams	T. Burgard	All Favored – Motion Carried

MOTIONED AND APPROVED this 25th day of June 2019, by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

By:



Kelly Murphy, Council President

ATTEST:



Rebecca S. Denlinger, Secretary/Treasurer

BOROUGH COUNCIL MEETING
June 11, 2019
CITIZENS COMMENTS

AGENDA ITEMS ONLY

Sharon Lintner – 500 Chestnut Street, Columbia PA

Questioned Agenda Item 10b. the transfer of unused funds provided to Community First Fund for the Revolving Loan Fund. She asked if the funds will be transferred to General Fund. Council President Murphy answered yes. She stated that she submitted two Right to Know Request pertaining to the Revolving Loan Fund. One request received a thirty-day extension letter. It is the Borough's right to have an extension, but she questions it and the transparency of the Borough.

Heather Zink – 31 South Ninth Street, Columbia PA

Questioned Agenda Item 11a. the proposal from Kathy McCool for the Human Resources Consulting professional services. She does not recall this need mentioned at a previous public meeting. She questioned the Borough's intention and believes there is a violation of the Sunshine Act. Council President Murphy answered. Mrs. Zink also questioned McCool's lack of municipal experience.

Joanne Fritz –1060 Locust Street, Columbia PA- Passed

Norm Meiskey – 125 North 13th Street, Columbia, PA

Questioned Agenda Item 10b. the transfer of unused funds provided to Community First Fund for the Revolving Loan Fund. He communicated his position on the Revolving Loan Fund as unlawful and unconstitutional. Requested Borough Council move both the un-loaned funds back into the General Fund as well as the \$800,000.00 budgeted for the program. He cited his letter handed out at the last Council meeting.

Questioned Agenda Item 11a. the proposal from Kathy McCool for the Human Resources Consulting Professional Services. He stated that if hiring McCool avoids wrongful hiring in the future, he thinks it might be worth it.

Chris Thompson – No comment

NON-AGENDA ITEMS

Sharon Lintner – 500 Chestnut Street, Columbia PA – Passed

Gene Merrell – No comment

Norm Meiskey- 125 North 13th Street, Columbia, PA

Recalled his past involvement, circa 2012, with the Municipal Authority and several actions the authority took to establish energy alternative projects including windmills and solar panels. A major objective of the group was to research energy efficiency. Authority was disbanded by Borough. In reference to the Human Resource Consultant, his opinion is that the Borough Manager should possess the qualifications to perform requested HR duties. Agendas should include all new hires, salaries and special conditions for the new hire. Mr. Meiskey asked when property owners were informed of the HARB expansion and given opportunity to discuss the expansion. He questioned the action for Agenda Item 13b. 13c. and 13.d. Lastly, he plead to the Council to end court case involving revolving loan, admit mistake, and correct it.

BOROUGH COUNCIL MEETING
June 11, 2019
CITIZENS COMMENTS

Joanne Fritz – 1060 Locust Street, Columbia, PA

Thanked Jeff Helm for sending personnel to properties she has stated issue with previously. She communicated a verbal encounter with the 1102 Locust Street property owner. She asked if solar panels are permitted in Historic District. Councilperson Novak answered.

Council person Novak addressed Mr. Meiskey's previous comment by stating that an estimated 500 letters were sent to property owners in the proposed Historic district expansion area. Initially, two meeting were held and well attended.

Mayor Lutz stated that he would like the Planning Committee to address solar panel issue.

Joanne Fritz asked how a commercial business can be allowed to operate in a residential area. She voiced her concern about how a commercial property can be grandfathered into residential area that was always only a residential area.

Sharon Lintner was permitted to take floor and stated that letters did go out about the expansion of Historic District and people attended meetings. In that instance, residents got chances to speak and voice their complaints, but they do not feel heard.