

President Bryan L. Rittle called the advertised special meeting of the Myerstown Borough Council to order at 6:33 p.m., on Thursday, April 27, 2017. The meeting was held in the Borough Council Chambers in the Myerstown Municipal Center, 101 East Washington Avenue, Myerstown, PA 17067.

Following the Pledge of Allegiance, President Rittle announced an Executive Session was held on Thursday, April 20, 2017 for personnel matters.

A roll call was taken. Present were: President Bryan L. Rittle, Vice President Michael D. Behm, Councilmembers Eric L. Powell, Jeffrey L. Thomas, Economic Development Manager Michael McKenna, Assistant Manager Barry A. Ludwig, and Deputy Secretary Lisa A. Brubaker. Absent were: President Pro Tem Park W. Haverstick, II, Councilmember Dana Reich, and Mayor Gloria R. Ebling.

No minutes of past meetings were presented for approval at this planning meeting and no action was taken on any minutes.

The President proceeded to the agendas order of the business:

A bid opening was held on Tuesday, April 25, 2017 at 10:00 a.m. for the Communication/Security System for the Myerstown Government & Business Center Renovation Project. Two bids were received; Choice Communications and Comstar Technologies.

President Rittle stated upon review of the bids by the Borough Solicitor, it was found there are deficiencies in the bid document prepared and used by the Borough. The Solicitor is recommending the Council reject any and all bids and place it out for rebid once sufficient bid documents are prepared. A motion was made by Michael D. Behm, seconded by Jeffrey L. Thomas, to reject any and all bids for the Communication/Security System for the Myerstown Government & Business Center Renovation Project and resubmit a more defined specification document once it has been prepared for bid. All those in favor: Motion unanimously carried.

Council may authorize the Solicitor to draft the Ordinance for the proposed new Zoning Ordinance and Map update. A motion was made by Eric L. Powell, seconded by Michael D. Behm, to authorize the Solicitor to draft the Ordinance for the new Zoning Ordinance and Map update for Council to review at their May 9, 2017 regular monthly meeting. All those in favor: Motion unanimously carried.

Council discussed the NOV (Notice of Violation) letter sent to 16 S. Railroad Street, the former Hardware Store from the Code Enforcement Officer. The property owner, Charles Kline has submitted a letter of appeal. After discussion, the Council instructed the office to notify the Code Enforcement Officer to rescind the Notice of Violation against the owner of the 16 S. Railroad Street property.

When a NOV Letter is sent, there is no contact information enclosed to the Code Enforcement Officer. The party receiving the NOV is not able to contact the Code Enforcement Officer to discuss the violations. The Council wants a contact number and or email address as part of NOV Letters sent out going forward.

At the April 11, 2017 Council meeting, a proposal from Rich and Ann Kreiser was received regarding the property at 15 W. Carpenter Avenue. Rich and Ann Kreiser are requesting to have their business and additional businesses in the building at the same time. A wholesale/retail auto parts store; a storage area for vehicles, no work would be done on vehicles, just storage only; an office area for rent; and then their own paint and body shop.

At the Council meeting, the Economic Development Manager provided a letter that was attached to the information for review stating the building is located in the R2 District. The proposed uses do not conform to the zoning district (Section 27-1605C). The previous business (Odyssey Tops) use was nonconforming as well. So it can be changed to another nonconforming use without going to the Zoning Hearing Board, but to receive a permit to operate, he needs permission from the Borough Council.

The Council felt there would need to be an agreement with terms and conditions before approval is granted. A draft agreement has been prepared. After review and discussion, the Council gave the Economic

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Development Manager the revisions for the draft agreement. The Borough Solicitor should also review this draft agreement. Based on the Council discussion, once the revisions are completed and approved by the Solicitor, the draft agreement should be provided to Rich and Ann Kreiser for their review. This agreement shall continue with the building no matter who owns the property.

Once all parties approve the draft agreement, then the Council will authorize the Solicitor to prepare the final agreement for execution.

Councilmember Thomas asked if the Assistant Manager has the handle to lower the basketball nets in the gym area at the new facility. He was informed that Joe Kirsch, who ran the basketball association program, has it. The office will ask the Mayor to contact Joe Kirsch to get it back.

President Rittle stated we received a letter of interest from Ronald Ream for the vacant position on Borough Council. Currently, Ron Ream is a Zoning Hearing Board Member. If appointed to Council, he would have to resign from that position, which will then leave a vacancy on that board.

President Rittle stated he has also spoken to Sam Moyer who may be interested in serving on the Planning Commission to help fill one of the two vacancies on that board. The Council would like to talk to Ronald Ream at their Monday, May 8, 2017 Council Planning Session Meeting.

The Borough Council recessed the regular meeting and entered into Executive Session at 7:34 p.m. for personnel matters.

Councilmember Dana Reich entered Executive Session at 7:52 p.m.

The Borough Council returned from Executive Session at 8:29 p.m. reconvening the regular session and resumed consideration of and action on the regular meeting agenda.

The President asked if there were any additional comments for the good of the borough. Seeing none, a motion was made by Jeffrey L. Thomas, seconded by Eric L. Powell, to adjourn the meeting at 8:30 p.m. All those in favor: Motion unanimously carried.

Lisa A. Brubaker,
Deputy Secretary

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