

LEWISBERRY BOROUGH COUNCIL MEETING

MONDAY FEBRUARY 4, 2019

The meeting was called to order by Mark Keener, President, leading in the Pledge of Allegiance to the Flag.

MEMBERS PRESENT

Andrew Purcell, Mayor; Mark Keener, Council President; Council Members; William Thompson, Matthew Showers, Patrick Groft, and Maureen Berezna.

Also Present: Yvonne Allard, Borough Manager; P. Daniel Altland, Solicitor

PUBLIC PRESENT

*SEE ATTACHED SIGN IN SHEET

RECOGNITION OF PUBLIC

- Ted Christiansen runs a softball camp in June at the ball fields and wishes to run it again this year. Last year the fee was \$100 for use of the fields. A motion was made by Maureen **BEREZNA** and seconded by William **THOMPSON** to allow Mr. Christiansen to run his camp for three weeks in June for \$100. Motion carried, 5-0.
- Chief Steve Lutz reports there were 19 calls for service within the Borough for the month of January. Chief Lutz also noted the intent to continue the K-9 program after the sudden passing of Tazer. Newberry Police Department's goal is to fundraise \$40,000 to support the K-9 program.

APPROVAL OF MINUTES

- Maureen **BEREZNA** made a motion which was seconded by Matthew **SHOWERS** to approve the January 2019 Regular Meeting Minutes. Motion carried, 5-0.

APPROVAL OF INVOICES AND RECEIPTS

- Patrick **GROFT** made a motion, seconded by William **THOMPSON** to approve the General Fund, Electric Fund, Road Fund, and Building Maintenance account invoices for payment. Motion carried, 5-0.

SOLICITOR'S REPORT

- Solicitor Altland is working with Jen Starks from ECC Technologies representing FightLight Albany in possibly drafting a pole attachment agreement for FirstLight Albany to attach fiber optic lines to our poles. The Borough does not have to follow the FCC rules allowing them to attach at a reduced fee per pole due to the Borough having a municipal exemption. Solicitor Altland's suggestion is a fee of \$100 per pole. The lines will be of no benefit to the residents of the Borough, but rather will run to a cell tower, so perhaps better cell coverage. Eventually these lines will be used 5G coverage which will enable wireless internet through cell towers. FirstLight has offered a fee of \$1,000 per year to attach to the poles. There are 19 poles they want to attach to, so it's about \$50 per pole. Our other agreements with Blue Ridge and Frontier are at \$20 per pole, but those provide a direct benefit to Borough residents. Solicitor Altland will continue to work on the project.

MAYOR'S REPORT

- Mayor Purcell brings forth the following:
 - He posted the fundraising link for Newberry Township Police Department K-9 program to the Borough Facebook page.

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- He has not responded to the letter was received by the owner of 108 Market Street, which has been in disrepair for quite a while. The next letter he sends he believes will have a deadline and suggest that the Council will start moving towards condemning to property.

COMMITTEE REPORTS

Road Committee:

- No report

Electric Committee:

- The 2018 summary wholesale report was received from AMP, Inc. \$72.79 per Mwh, 6.2% lower than forecasted, 15.5% lower than 2017 rates. The Borough used 9.1% more energy in 2018 than in 2017, and 4.17% over the forecast for 2018.
- President Keener discusses the meeting held with Itron Walk and then a web-ex demo given by Muni-Link to possibly bring the electric company into smart meters and billing. Muni-Link offers very nice features with their billing software. It would basically automate everything that is done by hand now in the Borough. There was also the option to allow the Sewer Authority to link on the software at no additional charge, and may be an incentive in splitting the cost of the software. It's a convenient, cloud based software. It includes some customer convenience as well, such as emailed bills, direct drafts, pay online, etc. The electric committee will continue to look at options and pricing from additional companies.

Insurance Committee:

- Manager Allard met with a representative from H.A. Thompson for the annual meeting. The new insurance policy will be effective June 1, 2019. The only changes made were taking the library off of the policy as under the new terms of the lease, the library will be responsible for obtaining it's own insurance.

Building and Grounds Committee:

- Councilman Groft obtained quotes from Dolan Oil for service contracts for the Park Building and Fire Hall furnaces. The quote is \$190 for each furnace at each building for the service contracts. Given that Dolan Oil is local, and stocks parts, the recommendation is the Borough enter a service contract with Dolan Oil. A motion was made by Maureen **BEREZNAK** and seconded by William **THOMPSON** to enter into a service contract with Dolan Oil for the Park Building and Fire Hall furnaces. Motion carried, 4-0, with Matthew **SHOWERS** abstaining from the vote.
- Manager Allard brings forth the following:
 - When the Park Building will be reopened from winterization as inquires have come in for rentals. Decision was made to wait until the next meeting to determine a date, but tentatively plan for middle of March for reopening.
 - A profit/loss was computed for the rental buildings for 2018, the figures included maintenance and repairs of the buildings, for a loss of -\$9,200.01. With the gratis electric the figure jumps to -\$16,709.22. However, the Borough still owns the buildings and still is responsible for the maintenance and repairs of those buildings, whether they are being rented or not. Discussion ensued. Rental rates will be discussed next meeting after rates from nearby municipalities are obtained.
 - A call was received from Representative Dawn Keefer's office inquiring if the rental fee would be waived for a legislation event. Further questions regarding the event would need to be answered prior to a decision being made regarding any fees. Manager Allard will reach out to obtain further information.

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OLD BUSINESS

- Manager Allard asked both General Code and American Legal the questions submitted to her from Solicitor Altland. Both companies provided their responses. It was determined American Legal is the lower priced option, and most likely the one to go with, however, there is no money in the budget for it at the moment. Tabled until the budget allows.
- There was a special exception made by the Zoning Hearing Board in April 2005 regarding resident William Kessler's trailer on his property as a storage area for his printing business. The Zoning Hearing Board outcome was not able to be located on what exactly the special exception conditions were. The Planning Commission minutes were found and the recommendation of the commission was to not grant the special exception, however, final decision was up to the Zoning Board. Currently, the trailer is still on the property, however, it is falling into disrepair. Council would like to know what the conditions of the special exception was determined by the Zoning Hearing Board before taking any action.

NEW BUSINESS

- Manager Allard brings forth the following:
 - A profit/loss calculation was made for 2018 for the Community Building. This calculation showed a total rental income of \$17,579.00, and total expenses totaling \$29,485.61, resulting in an operating loss of -\$11,826.61. Based on this calculation and the terms of the lease between Red Land Community Action Program (herein known as "REDCAP"), The Lewisberry Borough, and the Annie E. Sterline Library rent will be calculated for 2019. The terms of lease say the responsibilities for the costs of the building expense are 5% Borough, 25% library, and 70% REDCAP. Based on this, REDCAP will owe an additional \$8,783.93 to cover the deficit, the proposed annual rental income would then be \$20,639.93 from \$11,856.00. Since the division with the Annie E. Sterline Library, the Borough will now shoulder 30% of the responsibility, resulting in a total of \$3,122.68 to be paid by the Borough.
- Councilman Thompson reports that the York County Board of Elections is seeking Borough volunteers to work the polls. He proposes putting a notice in the electric bills asking for volunteers. A notice will be put in the electric bills with instructions to contact Councilman Thompson for further information.

TABLE

January 2019 Police Report; YoCo Connect Jan/Feb 2019

ADJOURN MEETING

William **THOMPSON** made a motion, seconded by Patrick **GROFT** to adjourn the regular meeting. Motion carried, 5-0.

Please Print

February 4, 2019

Name

Ted Christensen
KERRY ALTANO

Affiliation

S. L. Hall Camp - LCM
Middletown Student