

Richland Borough Council Meeting Minutes

February 3, 2015

(Recording B08)

Present: Dennis Seldomridge, Jim Niethammer, Dan Auman, Matt Johnson, John Mueller, Larry Hartman, Mayor Ray Shanaman, Solicitor Tom Harlan

Absent: Travis Randler

Dennis Seldomridge called the meeting to order, at 7:00 PM, followed by the Pledge of Allegiance to the Flag.

President Seldomridge asked for a motion to approve last month's meeting minutes, submitted by Borough Secretary, Perri Shanaman. Dan Auman made a motion to approve last month's minutes; Jim Niethammer seconded the motion. Motion was carried with all members voting yes.

Citizens Comments:

Charles Haddad announced he was at the meeting to make a "courtesy introduction" to the Borough Council of prospective buyers who gave a Letter of Intent to purchase his two warehouses. He further stated the two warehouses are presently zoned "Limited Industrial" and feels we must broaden our zoning specifics as to what may be done in these two warehouses to comply with Limited Industrial.

Mr. Haddad explained the Musser Family wants to move their combined operations to Richland on the 4 Acre tract of land where the two warehouses reside. He introduced Musser Banks, Marlin Banks, Curtis Banks, Gerald Banks and Darryl Banks. They make up the organized partnership Musser Property Management LLC. They currently have three operations in Lebanon and one in Lancaster County.

Marlin Musser – Has a Water-jet Cutting business presently in Schoeneck, He explained his process and informed the council his water usage would not exceed 1500 gallons per day. He plans on using ½ of the one warehouse.

Darryl Musser – Explained he does fabricating of steel, stainless and aluminum and operates a general weld shop. He explained he is considered a Custom Fabrication Shop. He would be in the second half of the warehouse where Marlin Musser plans to operate.

Banks Musser - would like to have his business reside in the second warehouse. His business is powder coating and he explained the process to the borough council. The dust collected, for this process, would be outside.

Potential total employees for the three operations would be 30 total. Mr. Haddad stated waiting 57 days for a hearing is too long. Solicitor Tom Harlan stated if the Lebanon County Planning Department and the Richland Borough Zoning and Hearing Board act efficiently, it should not take 57 days.

Dana Lape, an employee of Binkley and Hurst who is a member of the Destination Marketing Organization (formerly the Lebanon Co Tourist Bureau) was at the meeting to explaining the organization is promoting tourism in the Lebanon Valley. Their goal is for more people and more businesses in the Lebanon Valley. The organization needs the approval of the Richland Borough Council, in the form of an adopted resolution. They are 55% funded by the hotel tax. He further stated they have a cycling group that is visiting the Lebanon Valley this summer; in June they have a tournament scheduled, at the Lebanon Valley College, that will bring 1500 people into the area – ½ are staying and eating in the Lebanon Valley. The organization presently has 15 board members who serve a three year term. Six of these board members are ex official members. The president will be paid; the others are volunteers. They are a non-profit organization.

John Mueller made a motion to pass **Resolution #270** supporting the Lebanon Valley Destination Marketing Organization; Larry Hartman seconded the motion; motion was carried with all members voting yes.

Dan Auman stated in participated in a Webinar, run by the PA Association of Boroughs, on Responsibilities of Borough Council. It was a one and one half hour webinar that was at no cost to the borough.

Communications:

ELCO Youth Baseball President, Brian McDonnell, sent the Borough a request for the use of the Moehlman Field from March-August of 2015. Larry Hartman made a motion for the ELCO Youth Baseball team to be permitted the use of the Moehlman Field from March-August; Matt Johnson seconded the motion; motion was carried with all members voting yes. Dennis Seldomridge will set up a meeting between himself, the borough employees and Brian McDonnell, to inform him of the Borough's expectations while using the field.

Martin's sent the Borough a notice the Street Sweeping, for the Borough, is scheduled for May 5 and 6.

Sally Schaeffer sent the Borough an email complimenting our Code Enforcement Officer.

Sally Schaeffer also sent the Borough an email regarding the upcoming contract negotiation for the refuse contract for the Richland Borough.

Committee Reports:

Water Committee – nothing to report

Highway Committee – nothing to report; it was noted by council that letters need to go out to the property owners at 1 W Main Street and 37 W Main Street regarding snow and ice removal.

Property Committee – nothing to report

Finance Committee – nothing to report; Dan Auman made a motion to approve the invoices, submitted for payment by Borough Secretary, Perri Shanaman; Larry Hartman seconded the motion; motion was carried with all members voting yes.

Safety Committee – nothing to report

Road Supervisor's Report – Jim Niethammer made a motion to approve the Road Supervisor's Report, submitted by Road Supervisor, Dwight Belleman; Dan Auman seconded the motion; motion was carried with all members voting yes.

Office Report –Matt Johnson made a motion to approve the Office Report, submitted by Borough Secretary, Perri Shanaman; John Mueller seconded the motion; motion was carried with all members voting yes.

Code Enforcement Report –Jim Niethammer made a motion to approve the Code Enforcement Report, submitted by Code Enforcement Officer, Jeff Arnold; Dan seconded the motion; motion was carried with all members voting yes.

MRJSA Report – Dan Auman made a motion to approve the MRJSA Report; Larry Hartman seconded the motion; motion was carried with all members voting yes.

State Police Report – was read and discussed by president Dennis Seldomridge

Old Business:

Del Star's progress of bringing their building up to code was discussed.

Borough Council went into Executive Session to discuss personnel issues.

Borough Council came out of Executive Session at 8:47 and announced they discussed personnel issues and litigation. No notes were taken during the Executive Session.

New Business:

President Seldomridge asked if there were any more comments for the good of the borough.

Jim Niethammer made a motion to adjourn; Dan Auman seconded the motion; motion was carried with all members voting yes.

Respectfully submitted by:

Perri Shanaman

Borough Secretary