

COUNCIL MEETING
DECEMBER 9, 1991

President Frazee called the meeting to order at 7:30 PM with all of Council present. Also in attendance: Mayor Linn, Mr. Oyler, Chief Gantz, Mr. Sterner, Mr. Lawver, Mr. Weikert, Mr. Little, Mr. Powell, Ms. Filer, Eric Persson, and Gary Shaffer.

Moved Mrs. Simpson, seconded Mr. Ditzler to approve the agenda as presented. Motion Carried.

Moved Mr. Schmitt, seconded Mrs. Simpson to approve the November minutes as presented. Motion Carried.

Robert Monahan of Monahan Funeral Home is requesting permission to raze 113 and 117 Carlisle Street. This area would be replaced with suitable brick fencing, lighting, landscaping and parking spaces. Two reputable contractors have quoted estimates of \$400,000 to \$500,000 to rehab the buildings. Eric Persson's estimate of \$250,000 is, in Mr. Monahan's opinion, to low for the condition of the buildings. Mr. Monahan will consider commercial use for the buildings, but due to past bad experiences, will not rehab for residential use.

Mr. Monahan stated the options they have: 1) buildings can stay as they are; 2) appeal the Borough ruling if demolition request is denied; 3) explore other options available without a great expense; 4) demolish buildings and pay the fines; 5) go to court. Mr. Monahan stated he and his family do not intend to be antagonistic, but hope a workable solution can be reached.

Mr. Frazee noted that he missed last months meeting due to medical treatment. This is his last meeting as a Councilman. Mr. Frazee had a few kind words for the employees and staff, noting they are very capable and dedicated public servants. He stated his tenure has been interesting, certainly educational and he feels a sense of accomplishment. But on the other hand it's been time consuming, frustrating, abusive at times and has even been criticized from time to time.

Mayor Linn commended the outgoing Council Members for their service to the Borough.

Moved Mr. Eline, seconded Mr. Schmitt to pay all bills and payrolls. Motion Carried.

Moved Mr. Eline, seconded Mr. Schmitt to adopt the 1992 budget as proposed at the November meeting. Motion Carried.

Mr. Sterner noted that the budget can be amended by the new Council before February.

Moved Mr. Eline, seconded Mr. Schmitt to adopt the ordinance fixing the tax rate for the fiscal year 1992. Motion Carried.

Mr. Ditzler reporting for the Safety Committee noted the removal of stop signs at six locations in the Colt Park area.

Moved Mr. Witt, seconded Mr. Ditzler to adopt an ordinance making metered parking in on-street metered areas inapplicable after 8:00 P.M. Motion carried.

Moved Mr. Witt, seconded Mr. Ditzler to adopt an ordinance prohibiting parking on the East side of Fifth Street between Hanover Street and a point 113 feet south thereof. Motion carried.

Moved Mr. Witt, seconded Mr. Ditzler to adopt an ordinance changing the hours of meter operation on the Murphy Lot and the Borough Lot. Motion carried.

Mr. Murphy noted the Tree Commission will meet on Friday, December 13 at 4:00 PM. Also the Recreation Department will have a save-a-tree program for Christmas. Persons who purchase a live Christmas tree can have the Borough pick them up to be planted in the spring at the Rec Park. Agway donated the first tree for this program.

Moved Mrs. Daniels, seconded Mr. Murphy to reappoint Leonard Andrews to the Zoning Hearing Board for a 5 year term expiring in December 1996. Motion carried.

Moved Mrs. Daniels, seconded Mr. Murphy to reappoint Gary Zellner, the alternate member on the Zoning Hearing Board. This is a 3 year term and will expire in December 1994. Motion carried.

Moved Mrs. Daniels, seconded Mrs. Simpson to reappoint Craig Showvaker and Allen McDonnell to the Property Maintenance Appeals Board. This is a 2 year term and will expire in December 1993. Motion carried.

Managers report

1. Received a reply from the PUC as to the possibility of imposing the Amusement Tax on the Carriage, Train, and Tour Bus. As the Carriage is the only one which is not regulated by the PUC, it is the only one which can be taxed. This will be taken care of.
2. The Lincoln Square Park Project is complete except for a few minor details.
3. Eichelberger-Stahle Fund is prepared and ready for approval.
4. The Nativity Scene is located in the Flower Boutique window this year.
5. Sammons Communications have increased their monthly Cable TV fees.
6. Commended the out going Council members for their dedication and hard work.

Moved Mrs. Daniels, seconded Mr. Schmitt to approve submitting the application for the Recycling Grant. This is reimbursement at the rate of 90% for recycling bins and advertising. Motion carried.

Moved Mrs. Daniels, seconded Mrs. Simpson to approve submitting the application for the CLG Grant in the amount of \$13,000 to assist with funding the HPO. Motion carried.

Mr. Lawver reported that the crews are still picking up leaves. North Washington Street has been reopened until April when the railroad work would be continue. Stratton Street will be closed the week of December 16th for the railroad tracks to be replaced.

Mr. Stokes asked that Council assist Ken Rohrbaugh of the Flower Boutique with trying to keep the railroad crossing open. Since this is not an approved PUC crossing, the railroad is planning to close it.

Chief Gantz noted that the new police car is on the road with only a few minor details to be worked out.

Ms. Filer reported that the tree Agway donated has been planted and decorated for the season. The Recreation Park will be having a tree decorating project with edible cookies for wildlife on Thursday, December 12 at 3:30. Anyone interested in attending should bring along a cookie to hang on the tree for the birds to enjoy.

Moved Mr. DeHaas, seconded Mrs. Simpson to approve the subdivision and land development application presented by Gettysburg College. They are proposing a central energy plant to be constructed on Constitution Avenue (old railroad yard). Motion carried.

Moved Mr. Ditzler, seconded Mrs. Simpson to approve the reports of the Treasurer, Chief of Police, Code Enforcement, and Parking. Motion carried.

Moved Mrs. Daniels, seconded Mr. Eline to approve HARB "consent agenda" including 3A, 3B, 3B1, 3C, 3D, 4A, 4B, and 4C. Motion carried.

Mrs. Daniels reported on the demolition request of 113 and 117 Carlisle Street submitted by Monahan Realty Company. Noted that if these buildings are demolished we would be losing taxes for the Borough. Feels strongly that they should not be demolished and should be repaired for residential use.

Mr. Schmitt noted that he received many calls from citizens relative to this issue. Most in favor of demolition. He further stated his position, from the view point of a retired businessman, that Council should not burden businesses with excessive building requirements. He recommended that the building be painted, and the parking lots be constructed to the rear of the buildings.

Gary Shaffer, the current HARB President, reported on the consideration which lead to the HARB recommendation to deny the request. He reminded Council that HARB does not stand firm on denying demolition. Recently several buildings, including the historic Agricultural Hall, have been approved for demolition after all avenues were investigated. Gettysburg College is currently restoring several buildings at the Ice House project that were in much worse condition than the two now in question. Explained that HARB was asked to study viable alternatives for the buildings, but that is not their charge nor expertise. HARB considers the demolition request premature; that all alternatives and costs have not fully been investigated. Mr. Monahan can at any time re-submit his request.

Eric Perrson reported that he did meet with Mr. Monahan to discuss commercial uses. A pro forma was prepared indicating the buildings could be economically rehabilitated. He is prepared to work further with the Monahan's to develop a workable solution.

Harry Stokes commented that the properties would be excellent for commercial use. In addition to the obvious benefits to the downtown, any persons living in the building as well as the businesses would add greatly to the Borough's tax base. With the need for housing in the Borough, especially elderly, efforts should be made to obtain grant assistance for the Monahan's to build housing units. If, after a thorough study determined the rehab not to be feasible, then the Borough should permit the Monahan's to raze the buildings.

Other interested citizens commented that Council should not permit the demolition, but preserve these buildings, one of which is pre 1863.

Moved Mrs. Daniels, seconded Mr. Murphy that the request for demolition of 113 and 117 Carlisle Street owned by the Monahan Realty Company be denied. YEA: Mr. Witt, Mr. Eline, Mrs. Daniels, Mr. Murphy, and Mrs. Simpson. NAY: Mr. Schmitt and Mr. DeHaas. Mr. Ditzler abstained from the vote. Motion carried

Moved Mr. Murphy, seconded Mr. Schmitt, to adopt a resolution thanking Mr. Frazee, Mr. Eline, Mr. Witt, and Mrs. Daniels for their hard work and dedication to the community during their tenure on Borough Council. Unanimously resolved.

With no further business the meeting was adjourned at 10:10 PM.

Respectfully submitted,

Sara L. Weaver
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Borough Secretary