

**WELLSBORO BOROUGH COUNCIL**  
**PUBLIC HEARING 5:30 p.m. REGULAR MEETING 6:00 p.m.**  
**October 24, 2011**

Council President Joan Hart called the Conditional Use Hearing to order at 5:30 p.m. with a quorum of four council members; Council President Hart turned the meeting over to the Borough Solicitor Chris Lantz. The regular monthly meeting of Borough Council began at 6:00 p.m. with a quorum of six members on Monday, October 24, 2011, in the council room of the John E. Dugan Fire Station Municipal Building, 28 Crafton Street, Wellsboro, Pennsylvania.

**PLEDGE TO FLAG-** The pledge of allegiance to the American Flag was given by all present.

**ELECTED OFFICIALS:**

The following elected officials of the Borough of Wellsboro were present  
First Ward Council Member- Michael Wood  
First Ward Council Member- Rudolf Scharf  
First Ward Council President- Joan Hart-  
Second Ward Council Member- John Sticklin arrived at 5:45 p.m.  
Second Ward Council-Vice President- John E. Wheeler arrived at 6:00 p.m.  
Second Ward Council Member- Terry Bryant

**APPOINTED OFFICIALS:**

The following appointed officials of the Borough of Wellsboro were present  
Superintendent of Public Works- Mark Dieffenbach  
Superintendent of Water & Sewer Plants- Daniel Brought  
Secretary/Treasurer- Susan Keck  
Assistant Secretary- Florence Martino

**PRESS:**

Wellsboro Gazette- Natalie Kennedy

**VISITORS:**

Lonnie Campbell- Wellsboro Fire Chief  
Kevin Connelly- Member of Wellsboro Planning Commission

**SPECIAL MEETING-** Council President Hart asked for a motion for an ordinance to amend ordinance #615 on the signs in the borough. Council Member Wood made a motion to amend the sign portion of ordinance #615, seconded by Council Member Scharf motion carried 5-0.

Council President Hart asked for a motion for an ordinance to amend ordinance # 615 pertaining to adult entertainment. Council Member Bryant made a motion to amend the adult entertainment portion of ordinance # 615, seconded by Council Member Sticklin motion-carried 5-0.

**SPRINKLER SYSTEMS-**Council President Hart informed the Council; Bruce Vickery has purchased the former First Citizens Building on Main Street and had planned to pullout the sprinkler system. Council President Hart said Jay Erb our Building Inspector

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and also Chris Lantz the Solicitor for the Borough has spoken with him and he has decided to leave the system in the building. Fire Chief Campbell said he had spoken with Jay Erb and the Property Maintenance Code states any structure, which has a fire suppression system on site; the system needs to be maintained.

Council Member Bryant said he had had a buyer for the former Eagle Food plant if they had been allowed to remove the sprinkler system. The cost is huge to keep it heated and working and he was then told it would not be permitted to take it out. Council Member Wood said any sprinkler system would pay for itself within seven to 10 years with what a person would save on insurance cost and the cost of the structure and the lives saved.

Fire Chief Campbell said for the size of the town of Wellsboro, Wellsboro has a good ratio of sprinkler systems within the structures of the town. Council Member Wood said if you look at the Historical District of Wellsboro, he said he has spoken with representatives in Harrisburg and has told them that they will give money to any town for beautification and for the façade of buildings; however they do not have any grant money for the protection of the buildings. Council Member Wood said he thinks all buildings and businesses on Main Street should have sprinkler systems.

**REGULAR MONTHLY MEETING OF BOROUGH COUNCIL 6:00 p.m.**

Roll Call of Officers- The regular monthly meeting began with six members of council present, Mayor Daugherty was absent.

**SUPERINTENDENT OF PUBLIC WORKS-** Superintendent Dieffenbach reported tomorrow the crew would be finishing up the patch in front of Dunkin Donut on Main Street, this will require diverting the traffic. Superintendent Dieffenbach said this would finish up the Penn DOT permit, which was started in March of this year.

Superintendent Dieffenbach reported the Charleston Street curb and sidewalk is complete. Superintendent Dieffenbach said the borough would need to notify the residents the borough has only done minimal work behind the curb, as it is the homeowner's responsibility.

**CLEAN-UP WEEK-** Superintendent Dieffenbach stated he has four or five probation workers who will be assisting the garbage crew tomorrow with picking up the clean up. Today the garbage crew filled two and a half trucks with clean-up material. Council Member Wood said yesterday he saw six pick-up trucks and three had trailers on the back and they were going around town picking up the clean up materials, this has saved the taxpayers of the borough money by reducing the expense of the clean up.

**HYDRANT-** Superintendent Dieffenbach informed the Council the hydrant by Dunkin Donuts has been repaired and is working.

**WATER TAP-** Guthrie Clinic has requested a water tap behind the building on the Wellsboro Plaza. Superintendent Dieffenbach said he has this scheduled for next Wednesday.

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**DELMAR LINE TO BODINE STREET-** Council Member Sticklin informed Superintendent Dieffenbach that Shell had taken cement down Delmar's road to the borough line. Superintendent Dieffenbach said the truckers have a designated road through Wolf Run and they are not staying on it. Superintendent Dieffenbach said Chief Bodine has been giving truck drivers fines for being on the roads in the borough. Council Member Bryant said the companies would only repair the designated routes. Council Member Bryant suggested we call the Shell office.

**MEADE ST. DUMP SITE-** Superintendent Dieffenbach said the crew has finished the grinding and have five piles as big or bigger than this room. Due to the moisture he needed to keep the screens open pretty wide so there may be a few sticks that got through. Superintendent Dieffenbach said he hasn't got the bill yet however we could figure 3 days at \$95.00 per hour. Superintendent Dieffenbach requested the Council consider a charge to help cover the cost. Council Member Sticklin said it is being misused and the taxpayers are paying the taxes.

Council Member Wood said if it's a contractor we need to establish a set fee per load depending on the size of the vehicle. The borough would need to let the public know it is a DEP mandated site and the fee is just to cover the cost of cleaning and clearing it up. Council President Hart asked Council Member Sticklin the Parks Department and Trees to review the concerns and make a recommendation to the Council.

**KING STREET BRIDGE-** Superintendent Dieffenbach informed the Council that he had met with the street committee at the bridge site. Council Member Bryant informed the Council the contractor had a limit of work, which can be covered under the project. Council Member Bryant said we thought we could cover the drainage work coming into and out of the bridge however we wanted them to extend the work in the streambed as far as they could. The wall would stabilize the road going down into the borough's property. Council Member Wood said the road is cracked 3 to 4' so road could slide down at anytime. Secretary Keck said Penn DOT agreed to extend the wall just not planning to do a sidewalk on both sides of the street. Council Member Bryant asked to have that confirmed.

**PLANT SUPERVISOR- SAND FILTER #1-** Dan Brought informed the Council sand filter #1 has been drained and cleaned and is in 3 days of ripening.

**PILOT STUDY-** We have received the pilot study and are in the process of hooking it up tomorrow. Mr. Brought said there would be tests that need to be done each day. The representative from the company is here all week to train us on how to perform the test. It will flow at approximately 25 gallons per minute. Superintendent Dieffenbach said it would be fed reservoir water, raw water, not pure water. Council Member Scharf asked how involved is DEP? Superintendent Dieffenbach said they have permitted the process to do the study.

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**SECRETARY/TREASURER'S REPORT- RATIFY PAYMENTS FOR 10/12<sup>th</sup>**  
& 14<sup>th</sup>- Council Member Sticklin made a motion to approve the payments, seconded by Council Member Scharf motion carried 6-0.

**FINANCE COMMITTEE REPORT- COUNCIL ACTION-** 1. Recommendations to establish a new certificate of deposit named General Fund Reserve Account from the excess state funds and also pay a portion of the nutrient credits charge. The total excess amount was \$57,284.33, the recommendation is to use \$35,000.00 for the nutrient credits and deposit balance of \$22,284.33 in the new account. Council Member Bryant made a motion to approve the recommendation, seconded by Council Member Wood motion carried 6-0.

2. **PAYMENT OF NUTRIENT CREDITS-** The recommendation is to pay for the credits with the following accounts: Excess State Funding \$35,000.00, PLGIT Sewer Rainy Day 3647266 \$20,000.00, Water Sales 06.378.3900 \$10,000.00 and W.M.A. account \$5,000.00. Council Member Sticklin made a motion to approve the payment, seconded by Council Member Wheeler motion carried 6-0.

**CODIFICATION GROUP-** Secretary Keck informed the Council with the update of the two new ordinances tonight the representative said he should have the first draft to the borough in ten days of tonight.

**LIBRARY REQUEST A HANDICAP PARKING SPACE ON MAIN STREET-** Council President Hart requested the street committee review the request and make a recommendation to Council. Council Member Sticklin said the library has two handicap spaces at the rear of the building and the ramp is also located at the rear of the building.

**PSAB TRAINING-** Secretary Keck informed the Council, PSAB would be having webinars- training on negotiations, secretary and manager training. Some training is free and other is low cost to members of the PSAB.

**POLICE APPLICATION/RESOLUTION FOR FLASHING/ WARNING SIGNS-** Secretary Keck informed the Council that Chief Bodine had requested Council approve the resolution for one of the flashing signs, each sign will need to be permitted separately. At the time the borough purchased the signs Penn DOT had no permit process however now there is a process to permit the signs within the borough. Council Member Sticklin made a motion to approve the resolution, seconded by Council Member Wheeler motion carried 6-0. Secretary Keck said Chief Bodine was the first in the state to apply for this.

**SEMINAR AT PENN WELLS HOTEL-** Council Member Wood said the seminar on Planning to Manage Secondary Impacts of Natural Gas Development was very well done. The speakers were very well informed and had good information.

**FIRE CHIEF REPORT-** Lonnie Campbell requested the Borough Council begin working on a public safety ordinance to address issues that have come up during the years. Council could do an amendment to an existing ordinance, if warranted.

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Council President Hart requested he meet with the Public Safety Committee of Council and make recommendations to the Borough Council to amend the existing ordinance.

Chief Campbell said the next development would be off Ives Street from Greenwood Street. This could be a problem for hydrant expansion. Council Member Bryant said this was a 40-unit Trehab development.

CONTRACT NEGOTIATIONS- Council Member Wood informed the Council the contract negotiations begin at 10:00 a.m. tomorrow.

**ADJOURNED 6:25 p.m.**