

COUNCIL CHAMBERS, BOROUGH OFFICE BUILDING
36 West Allen Street
Mechanicsburg, PA 17055-6257

January 16, 2007

7:30 PM

SWEARING IN OF NEW COUNCIL MEMBER

Mayor Ritter swore in new Councilmember, Roger Ciecierski.

CALL TO ORDER:

At 7:35 PM, President Whitcomb called the Council meeting to order and seated Councilman Ciecierski.

PLEDGE OF ALLEGIANCE:

Boy Scout Troop 283 members Mack Andrews, Kris Smith and Dustin Stoner were present and led those assembled in the Pledge of Allegiance to the flag.

ROLL CALL: Roll call was taken with the following present: President Whitcomb, Vice President Ryder, Councilmen Ciecierski, McDermott, Ryder, Seagrist, Stoner, Jr. Councilperson Ford, Solicitor Schorpp, Mayor Ritter, Chief Spotts, Chief Seagrist, Manager Stough, and Assistant Secretary Boyer. Councilman Humes was absent.

Also in attendance: Mack & Tom Andrews, Tom Bender, Lisa & Kayla Ciecierski, Kirk Corliss, the Custer Family, Becky Knisely, Mike Murtha, Jack Neibert, A.J. Schwartz, W.I. Schweitzer, Bob & Kris Smith, Dustin & Lauren Stoner and Jeff VanBoskirk.

GUESTS:

Kirk Corliss, Planning Commission Chairman, addressed Borough Council regarding the draft Comprehensive Plan before them for consideration this evening. Chairman Corliss congratulated Councilman Ciecierski on his appointment to Borough Council. Chairman Corliss thanked the residents of Mechanicsburg that participated in the Town meeting held last year and the public meetings held by Planning Commission. He stated that the input provided by the residents was important to the formulation and strengthens this plan. He recognized Planning Commission members Chris Knarr, Ed LeClear and his wife, Stephanie, former Planning Commission member Roger Ciecierski, Jen Straub from the County Planning office and Jim and Glenda Boyer, all of which participated in the land use survey and parking study. The hours donated by the Planning Commission and volunteers saved the Borough at least \$22,000. Chairman Corliss thanked Vice Chairman Ed LeClear who worked with the Planning Commission and the consultant, coordinating the efforts and keeping the plan moving forward in a timely manner. He then thanked A.J. Schwartz from Environmental Planning and Design, the lead consultant on the plan and Carolyn Yeagle, his assistant, for the excellent job they did in preparing this document. He then turned the floor over to Mr. Schwartz, who presented a Powerpoint presentation on the Comprehensive Plan Draft and distributed copies of the Executive Summary for Council review (both documents are attached to minutes). After the presentation, Mr. Schwartz opened the floor to questions from Borough Council.

Councilman Seagrist thanked Mr. Schwartz for his work on this project. He then asked what role the development of the Hess Farm Tract would play and if that factored into the Comprehensive Plan. Mr. Schwartz explained that the development of that tract did not have a lot of impact on this plan, other than when it comes to the utilization of existing green space. Councilman Seagrist asked if the traffic impact was factored into this plan. Mr. Schwartz explained that traffic from this one development pales in comparison to some of the larger traffic issues such as truck traffic on Main Street and Simpson Street and the adjoining neighborhoods and the plan discusses how do deal with traffic as a regional issue and partnering with neighbors to approach PennDOT on large scale traffic concerns. Chairman Corliss added that the traffic impact from the Hess Farm Development will be analyzed by the Planning Commission and Borough Engineer when a land development plan is submitted. Mr. Corliss stated that when the plan for the Hess Farm Development is reviewed the traffic impact will be handled to minimize impact to the surrounding neighborhood and the volume as efficiently as possible.

President Whitcomb questioned Mr. Schwartz on his comment during the presentation that some alleys may be better utilized as pedestrian walkways. Mr. Schwartz stated that there are some suggestions in the Comprehensive Plan for better use of these areas in the downtown business district. Mr. Schwartz stated that the traffic impact would have to be analyzed before a decision would be made to close a roadway, these are just suggestions for enhancement of the business district. Mr. Schwartz stated that enhancement of the square area is also suggested for the downtown. These issues would be best addressed by a steering committee that could review and make recommendations to Borough Council on the implementation of the suggested items in the plan. President Whitcomb asked for clarification on the reference to South Allen Street in the plan. Mr. Schwartz clarified that it is the area to the south of East and West Allen Street, which is the focus of the suggestions for redevelopment in the future. Mr. Schwartz clarified that this area along Allen Street has potential for development as a business and residential mix use neighborhood.

Councilman Seagrist asked Mr. Schwartz if there were any suggestions to be implemented in the plan to reverse or curtail the decline in population and the increase in rental housing in the Borough. Mr. Schwartz indicated that the Borough is losing families with heads of household between 25 to 45 years of age. These are the child bearing years when families are looking to purchase homes and put down roots in a community. The Comprehensive Plan focuses on protecting the integrity of the single family neighborhoods to attract families to the Borough. As families come back in, the community will stabilize in terms of its percentage of rental housing units.

CITIZENS COMMENTS:

Wayne Schweitzer, 3 East Elmwood Avenue, asked Borough Council to consider allowing deduct meters on outside faucets to reduce sewer fees to residents that use water to maintain their lawns and gardens, wash their cars and fill their pools. He presented a copy of the Silver Spring Township bill for sewer use, showing a deduct meter reading for water used for outdoor activities. President Whitcomb directed staff to research this further with the Township and United Water.

ADDITIONS TO AGENDA:

Manager Stough added the acceptance of the resignation of Roger Ciecierski from the Borough Planning Commission and removed the Executive Session from the agenda.

APPROVAL OF AGENDA:

Councilman McDermott made a motion to approve the agenda with the changes noted. Councilman Stoner seconded the motion, which passed with no dissenting votes.

CORRESPONDENCE:

Manager Stough reported the following correspondence was received:

- ◆ Manager Stough reminded Borough Council that the annual Tri-County Boroughs meeting will be held at Scottie's Beef and Reef on February 27th.
- ◆ A notice was received from PSAB about their Wake Up to the Issues Breakfast Program. The next one in this area is scheduled for March 9th in Lemoyne and information will be in Council packets this week.
- ◆ A fax was received from Cumberland County announcing an ICS 100 course for NIMS compliance is scheduled for January 25th from 6 to 10 PM at Washington Fire Company.

APPROVAL OF MINUTES:

Vice President Ryder made a motion to approve the minutes of the January 2, 2007 regular and the January 11, 2007 special Council meetings. Councilman Stoner seconded the motion, which passed with all in favor.

MONTHLY REPORTS:

Councilman McDermott made a motion, seconded by Councilman Ciecierski, to approve the monthly reports as submitted. The motion carried.

MANAGER'S REPORT:

Manager Stough reported:

- ◆ The final Commercial Loan payment on the building loan for this building was made to PNC this month. That makes this building paid off and mortgage free.

MAYOR'S REPORT:

January 2nd – Swore into office Special Fire Police under the direction of the new Special Fire Police Captain Mike Mills.
January 8th – Crime Watch guest was Magisterial District Justice Mark Martin. Mark gave a fact filled talk on Terrorism and Crime prevention.

Trivia Question: What is the name of the company that owned and operated the electric trolley system from Harrisburg to Carlisle in the early 1900's?

Answer: The Cumberland Valley Traction Company.

CHIEF OF POLICE REPORT:

Chief Spotts indicated that the First United Methodist Church is planning a community clean up day in the spring and they would like the Borough to suggest any areas they should work to clean up. A letter of thanks was received from Shiremanstown Borough for the Police Department's donation to the Lebo Owens Courtyard project. Chief Spotts also reported that payment for damages to a Police car during the installation of radio equipment was received from M/A Com this week.

SOLICITOR REPORT:

No Report.

ENGINEERS REPORT:

No Report.

FIRE CHIEF REPORT:

Chief Seagrist reported that information was received on the 800Mhz software. The software is not functioning properly, so the implementation time is being pushed back.

JR. COUNCILPERSON REPORT:

Jr. Councilperson Ford reported:

- ◆ The high school will begin mid-terms tomorrow.

COUNCIL COMMITTEE REPORTS:

Community Development– Humes – No report.

Environmental/Recycling Committee – Ryder – No report.

Finance/Appropriations/Insurance – No report.

Fire Committee –Ryder – The next meeting is January 24th at 7:30 PM.

Health/Recreation –Seagrist – Councilman Seagrist reported that the Recreation Commission met last week and gave preliminary approval to an Eagle Scout Project proposed by Daniel Allman, of Boy Scout Troop 283, to construct handicapped accessible picnic tables for the pool area. The project should be completed for the 2007 pool season. The Recreation Commission asked why fire hoses were across the basketball courts the first week of January. Chief Seagrist stated that the hoses were being used to fill the pool as water levels were down. Councilman Seagrist reported that the next Recreation Commission meeting will be held on Tuesday, February 13th at 7:00 PM and the next Joint Recreation Commission meeting will be held February 22nd at 7:30 PM at Elmwood Elementary.

Highway/Public Safety – Stoner – No report.

Loan Review Committee- Humes – No report.

Ordinance/Administration/Legislative Action – Humes – No report.

Property/Buildings – Stoner – Councilman Stoner reported an agenda item for this evening. He asked Manager Stough if the sidewalk work at Simpson and York was completed. Manager Stough stated that the only item to be completed at the York and Simpson Streets location is the top soil and seeding, which will be done by the contractor in the spring.

Public Communication – McDermott – Councilman McDermott reported that the deadline for the next newsletter is February 16th.

School Board – Ryder – Councilman Ryder – Councilman Ryder reported that yesterday a large number of middle school students donated their time to community service in honor of Martin Luther King Day. Councilman Ryder commended the School District for this program and the students that participated.

W.S.C.O.G. – McDermott –No report.

AGENDA ITEMS – January 16, 2007

◆ **Consider Conditional Use Application of T-Mobile for an Antenna to be Placed at 43 E. Locust St.**

Solicitor Schorpp stated that Council can vote at this time to approve or deny the Conditional Use request, pursuant to the draft decision provided, which contains seven conditions. Vice President Ryder made a motion to approve the Conditional Use request as outlined in the decision prepared, with the seven conditions noted by the Solicitor. Councilman McDermott seconded the motion and President Whitcomb opened the floor for discussion. With no discussion, a vote was taken and the motion passed with four in favor (McDermott, Ryder, Stoner, Whitcomb) one against (Seagrist) and Councilman Ciecierski abstaining, as he was not present during the public hearing and deliberation. A signed copy of the decision was provided to Paula Leicht, of Mette, Evans and Woodside, Counsel for the applicant.

◆ **Discussion and Possible Action to Forward the Draft of the Comprehensive Plan to the County and School District for Review and Comment.**

Vice President Ryder made a motion, second by Councilman McDermott, to forward the draft Comprehensive Plan to the County and school districts for review and comment. President Whitcomb stated that this action would start the clock on the 45 day review process. Solicitor Schorpp stated that a Public Hearing would be required, prior to adoption of the plan, the earliest regular meeting date for the Public Hearing would be March 20th, however, a special meeting date and time could be selected, and the Solicitor reviewed the advertisement requirements for the Public Hearing. Vice President Ryder suggested a separate date for the Public Hearing. Councilman McDermott stated that he would like to have the meeting scheduled after the next edition of the newsletter goes out to the public, so it can be placed in the newsletter, so residents are aware of the date and time of the hearing. Councilman Seagrist thanked the Planning

Commission for all their work and he stated that the dollar figure in savings quoted by Mr. Corliss was conservative and he is sure the Borough saved much more from the quantity and quality of the time and work donated to this project by the professionals on the Planning Commission. Councilman Seagrist stated that he is troubled by the comment that was made this evening that the impact to traffic in the Borough with the development of the Hess Tract pales in comparison to the other traffic issues facing the Borough. He went on to say that he is concerned that the draft Comprehensive Plan does not address this important traffic issue. President Whitcomb concurred with Councilman Seagrist's comment. At the conclusion of the discussion, a vote was taken and the motion passed with all in favor.

◆ **Discussion and Possible Action on Acceptance of the Time Extension Offered by Christine Walker for her Subdivision and Land Development Plan at 131 East Simpson Street through April 22, 2007.**

Vice President Ryder made a motion, second by Councilman McDermott, to accept the time extension offered by Christine Walker for her Subdivision and Land Development plan at 131 East Simpson Street through April 22, 2007. The motion passed with all in favor.

◆ **Discussion and Possible Action on Acceptance of the Time Extension Offered by Michael Martin for the David's Furniture Land Development and Lot Consolidation Plan through March 31, 2007.**

Councilman Seagrist made a motion to accept the time extension offered by Michael Martin for the David's Furniture Land Development and Lot Consolidation plan through March 31, 2007. Councilman Ciecierski seconded the motion, which passed with all in favor.

◆ **Discussion and Possible Action on Ordinance 1091 Setting the Tapping Fees for Connection to the Borough Sewer Service Lines.**

Manager Stough reviewed the proposed Ordinance with Borough Council. Vice President Ryder made a motion, second by Councilman Stoner, to adopt Ordinance 1091 setting sewer connection fees for the Borough at \$2,369. Councilman Seagrist asked if the property owners on Elmwood would have to pay the higher rate to connect to the sewer system. Manager Stough stated that all those residents have already paid their connection fees and are on the system.

Ciecierski	Yea	Seagrist	Yea
Humes	Absent	Stoner	Yea
McDermott	Yea	Whitcomb	Yea
Ryder	Yea		

The motion passed.

◆ **Resolution 07-2007 Honoring Phil Dolson for his Service on the Mechanicsburg Recreation Commission.**

Councilman Seagrist made a motion to adopt Resolution 07-2007 in honor of Phil Dolson's service to the Recreation Commission. Councilman McDermott seconded the motion, which passed unanimously.

◆ **Discussion and Possible Action on the Request of the Mechanicsburg Chamber of Commerce to Hold Jubilee Day on Thursday June 21, 2007 and Close Streets as Required.**

Manager Stough reviewed the request with Borough Council, noting that the only change from last year is moving the parking restrictions to begin at 6 PM on Wednesday, rather than 8 PM. Chief Spotts recommended that the parking restriction be left to begin at 8 PM, as in the past. Councilman Seagrist made a motion to close the streets as requested on Thursday June 21, 2007 for the annual Chamber of Commerce Jubilee Day event, with the parking restrictions to begin at 8 PM on Wednesday, not 6 PM as requested. Councilman McDermott seconded the motion, which passed with all in favor.

◆ **Discussion and Possible Action on the Request of the Mechanicsburg Chamber to Erect a Banner over East Main Street Advertising Jubilee Day from May 29th through June 25th, 2007.**

Vice President Ryder made a motion, second by Councilman Ciecierski, to approve the erection of a banner over East Main Street advertising Jubilee Day from May 29th through June 25th, 2007. The motion passed with all in favor.

◆ **Settlement of 2006 Per Capita Tax with Barry Heckard – Approval to Remit \$2,515.00 and 503 Bills for Uncollected Per Capita Tax to G. H. Harris for Collection.**

Vice President Ryder made a motion, second by Councilman Ciecierski, to approve the remittance of 503, 2006 Per Capita Tax bills to G.H. Harris for collection. The motion passed with all in favor.

◆ **Settlement of 2006 Real Estate Tax with Barry Heckard – Approval to Remit \$24,748.52 and 80 Bills for Uncollected Real Estate to Cumberland County Tax Claim Office.**

Vice President Ryder made a motion, second by Councilman Stoner, to approve the remittance of 80, 2006 Real Estate Tax bills to Cumberland County for collection. The motion passed with all favor.

◆ **Discussion and Possible Approval of Civil Service Resolution 01-2007 & 02-2007.**

Chief Spotts stated that the Civil Service Commission met this evening and passed the Resolutions before Council this evening. Resolution 01-2007 voids the 2006 eligibility list and Resolution 02-2007 establishes a new eligibility list for the new patrol officer position created in the 2007 budget. Councilman Stoner made a motion to approve Civil Service Resolution 01-2007 & 02-2007 as presented. Vice President Ryder seconded the motion, which passed with all in favor.

◆ **Discussion and Possible Action on Fees for Pavilion Use.**

Councilman Seagrist reported that the Recreation Commission requested that the 2007 season be done without fees to see what the impact on Borough Pavilions will be and to make recommendations to Council on possible fees for the 2008 season, if needed. Councilman Stoner made a motion, second by Councilman Seagrist, not to charge fees for the 2007 season. Manager Stough stated that revenues were received in 2006 for use of the pavilions, however, pavilion maintenance is being paid from Borough funds, but the revenues were not used for pavilion maintenance. Councilman Seagrist stated that all reservations are made through the Recreation Office and the year end figures for the Park and Pool accounts have been finalized and will be distributed by staff in Council packets this week. Councilman Seagrist stated that he would ask the Recreation Staff to come to a meeting and explain the financials to Borough Council.

◆ **Discussion and Possible Action on the Intergovernmental Pool Agreement.**

Councilman Seagrist reported nothing new at this time. Staff will leave this on the next agenda.

◆ **Consider acceptance of the Resignation of Roger Ciecierski from the Borough Planning Commission.**

Councilman Stoner made a motion to accept the resignation of Ciecierski from the Planning Commission. Councilman McDermott seconded the motion, which passed with all in favor.

◆ **Amendment of the Agenda.**

President Whitcomb asked if Council would like to amend the agenda to allow for the election of a President Pro-tem. Councilman Stoner made a motion, second by Councilman Ciecierski, to amend the agenda. The motion passed with all in favor.

◆ **Election of President Pro-tem.**

President Whitcomb opened the floor for nominations. Ryder nominated Humes, Seagrist nominated McDermott. Vice President Ryder made a motion, second by Councilman McDermott to close the floor to nominations.

Councilman Ryder made a motion to elect Councilman Humes as President Pro-tem. The motion failed for lack of a second. Councilman Seagrist made a motion to elect Councilman McDermott President Pro-tem. Councilman Stoner seconded the motion, which passed with all in favor.

APPROVAL OF EXPENDITURES PAID: Vice President Ryder made a motion to approve invoices and expenditures paid from December 1, 2006 through December 31, 2006. Councilman Stoner seconded the motion, which passed with all in favor.

General Fund: \$320,666.06 Highway Aid Fund \$123,565.58 Capital Improvement Fund: \$374,277.06

CITIZEN COMMENTS:

Mike Murtha, 120 East Simpson Street, asked Borough Council if the land development plan for 131 West Simpson Street is available for public viewing. Manager Stough noted that it was available at the Borough Office during regular business hours.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL:

None.

ADJOURNMENT:

At 8:53 PM, with no further business to discuss, President Whitcomb adjourned the meeting.



Jonathan S. Stough
Borough Secretary