

**Red Lion Borough Council  
Meeting Minutes  
Monday, July 13<sup>th</sup>, 2020**

**Members present**

Cindy Barley  
Tina Frutiger  
Stephanie Weaver  
Muriel Slenker  
Chris Minnich  
Dennis Klinedinst  
Tony Musso

**Others present**

Dianne Price, Borough Manager  
Dan Shaw, Codes/Zoning  
Brett Patterson, Public Works  
Randy Gray, Public Works  
Mike Craley, Solicitor  
Jeff Shue, Engineer  
Mayor Walt Hughes  
Stacy Myers, Recording Sec'y

**Visitors**

Skip Missimer  
Ed Pearson  
Nick Rhoads

1. The meeting was called to order @ 7:00p.m. Everyone observed a moment of silence, followed by the pledge to the flag.

2. **Approval of Meeting Minutes**

- Mrs. Frutiger made a motion to approve the June 1<sup>st</sup>, 2020 Work Session Minutes; Mr. Minnich seconded. All were in favor; motion carried.
- Mrs. Frutiger made a motion to approve the June 8<sup>th</sup>, 2020 Meeting Minutes; Mr. Minnich seconded. All were in favor; motion carried.

3. **VISITORS & PUBLIC COMMENT**—Ed Pearson was present to discuss the parcel of land he owns near Summit Lane/Charles Street (& Charles Street bridge). Mr. Craley reported on this issue, having been contacted months ago by Mr. Pearson's attorney, Amanda Dubbs, regarding discrepancies about the boundary lines. The Borough owns a portion of this parcel, obtained years ago as part of a subdivision with Dave Lutz. Prior to that, Mr. Lutz had gotten it from the railroad.

While reviewing Dave Lutz' deed, Mr. Craley found when the railroad gave the property to him, the boundary was based on tax maps, which aren't always found to be accurate. When he met with Ms. Dubbs, they tried to come up with an agreed-upon boundary.

Tonight, Mr. Craley referenced a survey map that was completed for Mr. Pearson by Gordon Brown Associates. He noted the red line on the survey map (L3, L5, L6) is being proposed as the boundary line, with which Mr. Craley agrees. This can be noted via a corrective deed. But there is an additional piece of land Ms. Dubbs is requesting the Borough give to Mr. Pearson. To do so would require a subdivision & Mr. Craley is not recommending that Council agree to that.

Mr. Pearson addressed Council & said he's trying to simplify the boundary lines and although he doesn't want to infringe on the Rail Trail, the original "lock-up" of Red Lion (built in 1890) is on his property and he's trying to rehab the building for possible public tours. He has already cleaned up that area, repointed the brick & replaced the roof of the old jail. The restriction he will face, if he doesn't have that additional parcel of land, is having enough area for parking. He's asking the property line to be extended to where the grass line meets the Rail Trail. He will maintain that area & pay taxes on it. It won't cost the Borough any additional monies, rather they'll gain tax revenue from it. Two issues are before Council relating to this:

- Agreeing on a boundary now; using the red dotted line, a corrective deed can be created
- Granting the additional piece of land Mr. Pearson is requesting

Council members agreed that they've put a lot of money into the Rail Trail and don't want to relinquish more property close to it nor risk snow, ice & debris being pushed onto the Trail during plowing.

Mr. Klinedinst made a motion that the L3, L5 & L6 lines on the plan be used as the agreed-upon boundary lines of the Borough's & Mr. Pearson's properties. Mrs. Frutiger seconded. All were in favor; motion carried.

No action was taken on granting the additional property abutting the Rail Trail. Council & Borough staff are open to help Mr. Pearson find parking options for the jail, should he open it to the public. Mr. Craley said it may be possible to lease some parking spaces from St. Paul's Church (other than Sundays).

4. **MAYOR HUGHES REMARKS & RECOMMENDATIONS**—Mayor Hughes reported:
  - September's Council meeting is slated for the presentation of the Mayor's Awards. He hasn't received any response from the School District concerning the student awards. He still needs adult award nominations for Performing Arts, Music & Volunteer of the Year. If anyone has suggestions for those categories, let him know.
  - Parking meter enforcement suspension (put in place during COVID-19 pandemic) should now be lifted.
  - Mr. Klinedinst reported that, since Channel 27 News has a camera on the roof of the Municipal Office, he suggested Mayor Hughes do a public service announcement about the struggle small town municipalities have with utility companies. The incident of the recent pole nearly falling on top of a vehicle is one type of situation, being that Borough staff had previously requested the pole be repaired/removed. Met-Ed had been contacted several times about the utility pole but told Mrs. Price they had difficulty reaching Verizon & Comcast to remove their services. Verizon & Comcast were the last 2 services holding up the pole. Mayor Hughes will research getting some type of announcement or message to the utility companies involved.
  - Congratulations to Mayor Hughes on becoming a great grandfather in May!
5. **PUBLIC SAFETY**—Ms. Weaver reported:
  - **Fire Company Report**—report was distributed. Other items to report:
    - Ms. Weaver stated she attended the recent Fire Company meeting with a gentleman who was adamant about joining; however, Fire Company personnel said they had turned this man down several times as he's unfortunately, not able to serve in the capacity of firefighter for medical reasons.
    - Metal plate in sidewalk at the Fire Company (on Charles Street) poses a tripping hazard. Someone will mention this to Fire Personnel.
    - Chief Gingrich asked if the Borough would reconsider allowing Fire Personnel to wash their vehicles at the station if they used eco-friendly products. The products weren't the issue; the floor drains at the firehouse may need to be restructured, but Borough staff needs access to the firehouse to see the capacity & setup of the drains. Ms. Weaver will report back to Chief Gingrich.
  - **Ambulance Report**—was distributed
6. **SOLICITOR'S REPORT**—Mr. Craley reported:
  - Having been authorized last month by Council, Mr. Craley & Mrs. Price are researching financing options for the Borough's capital improvement projects. Mr. Craley contacted Eckert Seamans, who stated loan terms & interest rates are very attractive right now. Municipal financing may be around 3% or less. Whether the Borough decides on joining a bond pool or obtaining note financing from a financial institution, they could possibly get a fixed rate term of 5 years, maybe 10 years. If we're looking for 20, 25 or 30-year financing, we'd get a 5-year fixed rate at the current interest rate at closing, then that interest rate would reset every 2-5 years based on prime rate or LIBOR (London

interbank offered rate). Cost of issuance fees, financial consultant fees, etc. varies with the amount borrowed. For approx. a \$500,000 loan amount, expect to pay 5-7% closing costs. For a borrowed amount of \$1-2million, closing costs would decrease to 1-4%. Liquid Fuels money can be used for base repair & other like road expenses, but it's uncertain how much the Borough will receive this year & next year.

Bank financing or a line of credit would offer flexible payment options, such as interest-only for a time, then switching to principal + interest payments. Options can be reviewed & Council members believe it's a good idea to research it. Jeff Shue believes 2021 will bring attractive bid pricing from contractors, so Council needs to get their input on Borough projects to Mr. Klinedinst & Public Works Committee. In an effort to develop a 3-to-5-year plan for these projects, it was decided for Council members to drive through town looking at the condition of Borough streets & what needs to be done. This will be done on Monday, July 20<sup>th</sup> @ 6pm.

7. **ENGINEER'S REPORT**—Jeff Shue requested payment to Farhat Excavating for the concrete work on Main Street, having walked the area this morning & found the work satisfactory; however, Jeff suggested not paying Farhat \$3,200 for the grass restoration. The job completed for the grass restoration wasn't satisfactory but will be monitored by Borough staff for progress/growth.

Farhat Excavating submitted an Application for Payment in the amount of \$141,057.90 of which 5% of the total (\$12,226.35) was being held anyway. \$3,200 of the \$12,226.35 will not be paid. There will be another payment application presented later for final payment, but Jeff concurs with the \$141,057.90 being paid now. Mrs. Barley made a motion to pay \$141,057.90 to Farhat Excavating; Mrs. Frutiger seconded. All were in favor; motion carried.

8. **PARKS AND RECREATION**—Mrs. Barley reported:

- Food trucks are still going well. The past 2 events raised \$880. Next one will be held this Friday, July 17<sup>th</sup> from 4:30-7:00pm at the Municipal Parking Lot.
- July 3<sup>rd</sup> fireworks went well, other than some people being upset they were set off earlier than expected due to storms in the area.
- Camp 'to-go' bags are selling out each week. There are two weeks left to distribute them.
- Concert in the Park, originally scheduled for August, is now cancelled.
- Fitness classes in the park are going well.

9. **MUNICIPAL SERVICES**—Mr. Minnich reported:

- 5 new connections since last meeting
- July 15<sup>th</sup>—water shutoffs for delinquent bills
- Sidewalk/grass restoration in Fairmount Park is coming along since the pipe replacement.
- June 9<sup>th</sup>—meeting with Barrasso Excavating was held regarding street patches. Barrasso was going to come back to rubber seal the patches, but most of the streets that were done will be done over again by the Borough. The Municipal Authority suggested looking at the Borough's Ordinance for street cuts/repairs to possibly bring it closer to the State's requirements. Red Lion's requirements seem to be more stringent which could possibly deter contractors for wanting to work in the Borough. Red Lion's was modeled after Gettysburg Borough's, but staff said they can review it; however, the State can afford to repave/repair their streets more often than the Borough can.
- Hydrant discussion—Mr. Missimer from the Municipal Authority stated that RLMA is prepared to accept ownership & maintenance responsibility of the fire hydrants. Once that's done, the Borough would no longer need to pay the monthly standby fee they currently pay. Mr. Missimer had met with Mr. Musso & Mrs. Barley to discuss this, then sent an email to Authority members about the outcome. Mr. Musso explained, when the Borough would pay for a new hydrant (in a new development, etc.) to be installed, they would then deed it to RLMA for future maintenance, etc. Some issues will need to be

addressed to make this happen & that will involve a lot of discussion between the two entities. Mr. Missimer stated the Municipal Authority will review their options to recoup the lost revenue of the Borough's monthly fee, but they wanted to gauge Council's interest on this idea.

Mr. Minnich made a motion to accept the concept & the outline prepared by Mr. Missimer as a starting point for a formal agreement between the Borough & Municipal Authority; Ms. Weaver seconded. All were in favor; motion carried.

10. **PUBLIC WORKS**—Mr. Klinedinst reported:

- When asked about the demolition status of James Winkler's Lancaster Street property, Mrs. Price said the County plans to visit the property on August 1<sup>st</sup> to verify sufficient progress is being made as part of their blight program. Mr. Winkler promised the County the buildings will be emptied & demolished by Fall, although an exact timeframe is not known. Borough staff plans to meet at the property on August 13<sup>th</sup>.
- Regarding the grate/pit at Lion Pharmacy—PennDOT blacktopped the area this year because, per the Borough's agreement with them, it's up to the Borough to design, bid & pay for the work at the square & then get reimbursed by PennDOT (to be done in 2021).

11. **PLANNING, ZONING & REDEVELOPMENT**—Mrs. Slenker reported:

- Redevelopment met in June, along with Jason Yakelis to discuss "Roars" and the 501c3 status & how to financially support the Borough.
- Holiday Decorating Contest 2020—different categories (traditional, Griswold, etc.) will be outlined & more specific in the upcoming newsletter. This year's contest will involve all outdoor decorations, not only the door (as previous year).
- A Holiday 2021 Home Tour may be discussed to help generate funds.
- Bricks for the Rail Trail are currently being stored for installation either along the trail or in an 8'x10' area. Additional bricks will be sold to raise funds.
- No Planning Commission Meeting or Zoning Hearing will be held in July.
- Waiver for Library Plan—Mrs. Slenker made a motion to approve the Waiver retroactive to June 8<sup>th</sup> to move from a preliminary plan to a final plan; Mrs. Frutiger seconded. All were in favor; motion carried.
- Parking spaces at The Mill—Mr. Klinedinst questioned if they need all those spaces per the Zoning Hearing Board's decision because many of the spaces are filled with skids, flowers, etc. Dan said staff told him they ordered a lot of extra inventory (flowers, etc.) because they weren't sure when they'd be able to order more due to the COVID-19 pandemic. Mr. Craley said it should be up to Dan Shaw's discretion if whether the parking spaces are being filled with inventory temporarily & there's no need for the additional parking or if the parking lot is so full that motorists need to park along the curb, posing a safety hazard. Dan can monitor the situation to verify they're not in violation of the Ordinance.

12. **ADMINISTRATION**—Council having anything for the newsletter, let Stephanie know soon.

13. **COMMUNICATION**—nothing additional

14. **Approval of bills**—Mrs. Frutiger made a motion to approve the bills; Mr. Klinedinst seconded. All were in favor; motion carried.

15. **Executive Session**—Council recessed to Executive Session @ 8:19p.m. to discuss potential litigation against Ryan Sanders regarding façade loan money.

16. **Adjournment**—With no action necessary from the Executive Session, Council adjourned @ 8:20p.m.

Respectfully submitted by:

Stacy Myers, Recording Secretary

