

A regular meeting of the Myerstown Borough Council was held on Tuesday, November 10, 2020 at 6:30 p.m. in the Council Room at the Myerstown Community Center, the President being in the chair and the Secretary being present.

Present were: President Bryan L. Rittle, Councilmembers Ronald L. Ream, Stacey A. Hackman, and Dane W. Bicher, Mayor Gloria R. Ebling, Treasurer Gale Edwards, Solicitor Jessica Weaver, Assistant Manager Barry A. Ludwig, Deputy Secretary Lisa A. Brubaker, and Manager Michael R. McKenna. Absent were Vice President Park W. Haverstick, II, President Pro Tem Dana Reich, and Councilmember Jeffrey L. Thomas.

The President opened the meeting at 6:30 p.m. and the Pledge of Allegiance was recited by all.

Stacey A. Hackman moved, and Dane W. Bicher seconded, to dispense with the reading of and approve the minutes of the previous meeting held on October 13, 2020. Motion unanimously carried.

Dane W. Bicher moved, and Ronald L. Ream seconded, to dispense with the reading of and approve the Finance & Administration Committee, Public Safety & Planning Committee, Public Works & Utilities Committee, Parks & Recreation Committee, and Full Council minutes of the previous meeting held on October 28, 2020 with correction. Motion unanimously carried.

The President opened the floor for citizens' and visitors' comments.

Joel Zinn – he provided a written letter giving the history of the Northland Group, Inc. The group was created to develop low-income housing in the borough. Washington Court was built to meet the need. The project is financed and subsidized by the United States Department of Agriculture. Rents and operations are regulated by the USDA. In 2013, an incorrect re-assessment of the property was done by Lebanon County. They discovered this and the assessment was reduced to the appropriate manageable amount, but during that time replacement reserves were depleted to cover costs. They are requesting the Borough grant a three (3) year moratorium of the \$100.00 debt service fee per unit or \$12,400.00 annually in order for the group to replenish their reserve fund. After discussion, Councilmembers stated if they granted this request it would set a precedence for other landowners to ask for the same thing. Council was in agreement they were not able to grant this and the request was denied.

Matthew Bartal – was present to discuss police services. He had dropped his proposal at the Borough Office. He is concerned with the option of contracting with another police department. He would like to meet with the Borough to discuss the options and ideas he has for a borough police force. Manager McKenna stated he will be in touch with him.

The following reports were presented to Council for review and discussion: Mayor's Report, Code Enforcement Report, Solicitor's Report, Assistant Manager's Report, and Manager's Report.

Assistant Manager Barry A. Ludwig had three action items. Wexcon has submitted Payment Application #2 for the Sewer Relocation Project. He would like approval to pay the request. Ronald L. Ream moved, and Stacey A. Hackman seconded, to approve the payment of the Pay Application #2 from Wexcon. Motion unanimously carried.

New Enterprise has submitted a Payment Application for the paving project. This project funding is in conjunction with the Lebanon County Redevelopment Authority. Dane W. Bicher moved, and Ronald L. Ream seconded, to approve the payment application for the paving project. Motion unanimously carried.

A Pre-Construction meeting was held for the Public Works Building Project. The contractor for the project is Dutchman Contracting, LLC. The contractor has proposed some changes. The contractor is offering a \$6,860.00 credit to the Borough for the following changes listed and has also listed add on options. Manager McKenna stated this is a change in the scope of the work that was approved.

Suggested Changes:

1. Decrease building height to 16'
2. Decrease in square footage of wall insulation due to height decrease.
3. Change overhead doors to (4) 12x14's and (1) 18x10
4. Delete 1 3068 man door
5. Change floor drains to cast-in-place trench drains (12" wide x 4' Long)

= \$6,860.00 Credit to the Project.

Suggested Add on options:

1. Add "Green Post" protective wraps to post ends – Add \$2,728.00
2. Add 6" seamless gutter w/3x4 Downspouts on both eaves – Add \$2,677.00
3. Add Painted Snow Guards to front eave only – Add \$1,300.00
4. Add White Metal Liner Panel Ceiling to Borough Side – Add \$4,356.00
5. Add White Metal Liner Panel Walls to Borough Side – Add \$5,861.00
6. Upgrade Ceiling Insulation to R-30 Blown Insulation if ceilings are up. – Add \$4,992.00

Ronald L. Ream moved, and Stacey A. Hackman seconded, to approve the change to the scope of work for the Public Works Maintenance Building Project with the add on options 1 and 3 to the project. Motion unanimously carried.

Assistant Manager Ludwig stated he has one (1) item for Executive Session.

Ronald L. Ream moved, and Stacey A. Hackman seconded, to accept the Treasurer's Report for October 2020 as submitted and have it placed on file for audit. Motion unanimously carried.

Dane W. Bicher moved, and Ronald L. Ream seconded, to approve the payment of bills as submitted. Motion unanimously carried.

The Communications were reviewed.

The 2021 Proposed Budgets for the Borough accounts were presented for review and approval.

Ronald L. Ream moved, and Dane W. Bicher seconded, to approve the 2021 Proposed Wastewater Operating and Reserve Fund Budgets and authorize the advertisement for public inspection. Motion unanimously carried.

Stacey A. Hackman moved, and Dane W. Bicher seconded, to approve the 2021 Proposed General Operating and Reserve Fund Budgets and authorize the advertisement for public inspection. Motion unanimously carried.

Dane W. Bicher moved, and Stacey A. Hackman seconded, to approve the 2021 Proposed Special Funds Budgets and authorize the advertisement for public inspection. Motion unanimously carried.

Dane W. Bicher moved, and Ronald L. Ream seconded, to approve the agreement with Stanilla, Siegel, and Maser, LLC to perform the 2020 Audit of all Borough Funds. Motion unanimously carried.

Council reviewed the draft of Ordinance No. 858 – An Ordinance Amending the Borough Zoning Ordinance of 2017, as Amended. This ordinance proposes text amendments to the Zoning Ordinance. One amendment is the result of FEMA’s suggestion regarding accessory structures in the floodplain area. The other imposes new administrative regulations for zoning permits. The Borough Planning Commission reviewed and approved to recommend it for approval to the Borough Council. The Lebanon County Planning Department will have thirty (30) days to review and provide any comments on the revision. Ronald L. Ream moved, and Dane W. Bicher seconded, to authorize the Solicitor to advertise Ordinance No. 858 – Amending the Borough Zoning Ordinance of 2017. Motion unanimously carried.

We received a letter of interest from Patrick Angley for the vacant position on the Water Authority. Ronald L. Ream moved, and Stacey A. Hackman seconded, to approve Resolution 2020-37 – appointing Patrick Angley to the Water Authority. Motion unanimously carried.

The Solicitor presented draft Ordinance 859 – An Ordinance Establishing the Annual Real Estate and Street Light Tax Rates for 2021. Stacey A. Hackman moved, and Ronald L. Ream seconded, to authorize the Solicitor to advertise Ordinance 859 – Establishing the 2021 Real Estate Tax Rates for adoption. Motion unanimously carried.

Ronald L. Ream moved, and Stacey A. Hackman seconded, to approve the request from Riley Blatt to place a Toys for Tots Box in the Borough Building. Motion unanimously carried.

Council recessed the regular meeting and entered Executive Session at 7:38 p.m. to discuss legal matters.

Council returned from Executive Session at 7:55 p.m., reconvening the regular session.

Dane W. Bicher moved, and Ronald L. Ream seconded, to authorize the Manager and Assistant Manager to engage Hall & Associates as special counsel to address the NPDES Permit matters as detailed in their proposed scope of services. Motion unanimously carried.

The President asked if there were any additional comments for the good of the borough.

Ronald L. Ream moved, and Stacey A. Hackman seconded, to adjourn the meeting. Motion unanimously carried.

The meeting was adjourned at 7:57 p.m.

Respectfully Submitted,

Lisa A. Brubaker  
Deputy Secretary