

BOROUGH OF ST. LAWRENCE
MEETING MINUTES
Thursday, September 12, 2024

CALL TO ORDER: The meeting of the St. Lawrence Borough Council was called to order at 7:30 PM by Council President Mr. Robert J. May, on Thursday, September 12, 2024.

ROLL CALL: Council President Robert May did roll call, the following members were present; Robert J. May, Council President, David W. Eggert, Council Vice President, Rev. D. Michael Bennethum, Member, Michael Fritz, Member, Steve Geibel, Member, Warren Lubenow, Member, Gregory Zawilla, Member, Corrie Zana, Borough Mayor, Derrek Rhoads, Roadmaster, Allison Leinbach, Borough Manager /Treasurer, Borough Solicitor Joan London, and Amanda Muso, Borough Secretary, Borough Engineer Pamela Stevens arrived late for tonight's meeting.

APPROVAL OF THE MINUTES: The minutes from the previous meeting, were presented to Council for review. There were no corrections or questions. **MOTION:** David Eggert made the motion to approve the minutes as presented; seconded by Steve Geibel; all were in favor so the motion carried.

APPROVAL AND PAYMENT OF THE BILLS: All bills requiring payment and ratification up to and including September 10, 2024, were presented to the Council prior to the meeting for review. Bills requiring payment and ratification from the general fund up until September 10, 2024, totaled \$92,281.47; sewer fund totaled \$11,487.38; liquid fuels fund totaled \$1,240.33; fire tax fund totaled \$69.38; EMS tax fund totaled \$48.90.

MOTION: Dave Eggert made the motion authorizing payment and ratification of all bills presented; seconded by Mike Fritz; all were in favor and so the motion carried.

TREASURER'S REPORT: The treasurer's report was presented to Council prior to the meeting for review. There were no questions, corrections, or clarifications to the report.

MOTION: Dave Eggert made the motion to approve the treasurer's report as presented and file it for audit; seconded by Warren Lubenow; all were in favor and the motion carried.

GENERAL: \$542,253.30 **SEWER:** \$225,615.51 **RESERVES:** \$95,628.03 **LIQUID FUELS:** \$255,769.71 **FIRE TAX:** \$5,357.62 **EMS TAX FUND:** \$1,176.24; **TOTAL FUND BALANCE:** \$1,125,800.41

PUBLIC COMMENT:

A community member, Amy Dolla, addressed the Council tonight regarding the abandoned factory formally Wolf Bleach and Dye. While this property does have an owner, it is not being occupied or used. Ms. Dolla has witnessed kids and teens entering the property, she herself has also entered the building to see the condition. She reported that the building is falling apart on both the interior and exterior. There is broken glass, drug paraphernalia, wild animals, and holes all over the building. She asked that council address these issues before someone gets hurt on that property. Borough Mayor, Corrie Zana will be contacting the local police to come up with a plan for more frequent stops at this building. Solicitor Joan London will also be contacting the owner of the property to see if they will voluntarily comply with the borough ordinances before further action is taken.

Council member Mike Fritz brought up that a property in the borough has a flag with foul language on it. The flag can be seen by school-age children at their bus stop, as well as others. He has asked the borough to send the homeowner a letter asking for the flag's removal. The Borough Solicitor has advised that this is the property owner's First Amendment right; sending a letter would be infringing on those rights. She advised that the borough not send a letter however if the neighboring properties want to respectfully speak with the homeowner about the flag they may choose to do so. It is the property owner's right to have the flag of their choice.

REPORT OF THE BOROUGH ENGINEER - PAMELA STEVENS, SDE

Pamela Stevens submitted her report which was added to council's packet for review prior to the meeting. Included in the report were updates on the flood plain ordinance which will be on hold for now due to the Municipal League not having a contract with FEMA. As directed, we will wait to see if new contracts are made and if and when that happens, we will send the revised floodplain ordinance to them for review.

The MORE Grant has been filed to help the Borough Hall become more energy efficient. We have received verification that the Borough was awarded \$50,000 from the grant.

The former Borough Hall has received interest by an investor who would like to renovate it and put 9 two-bedroom apartments in. They have been advised about the parking concerns, as well as it being in the middle of two state roads.

There was a DEP complaint about a borough property disposing of their sewage. DEP did do an investigation with no findings; SEO will continue to investigate and follow up with the property.

REPORT OF THE BOROUGH SOLICITOR – JOAN LONDON, KOZLOFF STOUT

Joan London, Borough Solicitor was permitted by council to file an appeal to the court for the PUC rate increase last month. Upon review of the PUC plan the borough of St. Lawrence is not part of the major increase and so no appeal needed to be filed. There is an assessment hearing for 3150 St. Lawrence Ave that Joan will be attending on behalf of the borough.

REPORT OF THE BOROUGH MAYOR - CORRINE ZANA

Corrie Zana, Borough Mayor submitted her report which was added to the council's packet for review. There were no questions. The commission meeting was held on September 5, 2024. At this meeting, personal issues were talked about as well as a possible new hire for the executive assistant position. The 2024 audit was "clean" which is the highest level it can receive. The next scheduled meeting will be on October 5, 2024.

PUBLIC WORKS - DERREK RHOADS

Derrek Rhoads submitted his report which was added to council's packet for review prior to the meeting. The USDA along with the borough has contacted homeowners about the Stream Armoring Project that the USDA will be heading. This will help improve water flow and flooding. Homeowners who received door tags are advised to please contact the borough.

The 2024 Seal Coat project is underway, the first step has been completed, and within the next few weeks, they will continue to finish the project.

Met-Ed is in the beginning stages of the 901 project, they will be taking out towers in the woods from St. Lawrence to Oley. The borough has been working with Met Ed and its partners to find the best way to complete this project.

The borough is looking to replace the wiring and or pole at the McDonald's intersection. We are still waiting on a few quotes to come up with the best replacement solution.

The roadcrew is working to complete the backdoor ramp into the borough hall to ensure safety. They are hoping to complete this project before November.

PLANNING COMMISSION

The Planning Commission did not meet this month.

ZONING AND CODE ENFORCEMENT: ALLISON LEINBACH, BOROUGH MANAGER

Enforcements have been made and are ongoing with the properties in question.

UNFINISHED BUSINESS

No unfinished business to discuss.

NEW BUSINESS

The Joint Comprehensive Plan held its first meeting. They discussed each area involved, and part of the discussion was a plan for better public transportation. Projects headed by the commission must be completed by January 2026 to fulfill the grant requirements.

County Emergency Planning has a new Web EOC, which allows boroughs/ townships to enter any big event they are planning into the website. This will let all emergency personnel know what is happening in that area so they can be better equipped to handle events, particularly with large crowds.

MOTION: To accept the resignation of Dorothy Jurasinski from the Zoning Hearing Board

Made by Dave Eggert; seconded by Warren Lubenow; all were in favor and the motion carried.

MOTION: To accept the resignation of Tracy Whitman from the Planning Commission

Made by Dave Eggert; seconded by Warren Lubenow; all were in favor and the motion carried.

MOTION: To send a letter to the Zoning Hearing Board recommending the approval of the Antietam Valley Shopping Center Master Sign Plan as presented to Borough Council with the following exceptions:

- a. Not permit the end units to have signs on the side of the buildings
- b. To permit the Laundromat sign on the lower end unit to be grandfathered until the use of the unit changes.

Made by Dave Eggert; seconded by Mike Fritz; all were in favor and the motion carried.

MOTION: to approve monthly reimbursement of health insurance premiums (Medicare, prescription, supplemental & dental/vision/hearing insurances) for Manager Allison Leinbach, currently totaling \$356.64

Made by Dave Eggert; seconded by Rev. Bennethum; Bob May opposed, however, the motion passed with a majority.

MOTION: to disburse in a 50/50 split the state aid 2024 Volunteer Fire Relief Allocation of \$10,484.30 (\$5,242.15 each) to Mt. Penn Fire Co. Relief Association and the Exeter Volunteer Fire Relief Association
Made by Dave Eggert; seconded by Warren Lubenow; all were in favor and the motion carried.

Resolution 899-2024 adopting the Halloween Curfew setting the following:

- a. Trick or Treat Nights are October 30th & 31st, from 5 PM — 8 PM
- b. Curfew from 9:00 PM to 6:00 AM from Sunday, October 20th until Sunday, Nov 3rd
 - * Anyone under 18 years old, not accompanied by an adult, parent, or guardian
 - * Except those going to or from a place of employment or school activity

Made by Dave Eggert; seconded by Warren Lubenow; all were in favor and the motion carried.

Resolution 900-2024 appointing Tracy Whitman to the Zoning Hearing Board fulfilling Dorothy Jurasinski's term ending December 31, 2026

Made by Dave Eggert; seconded by Warren Lubenow; all were in favor and the motion carried.

Resolution 901-2024 to enter into a copier lease for 63 months with Fraser Advanced Information System at a fixed rate of \$367.41/month, includes toner, service calls, parts, labor, buyout old lease, return of old copier, 1,000 b/w & 2,000 color copies. Additional copies at of cost of BIW - .0080 & Color .0549 with overages settled quarterly.

Made by Dave Eggert; seconded by Rev. Bennethum; all were in favor and the motion carried.

A **Motion** for an **Executive Session** was requested, The Motion was made by Steve Geibel; seconded by Dave Eggert. Executive session started at 8:38pm and ended at 9:26pm. Dave Eggert made the motion to end the executive session; seconded by Mike Fritz; all were in favor.

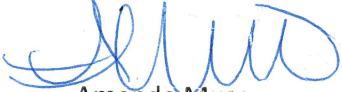
Municipal Lands:

Hunting on borough lands: After much thought and deliberation council has decided to allow archery hunting on borough land. This is to be only for archery hunting during designated archery season. Each hunter MUST fill out a waiver and apply for a permit. All permits will have a cost of \$15.00 per season. Any tree stands and or ground blinds that are left behind two weeks after the season ends will be subject to the loss of their permit as well as a \$250.00 fine for the removal. If the fine is not paid within the thirty-day time frame the left equipment will then become the property of the borough. All rules and regulations set by the Pennsylvania Game Commission and Borough Ordinance 453-2023 must be followed at all times while hunting.

ADJOURNMENT:

MOTION: Dave Eggert made the motion to adjourn; seconded by Warren Lubenow; all were in favor and the motion carried. The meeting of the St. Lawrence Borough Council adjourned at 9:27pm.

Respectfully submitted,



Amanda Muso
Borough Secretary

ST. LAWRENCE BOROUGH COUNCIL
9/13/2024