

REGULAR MEETING OF WELLSBORO BOROUGH COUNCIL  
July 26, 2010

Council President Joan Hart called the regular monthly meeting of the Borough Council to order with a quorum of 6 members at 6:00 p.m. Monday, July 26, 2010 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 Rudolf Scharf  
First Ward Council Member Michael Wood  
First Ward Council Member Joan Hart  
Second Ward Council Member John E. Wheeler  
Second Ward Council Member John Sticklin  
Second Ward Council Member Terry Bryant  
Mayor James Daugherty

APPOINTED OFFICIALS:

The following appointed officials of the Borough of Wellsboro were present:  
Susan Keck, Secretary/Treasurer  
Police Chief James Bodine

PRESS: Bryan Robinson, Williamsport Sun Gazette  
Natalie Kennedy, Wellsboro Gazette

VISITORS

Gus Vargas  
John Coleman  
Josh Kreger, Canyon Motel

MAYOR DAUGHERTY: We got through Laurel Festival. Now of course they want us to start Dickens. On August 28<sup>th</sup> there's a block party near Native Bagel. From Main to Water Street will be blocked off. The new tanker, which was ordered two years ago, is going to be delivered tomorrow. All the officers have had their taser training and they're now in service.

CHIEF BODINE: As the Mayor said the tasers, we had the training Thursday, we now have two on board. Everybody trained in the department with them. Should anybody from council wish to stop by if your curious and we could show you what the normal procedure is all about and the policy we have with them. It has been a very busy month

and it continues to be such. Lots going on. So we're ramping away here. That's all I have.

There was a question about the radios working. Are the radios working?

CHIEF BODINE: The program in the radios needs to be completed. I've called Brico several times now to get them down here to do the programming in the radios. As far as the functioning of the radios they do work. Sue and I have talked back and forth on the borough repeater and the talk around but it's a programming issue and Brico is the only one who is going to be able to resolve that issue.

JOSH KREGER, CANYON MOTEL: Presented his plan for the 12 room efficiency apartment building which has come under the Planning Commission review and recommendations from the Commission, the Engineer and Fire Department have been reviewed.

SUE: Yes, we did receive some information from our engineer. Scott Bray's review for compliance with the subdivision and land development ordinance says DEP is going to require a sewage planning exception for the addition. Then under storm water, the landscape planter on two P, is intended to manage runoff from the western half of the new building. The storm water management portion will be filled with stone and the calculations should only use the void space to determine them. It would appear that only 40% of the volume used in the rounding would be available. Scott said he's also having difficulties reconciling the volume for six P, which is the gravel parking area. The 639 cubic feet per volume, one agrees with the separation calculation provided. He's got a question in to the architect and engineer for the Canyon Project to have these question's answered.

He also asked where and how would the roof drains discharge from the landscape planter if it were plugged or frozen. I think that's one of the things we had talked about before. And number four, will the roof drains directed to the gravel parking area discharge to the surface or the sub-surface.

Then under zoning Scott had three comments. The side and rear setbacks are less than prescribed for that district so the applicant would have to ask for a variance to the side and rear setback. Then the next on would be one parking space is required for each unit and he only saw 11 on the drawing, so one more would be required. Then the next comment was that there's screening requirement between districts and none is shown in the plan which is usually a landscape issue with trees, shrubbery, or some other type of visual barrier so that the neighboring properties are not disturbed visually.

And then, in general, Scott's remarks are the applicant has indicated that excess runoff from the proposed development area will be directed onto it's existing development. If this is not the case after completion, of course remedial action would be required. Number 2, no sewer or water service information was provided. By not including any it is assumed that these connections will be accomplished via private internal extensions

subject to be review by the building code officer in this case is Jay Erb. New tap fees for the compacity and collection/distribution portion will be required.

Comment number 3 was please ensure that Fire Chief Lonnie Campbell's recommendations have been addressed to his satisfaction.

And then, of course, we had the comments and the conditional approval that was given by the planning commission on the gravel drive becoming an access or a fire lane; a desinated fire lane by the Borough Council in order to preserve that for emergency services. And they also wanted to have a fire hydrant put on the property. And we do have the plans.

SUE: So there are some conditions to any approval by the planning commission. This project has been given conditional approval.

JOAN: So, we still need answers from this.

SUE: That's true. There's several things that are not insurmountable by any means but-

JOAN: But we do need answers before we give a recommendation.

SUE: And Scott had said that after they brought these final plans just prior to the planning commission meeting on the 14<sup>th</sup>. So he was able to take a look before the council meeting. But not in time for the meeting at the planning commission level.

There was a question about a fire truck getting in there. Was it addressed

So with that your saying that you don't need to put another hydrant there?

We did not put that in, if you guys would like we can work on that. Would you guys rather see a landscaping or a fence?

JOAN: Probably the landscaping would be the best.

-but also the water will run off from the building should be underground.

Well, what is the next step here? Can our engineer go back and see if everything is done to our satisfaction.

SUE: So in order for any project to move forward these would have to be satisfied to Scott's approval before any building permit could be issued.

SUE: What type of landscaping are you going to require?

Trees and shrubbery.

JOAN: I think you have to get together with the shade tree commission and talk to them about it cause they'll give you some ideas of what can be used.

Yeah, we're going to be meeting in two and a half weeks so-

I would think that within two and a half weeks that this would be answered.

If he could get all these answered and have meet with members of the Shade Tree to see- could we put it in as a break there everything would be answered here and they could have approval.

SUE: And you wouldn't have to wait for a meeting with them, we could just provide you with their phone numbers and they'll give you really good recommendations.

TERRY: I've been talking to some business owners and we know the police are extremely busy but we still like to see presence of the police on Main Street and the parking lots once in a while which- From the committee when we met we talked about- lets see how the income goes and things go with the new quarter meters as we- and it's going to take a year probably to get everything updated. We're only going to do 20 at a time- it's going to take a long time, it's going to take a while. So at this point, we want to see how that goes.

And being part of the Grant's Committee I think you all need to know, we hired a consultant to come in and do an energy audit so that we as a council could make sound decisions on were to best spend money. With that they came back with their recommendations where we can save money some more that we maybe could apply for grants for street lighting. What the grants committee decided is to approve year one and approve the boiler here and controls and we have that amount of money in the budget to be able to do that and I would like to make the motion to adopt that. Warren Berg has partnered with us to help us through this. He's part of the committee. John Wheeler seconded the motion and it passed unanimously.

Committee on the parking which is mine, we're going to do is take and look at the parking meter income and we're going to set part of that aside for development of future parking as we know we have an issue with parking and there are places in the town that we know we can start working on. One is over behind the Presbyterian Church. We hope to be able to report on that in the next meeting

SUE: We took care of number one. Number two is the chamber had a request for street closure and other barricades, police presence, and assistance at Dickens of a Christmas. John Sticklin made a motion to approve the request, Mike Wood seconded the motion and it passed unanimously.

SUE: Thank you, and have you all had a chance to look at the civil service commission rules and regulations that were passed out to you individually a week ago?

John Wheeler made a motion to adopt the Civil Service Commission rules, Rudy Scharf seconded the motion and it passed unanimously.

SUE: Then also in your packet this time is a proposed resolution that would basically oppose house bill 2431 that would make counties the basic level of local government in PA.

Rudy Scharf made a motion to adopt the Resolution, Mike Wood seconded the motion and it passed unanimously.

SUE: And then number five John Sticklin and I met and then he later took a lot of council over to the Pearl Street parking lot where we had tried to find a space for the glass recycling dumpster, the 10 by 8 piece of equipment opens both sides and the recycling truck wasn't able to fit into the smaller parking lot. We'd like to propose, after meeting again with the Northern Tier Driver, the removal of the parking space closest to the ally way and closest to the smaller lot. He's sure that he can get that vehicle in and pick up that recycling container without any problem.

JOAN: Is there a meter there that has to be removed?

SUE: Yes. There's a double meter right now. We'd like to put a single meter in. John Sticklin made a motion to approve this removal of a parking space, John Wheeler seconded the motion and it passed unanimously.

There's also a request to add a handicap spot to Hub's, the last one at the corner in front of Hub's. Terry Bryant made a motion to approve this handicap spot, John Wheeler seconded the motion and it passed unanimously.

Chief Bodine will be advertising for officer candidates this week.

Rudy Scharf asked for approval of the July 14, 15 and 22<sup>nd</sup> Bills. Terry Bryant made a motion to approve these bills, Rudy Scharf seconded the motion and it passed unanimously.

Meeting adjourne.