

**REGULAR MEETING MINUTES
CAMP HILL BOROUGH COUNCIL
DECEMBER 9, 2020
7:00 PM**

Call to Order

Bonnie Bentz
Richard Guerin
Alissa Packer
Carl Schultz
Leigh Twiford
Erin Vroman
Zach Williard

Roll Call

MEETING MINUTES

- Mr. Williard made a motion to approve the November 11, 2020 minutes. Mr. Guerin seconded the motion. The motion passed with all in favor.

MAYOR'S REPORT

- Mayor Simpson presented the Camp Hill Volunteer of the Year award to Steve Karl, who was a youth sports coach, long time president of the Athletic Booster Club, Camp Hill 6th Grade Outdoor Education Program, camp staff member for 15+ years, Camp Hill school board member for 11 years, current president of the school board, and part of the executive committee that oversaw construction at Siebert Park and Good Shepherd School.
- Mr. Karl shared that this is quite an honor and that he is extremely proud to be a part of this community. He stated that the light show at Siebert Park made him feel even more proud. He thanked Council for the honor.

PUBLIC COMMENT

- **Chris Courogen, 3025 Mayfred Lane** – Mr. Courogen congratulated Mr. Karl. He stated that according to the Sunshine Act the Personnel Meetings should be advertised and open to the public. He suggested going through the Department of Community and Economic Development Strategic Management Program for a grant to have an expert help create financial, managerial, and economic development strategies for the municipality.
 - Mr. Stinnett clarified that there is a Supreme Court Case Law that states that gatherings for information purposes are not defined as meetings under the Sunshine Act and those same rules do not apply.
- **Michael Vogel, 134 S. 18th Street** – Mr. Vogel commented about Airbnbs that may be popping up around town. He stated that in good faith, it is not fair to neighboring houses to have new neighbors every 24 hours. He stated that he hopes there is good work being done to regulate Airbnbs.
 - Mr. Stinnett stated that he is working with Mr. Miller on this currently. They are looking at ways to enforce and educate Borough residents and property owners that short term Airbnb style rentals are not permitted in all zoning districts.
- **Laurie Kennedy, 495 Country Club Road** – Ms. Kennedy congratulated Mr. Karl. She stated that she doesn't know that anyone deserves the award more than him, especially this year. His leadership has been outstanding and tremendous during this time and she thanked Borough Council for recognizing his hard work.
- **Randy Gale, 236 Willow Avenue** – Mr. Gale reiterated that Mr. Karl was an excellent choice for the volunteer award, especially this year. He shared that Mr. Karl has met the challenges this year on the school board and they stand in awe of his leadership.
- **Bob Latham, 712 Arlington Road** – Mr. Latham congratulated Mr. Karl. He stated that Mr. Karl's leadership has made it easy to serve on the board. He congratulated the Borough on the Parade of Lights and said what a wonderful operation it was.
- **Jennifer Hoover, 127 S. 31st Street** – Ms. Hoover asked if soccer and baseball use can be clarified in the Unlit Park Hours Ordinance for Fiala Field. She stated that regarding the budget it remains a concern that up to 25% of revenue is being put into a fund that may still not require any reserves to be drawn down before raising taxes. She stated that the idea of a boutique hotel and a mini parking garage in downtown caught her by surprise.

- Mr. Stinnett stated that the existing Sub Paragraph C would permit the Borough manager to approve the park to be lit and open during games.
- **Art Pursel – 248 N. 29th Street** – Mr. Pursel congratulated Mr. Karl. He stated that this award is a great demonstration of the appreciation for all of his hard work. He also thanked Council for all of their hard work.

PUBLIC SAFETY

- Mayor Simpson shared that officers handled 617 calls in November. The fire department ran 33 calls and spent 68 hours on those calls. He shared that “Coffee with a Cop” and school visits are suspended until further notice.
- Ms. Vroman made a motion to approve and advertise the Ordinance Amendment to modify park hours for unlit parks. Under Chapter 145-3 the drafted Ordinance would read, “The parks shall be closed from 11 p.m. prevailing time until sunrise, except for Schaeffer Park and Fiala Field, which shall be closed from dusk to dawn.” Ms. Packer seconded the motion. This was brought up by Chief and Mayor because it is dark early and unsafe. Fiala Field does have sports events that the Borough can approve through Part C, stating that while it is lit it has approval to be open. This change would put something in place that allows police to enforce easier. The motion passed with all in favor, except Ms. Bentz, who voted against the motion.

BOROUGH MANAGER’S REPORT

- Mr. Lynch requested approval of the Verizon Cable TV Franchise agreement. He shared that a cable company must have a valid Franchise Agreement with a municipality that they serve. There are very strong provisions in the agreement and it does provide for a 5% franchise fee, payable to the Borough. The current agreement expired in 2018 but under mutual agreement it continued until good faith negotiations resulted in a new agreement. Mr. Williard will make a motion under Finance.
- Mr. Lynch asked for authorization to advertise the Council and Committee Meeting Schedule in the paper for 2021. Mr. Schultz will make a motion in the Community & Business Report.
- Mr. Lynch put together a Committee appointment list and recommended the appointment of two members of the Zoning Hearing Board, as two spots will be vacant by the next meeting. Mr. Lentz and Mr. Twiford have expressed interest in continuing. Ms. Packer will make a motion under the Personnel Report.

FINANCE

- Mr. Williard made a motion to make a payment of checks for November 2020 in the amount of \$1,181,350.88. Mr. Schultz seconded. The motion passed with all in favor.
- Mr. Williard made a motion to approve the 2021 Borough and Stormwater Budgets. Ms. Packer seconded. The motion passed with all in favor.
- Mr. Williard made a motion to remove the non-uniform pension contributions for Fiscal Year 2021. Ms. Vroman seconded. They take this action each year. Currently the pension is more than 100% funded. This applies to non-uniform staff that are on the pension prior to 2017. The motion passed with all in favor.
- Mr. Williard made a motion to increase the tax collector’s salary by \$3,500 over the current rate of \$7,500 per year, which would increase the pay to \$11,000. Ms. Packer seconded. The motion passed with all in favor.
- Mr. Williard made a motion to approve the Verizon Franchise Agreement. Ms. Packer seconded the motion. The motion passed with all in favor.

PUBLIC WORKS

- Ms. Bentz made a motion to approve Change Order #2 for Challenger Baseball in the amount of \$3,584.00 to add fencing in front of the dugout slabs. Mr. Williard seconded. Mr. Hess shared that in a joint effort between the Borough and Baseball Association there was a miscommunication on the dugout slabs, so they identified the issue and received pricing for the contractor do to the fencing. The motion passed with all in favor.
- Ms. Bentz made a motion for the 19th and Chestnut Street Pedestrian Refuge Island for approval of application for Payment No. 1 in the amount of \$4,995.00, with a remaining balance of \$70,301.30. Ms. Vroman seconded. The motion passed with all in favor.

COMMUNITY & BUSINESS RELATIONS

- Mr. Schultz made a motion to advertise the Committee and Meeting Schedule. Ms. Bentz seconded. The motion passed with all in favor.

- Mr. Schultz stated that he is seeking Council endorsement of a modified Streetscape Project Plan in order to move forward with meeting with PennDOT to get the HOP and to apply to borrow the \$1,000,000 for the project. Mr. Schultz stated that they made some recommendations to bring the cost to \$1,500,000 (\$1,800,000 with contingency), which is what the project is budgeted for. Ms. Vroman stated that she is not in favor of the reduction of 15th – 17th Street. She also noted that residential owners are responsible for their sidewalk payments, so businesses should be expected to pay for theirs as well. Mr. Schultz answered that the sidewalk reimbursement amount is not more definitive because there are some advantages to the Borough contracting for sidewalk work and it being done all at once. Some of the sidewalks are not terrible, but it makes sense to replace with the project. As for cutting the two blocks, it seemed like the best way to make this work with the budget and they could add them in the future. Mr. Williard shared that a competitive RFP will be sent out to about 30 banks for the loan and they will pick the best bid to bring to Council and ask for a vote on that. All of Council gave consensus to continue moving the project forward.

PARKS & RECREATION

- Ms. Vroman shared that each year Council drives around the Borough to look at outdoor home décor for the Holiday Home Decorating Contest in partnership with Blooms by Vickrey. The judging will be this next week, so residents should turn on lights by 4 p.m. if they want to participate. Winners will be presented a prize and will be posted on the website and Facebook.
- Ms. Vroman shared that there are currently three Recreation Commission openings. Interviews for the resumes that came in will be done prior to the next Council Meeting. The Recreation Commission will meet on January 19th to provide enough time to interview and select members.
- Parade of Lights/Toys for Tots report - Ms. Logar shared that this was a community effort. Meetings started in September with Mark Simpson, Gary Rini, Patty Gilroy, John Erosole, Bridget Rini and Jeff Cap. They had 27 different displays throughout the park. They collected 55 boxes of toys plus toys that were too big for the boxes; filled four ABF freight cubes instead of 1.5 in years past; and collected \$6,081 cash donations to purchase toys with. She thanked all who helped, including Centric Bank, MidPenn Bank, ABF Freight, Blooms by Vickrey, Studio C Salon, Tanya's Cookie Boutique, Cornerstone Coffeehouse, the fire department, public works, and those who did displays, which are listed on the map on the website. She also thanked all those who came out. Ms. Packer thanked Ms. Logar. Ms. Vroman shared that this would have been Ms. Logar's 25th year of being Camp Director this year. She was thrilled they were able to celebrate this way.

PLANNING & ZONING

- Mr. Guerin made a motion to adopt an Ordinance to amend the Borough Zoning Ordinance and Zoning Map. The amendments will establish a setback for restaurant drive-through service from residential district boundaries and change the zoning map to modify the zoning district for land Southeast of Cumberland Boulevard and 21st Street from Commercial-Highway to Medium Density Residential Office. Ms. Bentz seconded the motion. The motion passed with all in favor.
- Mr. Guerin made a motion to authorize the resubmission of the revised SALDO to the Borough and County Planning Commissions. Ms. Packer seconded. Mr. Stinnett stated that the proposed changes were made and the final version was sent to Council. The final versions would be sent to the Planning Commissions for re-review out of an abundance of caution.
 - Ms. Bentz and Ms. Vroman raised a concern with language and consistency between the Zoning Ordinance and SALDO. Mr. Stinnett stated that the SALDO has a provision that the stricter provision will control. Mr. Schmehl noted that there will be a cross reference.
 - The motion passed with all in favor.
- Mr. Guerin made a motion to advertise a public hearing to adopt the SALDO as revised on January 27th at 6:00 p.m. Mr. Stinnett stated that for the SALDO they must provide the Planning Commissions 45 days prior to a public hearing. Ms. Vroman seconded the motion. The motion passed with all in favor.

PERSONNEL

- Ms. Packer made a motion to accept a proposal to use consultant Peter Marshall to assist with recruiting a Borough Manager. Ms. Vroman seconded. Ms. Packer shared that Mr. Marshall has been a manager in state college for 17 years, was a manager in a town in Delaware for 13 years, plus he has extensive experience running

a consulting firm that recruits for municipal governments. He has his masters in governmental administration and is on State College Borough Council. Council will receive the resumes, but Mr. Marshall will review, screen, and conduct interviews, as well as do reference and background checks on those that Council wants to interview. His pricing was on the lower end (max of \$6,500). The motion passed with all in favor.

- Ms. Packer stated that she would like to publically advertise the Zoning Hearing Board positions that are available. It is a three person board, with a three year term. The positions expire December 31st. A Special Council Meeting can be made to appoint them. Postings will be listed on the website.
- Ms. Packer mentioned that they will continue accepting Public Works Director resumes through the end of this week. They will start interviewing after that.

PUBLIC COMMENT

- **Bruce Bigelow, 20 S. 26th Street** – Mr. Bigelow asked when Council adopted and approved the 2021 budget if there was mention of whether there is an increase in taxes or fees in 2021. Mr. Williard answered that there was no increase in either.
- **Ben Agostino** – Mr. Agostino shared that he owns a business at 2012 Market Street and he wanted to thank Borough Council, Borough staff, and Mayor Simpson for supporting the Downtown Association.
- **Addeline Alaniz Edwards, 3355 Walnut Street** – Ms. Edwards requested more frequent maintenance and replacements of the main sewer lines on the west end of the Borough. She shared that homeowners on south side of the 33 block of Walnut Street have continued to have issues with the main sewer line on their street and the sewage backs up into the homes. Ms. Twiford stated they will do some research on this and she asked Ms. Edwards to reach out to her through email.
- **Chris Courogen, 3025 Mayfred Lane** – Mr. Courogen commented to Mr. Stinnett’s response to his comment at the beginning of the meeting, as he felt that Mr. Stinnett mischaracterized the Court Decision, as it says that deliberation has to be done in a public meeting. He feels that the Borough has failed to advertise and hold executive meeting when appropriate. He stated that he will file criminal charges if he has to.
 - Mr. Stinnett stated that each of the actions that Mr. Courogen mentioned were deliberated and voted on at a public meeting. Mr. Courogen stated that the advertisements should not be placed in the Sentinel since it is not circulated in the Borough. Mr. Stinnett stated that the Sentinel is available at every gas station in the Borough, as well as the Giant.

COMMENTS FROM COUNCIL

- Ms. Vroman thanked everyone for hanging in there together this year. She felt that a lot of good things have been done despite COVID.
- Mr. Guerin said happy holidays and best wishes to everyone.
- Mr. Schultz said that this group is dedicated to the betterment of the Borough. A lot of time is put in and they are making good progress. He stated that he really appreciates everyone that he works with on Council, staff, etc.
- Mr. Williard echoed the same comments. He thanked everyone, including staff. He gave an extra shout-out to Chris Miller with the extra time during COVID and to Ms. Logar for the Toys for Tots Parade of Lights.
- Ms. Twiford stated that she looks forward to being in the same room with everyone again.

ADJOURNMENT

- Ms. Vroman made a motion to adjourn the meeting. Mr. Williard seconded the motion. The meeting adjourned at 9:27 p.m.