

The Borough Council of Shiremanstown, Pennsylvania held a special meeting to discuss the vision for the Borough on October 21, 2024, at 6:00 P.M. at Borough Hall, One Park Lane, Shiremanstown, Pennsylvania.

COUNCIL MEMBERS PRESENT

John Getz
Lucy Getz
Anna Harris
Bryan Homer
Stevie Krpata
Carol Mullen-O’Leary

BOROUGH OFFICIALS PRESENT

Andrew Sheely, Solicitor
Tammie G. Dailey, Mayor
Janna Colechio, Secretary

CITIZEN’S REPORT

CITIZENS PRESENT

Veronica O’Leary
Shelly Horn

ADDRESS

15 North Stoner Avenue
12 North Stoner Avenue

PRESIDENT’S REPORT

Mr. Getz stated the purpose of the meeting was for the Council to bring their vision to ensure the vitality of the Borough following the celebration of self-governing for 150 years. With Mr. Sheely’s input, each member of the Council was encouraged to identify the positions for opportunities to communicate. Possibilities included the proposed bike route to slow down traffic on Main Street, and ways to make the Borough more attractive to business opportunities. The format of the meeting was each Council member be given up to ten minutes to present their individual focus and citizens would be given up to four minutes for any questions or suggestions. He reminded all in attendance that interruptions and talking over the acknowledged speaker would prevent accurate interpretation of the minutes, so each should wait until recognized by the Council President to speak.

Before discussion began, Mr. Getz stated the crosswalks on Main Street had been painted; however, a second coat of paint will be applied to ensure they are better highlighted.

Mr. Homer was first to present his vision stating he had reached out to Cumberland County for assistance in prioritizing potential projects to increase the safety of the streets as well as potential funding for expanding business projects. His contact person was Kirk Stoner, Director of the Planning Department for the County. Mr. Stoner provided a copy of the **Shiremanstown Revitalization Committee Strategic Visioning Report** which had been prepared by the Cumberland County Planning Commission in March 2009. As a contributor to this report, Mr. Stoner has a solid

background in the issues that faced the community then and some that continue to face the Borough now. Copies of the plan had been provided to the Council in preparation for tonight's meeting. In speaking with Mr. Stoner, a couple of options were presented, the first being the possibility of the Borough merging with Lower Allen Township in the same way that Boiling Springs was absorbed by South Middleton Township and becoming the Village of Shiremanstown. Should this happen, funding from the State would be unlimited; however, the Borough would lose its identity and autonomy. Mr. Homer made it clear that the community values its distinct identity and does not want to become a part of a larger entity. Continuing as a separate entity, funding for projects typically means that at most 50% could be received of the total cost, with the Borough being responsible for the remaining half. However, he reminded Council that most of the projects run millions of dollars or more. Mr. Homer noted that the plan presented by the County was a twenty-year plan aimed at revitalization by the year 2029, meaning implantation will take time. This led to discussion by the Council on the need for increased revenue possibly through increased taxes, with the recognition that raising taxes could drive some residents away. Mr. Homer stressed the importance of transparency in how tax increases would be utilized to improve the community and to gain public support for the project. Mr. Homer directed the Council to page 7 of the report listing **The First Steps – Identifying Priorities** recognizing that some have been addressed while others are still under consideration. An update of the Streets and Pavements was given as part of Mr. Homer's presentation. He advised that the Yield to Pedestrians in the Crosswalk signs have been received, and he would be talking with Mr. Rosnick about their placement on Main Street. An issue with overgrown trees needing trimmed and limiting vision at the corner of Railroad Avenue and Main Street needs addressed. He also requested \$5,000 be included in his budget for flashing lights to slow traffic on Main Street. Because of Mr. Stoner's background history with the Borough and its efforts for revitalization, Mr. Homer offered to contact him to attend the November meeting of Council. It was agreed that if Mr. Stoner is available, he would be added to November's Agenda.

Mrs. Krpata circled back to the issue of the crosswalks affirming that the crosswalk at Washington Avenue needs better marked and asking the size of the Borough's Maintenance Department and what their specific duties are. Mr. Getz, as overseer of the Roads and Maintenance Department stated there are currently three active members of the crew working from 7:00 – 11:00 AM on leaf collection as their large project. An upcoming project is replacing the roof on the Borough garage as it needs repaired until it is determined if a grant will be awarded for the new storage facility, decorations are changed seasonally on Main Street, cleaning the storm drains as part of the required MS4 plan, mowing grass, cleaning the Borough Hall. Hours during weather events such as snowstorms or flooding require additional hours. As the New

Year begins, the crew is cut back to two workers working only on a Monday-Wednesday-Friday basis on cleaning the building and projects such as organizing the garage. Mrs. Krpata indicated that the beautification program for Shiremanstown is something she finds difficult to support as revenue is needed for more essential projects. She recalled seeing all three members with a gallon of water watering the rose bushes at the Welcome to Shiremanstown sign and expressed it seemed a wasteful use of labor. Mr. Getz agreed he has noticed this at times and will address the issue with Mr. Rosnick as the supervisor. She expressed surprise that in the **Shiremanstown Revitalization Committee Strategic Visioning Report**, updating planning ordinances was last in the Top 5 Important Issues to address. She reported that Shiremanstown is in a huge real estate flip now with people moving in, and they need access to those ordinances and the zoning. She stated that other real estate agents and buyers have expressed much frustration to her as a realtor who is also a resident. Mr. Getz concurred that was the purpose the Council had agreed to contract for a new codification that will provide online access to anyone. She asked if a motion had been made to accept the terms for that, and the Secretary replied that no motion had been made, she had been authorized only to receive the quote from General Code which was \$15,000 to \$18,000 over a three-year period to complete the project, but a motion to accept that was not made. A member of the public questioned why the ordinances could not be scanned and uploaded to the Borough's website. It was explained that there are often contradictory ordinances which a codification would catch and compare to state laws which may nullify any of the Borough ordinances, and it would be comparable to neighboring municipalities in its layout. Dr. Mullen-O'Leary asked if once the original fee is paid over the first three years, would there be an annual fee for the maintenance of the codification. This was not addressed in the original quote from General Code, so the Secretary was directed to ask for clarification for the next meeting. Mr. Sheely pointed out that when a municipal case comes before the Cumberland County Courts, judges want the convenience to pull up a municipality's codes when rendering a decision. Most cases involve zoning, subdivision and land development. The Solicitor highlighted the need for updated planning documents and zoning ordinance, which would help residents and potential investors understand the regulations and opportunities within the Borough. It was suggested a Council member review the zoning map and get particular as to what types of land uses wanted and what will drive the tax base forward, then use that map to kind of zone where they want your businesses to be or where you want your parking to be unlimited. A lot of revitalization is redefining and putting your ordinances online, knowing what you want, having a zoning map. It's complicated and it takes years to implement these things. The Council is the legislative body and has the authority and power to do these things now, but you must share your vision. A lot of what is done in the borough is we react to things, we react to this, we react to the traffic, we react to most problems as they arise. We don't try

to nip the problem by planning for it in the future. A lot of it is a lot of it is money, a lot of it is creative thinking and a lot of it is managing where current technology is taking people and what people want. Dr. Mullen-O'Leary questioned if it is as simple as enacting unlimited parking at the next meeting, or if that would be a first step and at least a step is taken rather than just talking about a vision. Mr. Sheely responded that identifying where the Council wants business districts and working the width of mainstream and historical properties certainly would be a good start. Determining what the properties are configured like, and how they could be used. Then in that area, having no parking restrictions, no off-street parking requirements so that people can invest in something and don't have to buy three properties to cover the parking amount currently required. Adding there's another practical problem with investing in older municipalities, and that is the building code requirements that require that people who change land use, are then forced to reinvest make it code compliant. But identifying where to have your business districts and a working the width of mainstream and historical properties certainly would be a good idea. Dr. Mullen-O'Leary suggested creating a community that encourages foot traffic, perhaps by encouraging property owners to put benches out on their front walk for those who are physically challenged. She agreed to review the current zoning map and bring her recommendations for rezoning and dual usage zoning areas to the next Council meeting.

Moving onto more effective use of the Borough campus, and Mrs. Harris requested permission to seek a grant to enable the Recreation Board to hire a consultant to ensure the best use of Memorial Park. The idea of converting underutilized park space into a dog park was proposed, which could attract more residents and visitors. The need for careful planning and consideration of safety was acknowledged. Mr. Getz encouraged looking into the practices that other municipalities enforce to free the Borough of liability should there be any incidents with unfriendly dogs. Another idea is to make the pavilion all weather, or an area to have concerts in the parks; however, she would like the consultant's review before embarking on any permanent changes.

Mr. Getz reminded the Council that the Borough is beginning to explore grant writing to fund various projects, including a leaf collector. The goal is to secure funding that would cover 50% of project costs, which could alleviate some financial burdens. It was suggested that a Facebook post be made asking for volunteer grant writers from the Borough

Dr. Mullen-O'Leary revisited concerns about the underutilization of community space. Mr. Getz agreed it was used at one time, but he believes that the Borough would now need to be more vigilant in its care for the building, perhaps replacing the carpet and putting in a floor that's a lot more easily cleanable, security for the offices

and the access to the garage, locks for the Rec Department supplies. The Secretary has recently rented a municipal venue, including deposit and rental fees, and offered to bring a copy of the contract for the Council to review.

Dr. Mullen-O'Leary asked for a history of the yard sale ordinance stating the two per year is draconic. The Secretary explained that at the time the ordinance was passed it was due to some families that held weekly yard sales lasting from Thursday through the following Tuesday, bringing in goods from outside the Borough for sale which the state considered a small business. Additionally, it caused traffic issues and neighbors were complaining. Dr. Mullen-O'Leary requested that the Council consider allowing at least four yard sales per calendar year.

OLD BUSINESS

The Resolution previously approved for the application for the garage/storage building need to be updated to the amount of \$2,380,650 and the request be specified as a Statewide Local Share Assessment Category 4 Facilities grant. Dr. Mullen-O'Leary made a motion to revise the Resolution as noted. With a second from Mrs. Krpata, the motion passed.

The Shiremanstown Fire Department provided a Request for Support and Permission for Shiremanstown Fire Company P25 Radio Initiative. Ms. Kendall has the grant prepared, and they would like to have the Secretary work with her to submit the grant. Dr. Mullen-O'Leary made a motion to approve the Borough submit the grant with its contingencies outlined. With a second from Mrs. Getz, the motion was approved.

Mrs. Krpata made a motion to adjourn at 7:28 PM. With a second from Mrs. Harris, the motion passed.

SUBMITTED FOR APPROVAL,

Janna E. Colechio
Borough Secretary