

**CAMP HILL BOROUGH COUNCIL  
MINUTES OF THE REGULAR MEETING  
2145 WALNUT STREET, PROSSER HALL  
CAMP HILL, PA 17011  
April 13, 2016**

President Peter Robelen called the meeting to order at 7:00 p.m. Council Members present were:

Mike Berney  
Steve Brodie  
Richard Guerin  
Peter Robelen  
Leigh Twiford  
Kim Snell-Zarcone

Also present: Mark Simpson, Mayor & Fire Chief; Doug Hockenberry, Police Chief; Pat Dennis, Borough Manager; Steve Feinour, Solicitor; and Nate Sterling as recording secretary.

Present in audience: Michael Mehaffey, Borough Engineer; Sam Robbins, Assistant Borough Manager & Director of Public Works; Audrey Logar, Recreation Director; and Chris Miller, Codes Enforcement Officer.

**MINUTES**

The minutes of the Wednesday, March 9, 2016 regular meeting were presented.

- Motion made by Mr. Brodie, seconded by Ms. Snell-Zarcone, to approve the minutes. Motion passed unanimously.

**MAYOR'S REPORT**

Mayor Simpson informed those present that May is Bicycle Month and was pleased to announce a series of upcoming related events such as a Community Bike Ride on Sunday May 1<sup>st</sup> and a Bike Rodeo at May Fair on Friday May 6<sup>th</sup>.

**PUBLIC COMMENT**

- Elizabeth Reusswig, from the Camp Hill CACCC & Kathy Knudsen, Director of the Enola CACCC formerly requested that Council consider allowing them the opportunity and time to investigate the possibility of using parts of the condemned Schaffer Elementary School for their child care program. The CACCC is in a position where it needs a new location for the child care center as they are unable to continue to operate out of CHUM. They stated they represented 250 families that wanted the CACCC to stay in the Borough and were requesting

four to six weeks in order to do a feasibility assessment to see if they could afford the costs involved with purchasing and renovating Schaeffer if not they would withdraw the request.

- Barclay Fitzpatrick, 125 North 30<sup>th</sup> Street, presented a handout from when he had served on the Schaeffer Task Force as well as the 2014 CACCC Form 990 for nonprofits. He had added commentary to the handouts as well as verbally expressed his opinion to Council as to why the CACCC would not be able to afford to purchase Schaeffer. His opinion was based on a comparison of the estimated costs to repair Schaeffer from his experience on the Task Force (example provided: \$1M alone just to upgrade the heat system) versus his opinion of the financial situation of CACCC and their ability to receiving lending in the amount needed.
- Kim Hoover, 20 South 24<sup>th</sup> Street, spoke in favor of CACCC's request because she felt the day care center use would appropriately fit the use of the building.
- Frank Swit, 44 North 30<sup>th</sup> Street, was not in favor of CACCC's request stating he has watched the building decay and become vandalized, there are so many issues and costs involved, he questioned the size of the building, and stating going through this process is an emotional roller coaster when CACCC's idea is doomed to fail.
- Jinny Springen, 134 North 23<sup>rd</sup> Street, speaking in the capacities of citizen, resident, and Historical Society member that she was in favor of CACCC having an opportunity to examine the possibility.
- Tom Sexton, 255 North 29<sup>th</sup> Street, was following up with Council from concerns he had expressed at the February meeting regarding creating a policy to prohibit paving over front yards in the Borough. He again referred to 2800 Market Street where this had occurred stating that he only regularly observes only 3 vehicles parked there in the rear of the property and restated that he felt paving front yards is counter to being a bike friendly community.
- Barbara Hallahan, Executive Director of the CACCC spoke regarding the initial request made stating that they were seeking to expand their child care program and increase their finances to be able to better serve this community. They were hoping to be able to assess all areas of this project and were asking Council to grant them just 6-weeks (not 5-years) to be able to make their determination on the feasibility.
- Dian Alling, 125 North 28<sup>th</sup> Street, was not in favor of CACCC's request stating she had talked to approximately 30-35 people who felt Schaeffer was an eyesore on the community. She also felt that with safety issues such as mold and the chemicals used to remove mold mothers would not ever want to send their children into the building even after renovations.

## **PUBLIC SAFETY**

Mr. Brodie asked Mayor Simpson if he could present the monthly fire and police reports. Mr. Simpson reported as Fire Chief that the monthly fire department activities included vehicle rescue training and he thanked G.A. Smith Towing for hosting an event with the Cub Scouts. Chief Simpson also stated he had traveled to Wisconsin to inspect the new fire engine which

would be sent to the dealership in Lancaster soon. Then additional work, customization, and training would be needed so he expected it might be in service in late June at the very earliest.

### **MANAGER'S REPORT**

Mr. Dennis announced he would be adding new content to the managers report which would be called Community Correspondence and would include copies of letters sent to the Borough or Manager to be presented to Council. He also announced his "Coffee with the Manger Fridays" initiative where he would provide coffee in Prosser Hall on Fridays between 7:30-8:30am and meet with residents and anyone interested in discussing anything about the Borough. Lastly he stated the Borough official Facebook page would be launched in a few weeks with the intent it could be a one-stop-shop for information in conjunction with the Borough website.

### **HEALTH and SANITATION**

Ms. Twiford stated the monthly and engineer's reports were in the packet and requested approval for two payment authorizations to Pipe Services Corporation:

- Motion made by Ms. Twiford, seconded by Mr. Guerin, to authorized payment of \$23,342.45 to Pipe Services Corporation for sewer televising work. Motion passed unanimously.
- Motion made by Ms. Twiford, seconded by Mr. Guerin, to authorized payment of \$18,997.44 to Pipe Services Corporation for storm pipe investigations. Motion passed unanimously.

### **GENERAL GOVERNMENT**

Ms. Twiford read the list of announcements for upcoming meetings

### **FINANCE**

Mr. Guerin announced that a Finance Committee meeting would be held on April 18<sup>th</sup> at a.m. to discuss revisions to the budgeting process. Mr. Dennis informed Council that the vouchers to be presented for payment this month would be presented at next month's meeting.

### **INFRASTRUCTURE**

Mr. Guerin announced the next Infrastructure Committee meeting was scheduled for April 22<sup>nd</sup> at 10 a.m. and then opened discussion on the request from the CACCC to investigate the use of Schaeffer Elementary. He explained to those present that as per the agreement with the School District regarding the use of Schaeffer the deed would have to be given back to them in order to do anything different than what was expected to happen with the property. Mr. Guerin questioned Mr. Feinour as to if a motion was required to which Mr. Feinour responded one would be needed since action was already taken. Mr. Mehaffey spoke to the status of the demolition stating that the permit process was underway with the Cumberland County

Conservation District and bidding would occur in the summer with the actual demolition taking place in the fall. Mr. Guerin informed Council and those present that the opinion of the Borough-School District Joint committee was still in favor of moving forward with the plan for demolition. At this time Mr. Brodie motioned for the following but there was no second:

- Motion made by Mr. Brodie to return the Schaeffer Elementary School property and deed back to the Camp Hill School District.

At this time Council members spoke regarding the matter. Mr. Robelen noted that based upon the timetable described by the engineer there would in fact be a number of weeks before the demolition would occur which about the amount of time the CACCC was requesting. Ms. Snell-Zarcone felt that Council should strictly follow the terms of the agreement and the expectations of all parties involved. Mr. Berney agreed with Ms. Snell-Zarcone and quoted himself stating that “[in the Borough] land is more precious than money” and added any other use of the Schaeffer property would be misleading the public. Mr. Brodie agreed with Mr. Berney and noted that it took the School District five years to get this far and it was the right thing for the community. He also thought it would be a waste of CACCC’s resources to even perform a feasibility study. Ms. Snell-Zarcone felt that even if the School District were to receive the property back they would have to entertain all offers on the market which would not ensure CACCC would be able to purchase it over another interested party. Mr. Berney mentioned the recent offers made and concluded that he strongly believed in the mission on the CACCC but that Schaeffer School was not the solution.

### **PERSONNEL, POLICIES and PROCEDURES**

There was no report this month.

### **COMMUNITY AND BUSINESS RELATIONS**

Ms. Twiford requested authorization for the following two agenda items:

- Motion made by Ms. Twiford, seconded by Mr. Guerin, to approve the adoption of the Complete Streets Policy Resolution to assist in the effort to become a Bicycle Friendly Community. Motion passed unanimously.
- Motion made by Ms. Twiford, seconded by Ms. Snell-Zarcone, to approve a contract for the Urban Land Institutes Technical Assistance Program for strategic planning. Motion passed unanimously.

### **PARKS and RECREATION**

Ms. Twiford stated the monthly report is in the packet and there was no other business.

## **PLANNING & ZONING**

Mr. Brodie stated that the monthly report was in the packet and noted that the Borough was officially notified of Hampden Townships Official Map Comments which must occur by law when this occurs with neighboring municipalities.

## **PUBLIC WORKS**

Mr. Brodie stated that the monthly report was in the packet and spoke briefly about the day out with public works where he and other Borough officials toured parts of the Borough to learn about Borough owned-property and infrastructure such as the pumping stations. He also noted the compost facility was up and running incorporating many major improvements. He again stressed the public needs to be voluntarily compliant with the rules and to use it but not abuse it.

## **BOROUGH/SCHOOL DISTRICT**

Mr. Guerin stated there was a request from Robin Jones from the Lion Foundation to transfer the agreed upon \$7K for writing the Kunkle Foundation grant in 2015.

- Motion made by Ms. Twiford, seconded by Ms. Snell-Zarcone, to approve authorization to transfer the funds for the grant writing fee from the maintenance fund to the Lion Foundation for payment. Motion passed unanimously.

## **PUBLIC COMMENT**

- Dian Alling, 125 North 28<sup>th</sup> Street, stated she was in favor of a Police presence at the Schaeffer School since she has witnessed things such as an old sofa being dumped there and rocks thrown through the windows. She was especially concerned now that she heard the building will still be standing throughout the summer. Chief Hockenberry said the Police Department can respond to the calls but they also need the support of eyes on the building.
- Sabrina Ruoro, 2201 Chestnut Street, and a staff member of the CACCC thanked Council for acknowledging their concern and prays for their continued support and hoped they might even be able to help them find the right place to relocate the day care.
- Barclay Fitzpatrick, 125 North 30<sup>th</sup> Street, stated he did believe in the mission of the CACCC and the Borough becoming a Bike Friendly Community. He also challenged Council to enact laws to make Camp Hill Borough a no-texting-while-driving community as well describing situations he witnessed involving the practice. Chief Hockenberry responded that a Borough law cannot supersede a State Law so it would have to change through Legislature.
- Dustin Palmer, North 19<sup>th</sup> Street, was in favor of the CACCC plan because he felt the day care should remain in the Borough and also felt there was enough available green space here.

- Kim Hoover, 20 South 24<sup>th</sup> Street, thanked Council for supporting the CACCC and clarified that the plan to use Schaeffer called for keeping all the current green space and just reusing parts of the current building (about 20K square feet of classroom space) and playground.

**EXECUTIVE SESSION**

Council recessed into executive session to seek advice from the Solicitor and to discuss personnel matters, and litigation at 8:02 p.m.

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Council returned to Public Session at 8:13 p.m.

Mr. Robelen stated personnel and litigation matters were discussed along with receiving advice from legal counsel within the Executive Session.

There being no further business to discuss a motion for adjournment was made:

- Motion made by Ms. Snell-Zarcone, seconded by Mr. Guerin, to adjourn. Motion passed unanimously at 8:14 p.m.

Respectfully submitted,

Nathaniel Sterling