

**City of Harrington**  
**MINUTES**  
**City Council Special Meeting**  
**September 2, 2014**

A special meeting of the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on September 2, 2014 and was attended by the following: Mayor Anthony R. Moyer; Vice Mayor Cheryl J. Lahman; Council Member Duane E. Bivans; Council Member Fonda Coleman; Council Member Amy L. Minner; Council Member Charles W. Porter; Council Member Kenneth W. Stubbs; William Pepper, City Solicitor; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Also present: Debbie Pfeil, City Planner, URS Corp.; Robert Rider, Jr., O.A. Newton & Son Company; Ovidio Irizarry, UPS; Barb Bullock; Charles Carr; Jennifer Antonik; Holland Pepper; and Peter Karrass.

Mayor Moyer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was given.

Roll was called.

**Conditional Use Permit-Seasonal UPS modular sorting facility-299 Clukey Drive**

An application by Robert F. Rider, Jr. on behalf of O.A. Newton & Son Company for a seasonal UPS modular sorting facility on a designated 2.006 acre area from the total 43.539 acre parcel off Clukey Drive. The parcel is currently zoned M (Manufacturing District) and further identified as parcel MN-6-09-180.05-01-59.00.

The City Planner stated that the application was also reviewed by the City Solicitor and City Manager and presented to the Planning and Zoning Commission on August 21, 2014. UPS is proposing a seasonal modular sorting facility; it will not be used every day of the year. They are looking to possibly make this site a permanent sorting facility in the future. UPS is requiring temporary restrooms near the modular sorting facility. The State Fire Marshal has signed off on the project for site and building. The Planning and Zoning Commission voted unanimously to recommend the approval of the conditional use, including a reduction in the parking spaces based on a maximum of forty-two employees on the site at one time, a temporary restroom trailer, the removal of the proposed waterline on the site plan, and a site plan inspection performed by the City Planner and contingent upon the approval from the Office of the State Fire Marshal.

Council Member Minner asked about the length of time that the approval is good for. The City Solicitor stated that the approval is good for one year provided that construction is commenced within the year then it is good forever. The City Planner stated that the applicant has asked for two years because that is the current length of their lease.

Council Member Porter stated that he is glad to see the building is being used; the only issues is that the road is not in very good shape. The City Manager stated that road repairs are being postponed until the construction is done. The City Planner stated that the City could require off-site improvements to have developers pay for the road improvements but that hurts economic development.

Council Member Bivans asked if the employees there are existing or are being hired new. The City Planner stated that the required parking based on the current Code is four hundred forty-two spaces based on the floor space, which is unrealistic; that is an antiquated code, especially in the manufacturing district. The City Planner stated that there are forty-two employees and fifty-six paved parking spaces plus nonconforming gravel lots.

Council Member Bivans asked about the size of the trucks that will be driving to the site. The City Planner stated that there is not a restriction on the size of truck allowed on the road.

A MOTION was made by Council Member Porter, seconded by Vice Mayor Lahman, to approve the conditional use of a modular sorting facility at 299 Clukey Drive with the contingencies recommended by the Planning and Zoning Commission. The MOTION passed unanimously.

Recommendation from the August 21, 2014 Planning and Zoning Commission Meeting:

Approval of the conditional use including a reduction in parking spaces based on a maximum of forty-two employees on site at one time, a proposed temporary restroom trailer, the removal of the proposed waterline on the site plan prior to the final City signature, and a site inspection performed by the City Planner based on the approved plans and contingent upon the approval from the Office of the State Fire Marshal prior to the issuance of a building permit.

### **USDA grants**

The City Manager stated that the City is still waiting to hear from the USDA and that this issue will be on the next meeting agenda.

**First Reading of Ordinance 14-14 – Amending Chapter 180, Municipal Fees, relating to the water usage fee**

A MOTION was made by Council Member Porter, seconded by Vice Mayor Lahman, to dispense with the reading of Ordinance 14-14. The MOTION passed unanimously.

Mayor Moyer read the synopsis:

This Ordinance amends the Municipal Fees for the City of Harrington to reduce the water rate for in-City users from \$3.55/1,000 gallons of usage to \$3.25/1,000 gallons of usage and for out-of-City users from \$4.72/1,000 gallons of usage to \$4.32/1,000 gallons of usage.

The City Manager stated that this is a housekeeping issue; there was a typo and this will fix the problem before the new rate is used.

A MOTION was made by Vice Mayor Lahman, seconded by Council Member Coleman, to approve the first reading of Ordinance 14-14. The MOTION passed unanimously.

**Public Comments**

Peter Karrass presented a petition asking to pave the alleyway from Mispillion Street to Franklin Street and Franklin Street to Hanley Street. Mayor Moyer stated that it is already being looked into.

There being no further business, a MOTION was made by Council Member Porter, seconded by Council Member Stubbs, to adjourn the City Council Special Meeting. The MOTION passed unanimously, and the meeting adjourned at 6:46 p.m.

Respectfully Submitted,

Kelly Blanchies  
Clerk of Council