

A regular meeting of the Richland Borough Council was held on Tuesday, September 10, 2024, at 7:00 p.m. in the meeting room at the Richland Borough Building. The President being in the chair and the Secretary being present.

President Bricker called the Richland Borough Council Meeting to order at 7:00 p.m. and asked everyone to stand and recite the Pledge of Allegiance.

President Bricker completed roll call, Present were President Kelly Bricker, Vice President Mark Brubaker, President Pro Tem Larry Hartman, Councilmembers Matthew Johnson, Robert Rittle, James Niethammer, Richard Strickler, Mayor Owen Landes, Solicitor Andrew George, Secretary Rebecca Schnoke, Road Supervisor Dwight Belleman, and Road Laborer/Water Technician Benjamin Becker.

The President asked for a motion to approve the previous months minutes. A motion was made by Richard Strickler, seconded by James Niethammer, to dispense with the reading of and approve the minutes of the previous meeting held on August 13, 2024. Motion unanimously carried.

A motion was made by James Niethammer, seconded by Larry Hartman, to dispense with the reading of and approve the minutes of the workshop meeting held on August 27, 2024. Motion unanimously carried.

President Bricker opened the floor for citizens' and visitors' comments. There were four (4) people present.

Patti Rowe – 12 S. Race Street - requested to close Church Street from S. Race Street to Peach Alley for the light the night event to be held on Trick or Treat Night on October 31, 2024. A motion was made by Larry Hartman, seconded by Mark Brubaker to allow the closure of Church Street from S. Race Street to Peach Alley on October 31, 2024, for the Light the Night event; motion unanimously carried.

Michelle Voydik – 29 N. Race Street – No comments presented.

Dana Moyer – 107 Walnut Street - provided an update on the TNR program and stated fundraising efforts will take place at the Myerstown block party, fall harvest fair in Richland, and currently having a used shoe drive. Requested permission to place a used shoe collection box in the Borough Office. A motion was made by James Niethammer, seconded by Mark Brubaker to approve the placement of a used shoe donation box in the Borough Office; motion unanimously carried.

Shiley Landes – 509 Elm Street - Present on behalf of the Richland Beautification Committee, requesting permission to install an additional outlet in the area of the Christmas tree, to allow for more decorations, Stardust Electric stated the expense would be around \$500.00. Additionally, the Richland Beautification Committee asked if the Borough would be willing to contribute to the cost of the outlet installation. James Niethammer stated he would run a separate circuit with a GFI receptacle. A motion was made by James Niethammer, seconded by Larry Hartman to grant permission to have the additional receptacle installed; motion unanimously carried, with President Kelly Bricker abstaining. Shirey Landes will provide an updated estimate to Secretary Schnoke.

The following Committee reports were presented to Council: Water Report, Highway Report, Property Report, Finance Report, Safety Report, and Personnel Report.

Water Committee – Matthew Johnson provided the following updates, HUD grant has been signed off on and the Borough can move forward to get funds released, Becker Engineering established the necessary DRGR account, and the Water system maps have been reviewed and printed copies received, requested a meeting with Becker Engineering to review project progress and timelines. President Bricker advised that herself and Secretary Schnoke were on a call with PENNVEST and loan closing should occur December 19, 2024.

Recreation Committee – President Bricker advised that the Playground project bid was awarded.

Highway Committee – Nothing to report.

Property Committee – Nothing to report.

Personnel Committee – President Bricker and Vice President Brubaker met with Borough employees 9/10/4 regarding ongoing projects and any concerns.

Finance Committee – Nothing to Report.

Safety Committee – Nothing to report.

A motion was made by James Niethammer, seconded by Mark Brubaker, to accept the Committee Reports. Motion unanimously carried.

The following reports were presented to the Council: Mayor Report, Road Supervisor Report, Office Report, Solicitor Report, Code Enforcement, and State Police Report.

Mayor Report – None submitted.

Road Supervisor's Report – No questions about the report. Dwight Belleman advised the tar & chipping was under budget and he called Martin Paving to schedule crack sealing with the remaining funds. The new dump truck should be done next week, and final inspection will be carried out on delivery.

Water Report – No questions about the report.

Office Report – No questions about the report. Secretary Schnoke advised the current electric supplier contract expires 2026, the Borough is within the shopping window, and she was contacted by Integrity Energy to shop electric suppliers due to some large projected increases.

Engineer's Report – No questions about the report.

Solicitor's Report – No questions about the report. Solicitor Andrew George confirmed the PennDOT winter maintenance agreement was reviewed and was ok.

Code Enforcement Officer Report – No questions about the report.

Police Report – August 2024 report submitted.

MRJA Report – Meeting was held September 9, 2024, electronic copies of the monthly reports are on file and available for viewing upon request, the next meeting will be held October 7, 2024.

A motion was made by Matthew Johnson, seconded by Richard Strickler, to accept the Officials Reports. Motion unanimously carried.

The Financial Reports for August 2024 were submitted by Secretary/Treasurer Rebecca Schnoke. A motion was made by James Niethammer, seconded by Mark Brubaker to approve the Financial Report, and have it placed on file for Audit. Motion unanimously carried.

The invoices were presented and reviewed by Councilmember James Niethammer. A motion was made by Matthew Johnson, seconded by Robert Rittle, to pay all the invoices submitted; Motion unanimously carried.

A motion was made by James Niethammer, seconded by Larry Hartman, to ratify the bills paid; Motion unanimously carried.

The following communications were received:

- July Monthly Municipal Report from Weidle – 6.34 Tons.

- 5 Zoning/Building Permit Applications Received
 - 701 E. Linden Street (Sign)
 - 8 N. Park Street (Garage)
 - 202 S. Park Street (Shed)
 - 209 N. Race Street (Porch)
 - 405 N. Millbach Road (Shed)

- 9 Zoning/Building Permits Issued
 - 701 E. Linden Street (Fire Alarms)
 - 701 E. Linden Street (Sign) – Building
 - 701 E. Linden Street (Sign) – Zoning
 - 209 N. Race Street (Porch) – Building
 - 209 N. Race Street (Porch) – Zoning
 - 405 N. Millbach Road (Shed)
 - 4 Pine Street (Fence)
 - 308-B Poplar Street (Renovation) – Building
 - 308-B Poplar Street (Renovation) – Zoning

- Lebanon County Ag Land Preservation → Thank you and contribution & preservation summary.

Old Business:

Water Projects

- Hurst Agreement – Solicitor Adnrew George stated this is the agreement for the acquisition of the property located at 309 Millbach Road for the purpose of the new water storage tank, it details the terms of the agreement and the final sale price of \$75,000. A motion was made by Mark Brubaker, seconded by James Niethammer to approve to execute the Hurst Agreement and authorize final payment for 309 Millbach Road in the amount of \$75,000.00; motion unanimously carried.
- PENNVEST Funding update – Settlement to occur December 19, 2024.
- THUD Funding Update – Waiting on release of funds, but project can move forward.

Concord Public Finance – Daryl Peck advised that the Borough requested financing proposals for financing of the park project and storm water infrastructure replacement project, 34 banks were solicited for proposals, there were 4 proposals received and provided a brief review of the process and a summary of the proposals received. The recommended proposal is from S&T Bank for a draw down loan with a 25-year term in the amount of \$1,300,000.00 with a 10-year fixed rate of 4.34% and a variable rate cap of 6.25% and no prepayment penalty. Doug Rauch provided a summary of the requirements of the local government unit debt act and ordinance required to incur general obligation debt. The ordinance accepts the S&T proposal, authorizes issuance of the note, pledges the Boroughs taxing power as security and authorizes Borough officials to perform the necessary steps to reach closing. Once approved the documents will be submitted to the Commonwealth of PA for approval and after the twenty-day review period, settlement can occur October 10, 2024. A motion was made by Larry Hartman, seconded by Mark Brubaker to approve to accept the S&T proposal for a draw down loan with a 25-year term in the amount of \$1,300,000.00 with a 10-year fixed rate of 4.34% and a variable rate cap of 6.25% and no prepayment penalty, and to enact ordinance 401 to incur general obligation debt; motion unanimously carried.

Hursh Agreement – President Bricker advised that two weeks ago herself, Solicitor Andrew George, Dwight Bellemen, Benjamin Becker, and Secretary Schnoke met with Mr. Hursh, his son and his attorney regarding the ongoing issues with his mulch business. Due to the high water usage the Borough requested the purchase of 15 additional EDU's, Mr. Hursh advised he cannot afford the cost of the additional water EDU's, admitted the mulch business has outgrown the property and that the mulch piles still need to be moved from the water easement area. After in depth conversation a proposed agreement was received. Solicitor George summarized the proposed agreement, which is a phased discontinuation of business, after December 31, 2024, no new mulch coming onto the property, process remaining mulch until the end of February 2025, and stop processing mulch after March 1, 2025, and have to move mulch from water easement area, the property will be billed for 16 water EDU's until march 1, 2025, and if continue using water after march 1, 2025, water service will be discontinued unless additional water EDU's are purchased, and no water may be trucked into the property. A motion was made by James Niethammer, seconded by Matthew Johnson to approve to execute the Hursh Agreement; motion unanimously carried.

SUV – Benjamin Becker advised there were previous discussions regarding the costly maintenance and repairs required on the current SUV and that they were looking into pricing of a new SUV as directed. South Lebanon Township listed a 2020 Ford Explorer, a police cruiser with 110,000 miles on municibid, Dwight Belleman and Benjamin Becker looked at and test drove the vehicle and contacted Matt Johnson, Kelly Bricker, and Larry Hartman regarding the item and were directed to place a bid due to the bid window closing 8:00 AM September 10, 2024. South Lebanon Township is selling this vehicle as part of their rolling four-year replacement plan. The Borough was the highest bidder on municibid at \$12,700.00. A motion was made by Robert Rittle, seconded by Mark Brubaker to approve to ratify the purchase of the 2020 Ford Explorer from South Lebanon Township in the amount of \$12,700.00; motion unanimously carried. The old SUV will be sold on either municibid or at the Commonwealth auction.

Sewer Authority Trash Request – President Bricker advised the sewer authority is requesting exemption from multiple trash bills. President Bricker requested the sewer authority look into dumpster pricing, and the matter was tabled.

New Business:

Capital Blue Cross Health Insurance Renewal – Secretary Schnoke provided the price summary sheets for the benefits and highlighted the increases from the previous year. This was tabled for further review before action taken.

ELCO Education Foundation Request – The ELCO Education Foundation requested to have a bon fire at the carnival grounds. Discussion occurred, President Bricker advised she contacted Matthew Johnson, and Mark Brubaker regarding the matter and the ELCO Education Foundation was notified that this was not an option because there is a no burning ordinance in the Borough, current conditions are dry, and there are concerns regarding liability. As there is no burning in the Borough there is nothing to vote on, matter dismissed.

President Bricker asked if there were any comments for the good of the Borough. With no additional matters presented, a motion was made by James Niethammer, seconded by Matthew Johnson, to adjourn. Motion unanimously carried.

The meeting was adjourned at 8:02 p.m.

Respectfully Submitted By:

Rebecca Schnoke,
Richland Borough Secretary