

## MINUTES OF THE BOROUGH OF MONTOURSVILLE

November 20, 2019

The regular meeting of the Montoursville Borough Council held in the John Dorin Municipal Building was called to order by President Eric Greenway at 7:00 PM with the following answering roll call: Mark Tillson, Ted Haines, Chris Lucas, and Robert Brown. Absent: Tina Kline

The Pledge of Allegiance was observed.

The October 21, 2019 minutes were approved on a motion by Mr. Brown, second by Mr. Lucas. The motion carried.

**VISITORS AND PUBLIC COMMENT** – None

**TREASURERS REPORT** – Motion by Mr. Lucas to approve the treasurer's report and the Borough bills for October 2016, second by Mr. Haines. The motion carried.

**PUBLIC HEARING: CONDITIONAL USE – James Matthew – Tax Parcel# 33-001-404 – next to 252 Broad Street – Dwelling, Accessory to Commercial, 1<sup>st</sup> Floor Dance Studio & 2<sup>nd</sup> Floor Living Space -**

Council President, Mr. Greenway recessed the Council meeting at 7:07PM and opened the Public Hearing for the Conditional Use for James Matthew– Tax Parcel# 33-001-404 – Dwelling, Accessory to Commercial, 1<sup>st</sup> Floor Dance studio & 2<sup>nd</sup> Floor Living Space. Borough Solicitor, Randy Sees oversaw the hearing; Zoning Officer, David Hines and Applicant, Mr. James Matthew sworn in and testified. Council members, Mr. Lucas and Mr. Tillson and resident's, Carrie Staron and Scott Moll had questions and concerns. Solicitor, Randy Sees closed the record; the public hearing was adjourned at 7:37PM. Council President, Mr. Greenway reconvened the council meeting at 7:38PM.

**NEW BUSINESS** –

**CONDITIONAL USE – TAX PARCEL# 33-001-404 –**

**Motion** by Mr. Lucas to approve the Conditional Use request for James Matthew– Tax Parcel# 33-001-404 for a dwelling, Accessory to Commercial, 1<sup>st</sup> Floor Dance Studio & 2<sup>nd</sup> Floor Living Space with the condition of obtaining written agreements with the neighboring property(ies) satisfying all parking requirements and ensuring sufficient parking, second by Mr. Tillson. The motion carried.

**AUTHORIZE BOROUGH ENGINEER TO PREPARE & ADVERTISE BID DOCUMENTS – 2020 MILL ST ROADWAY IMPROVEMENT PROJECT -**

**Motion** by Mr. Lucas to authorize Borough Engineer, Mr. Todd Pysher to prepare & advertise the bid documents for the 2020 Mill Street Roadway Improvement Project, second by Mr. Greenway. The motion carried.

**PURCHASE CATERPILLAR CVP PLATE COMPACTOR – CLEVELAND BROTHERS –**

Council President, Mr. Greenway presented a proposal to purchase a Caterpillar CVP Plate Compactor from Cleveland Brothers. He explained it was a budgeted item.

**Motion** by Mr. Greenway to approve the purchase of Caterpillar CVP Plate Compactor from Cleveland Brothers in the amount of \$6,570.00, second by Mr. Haines. The motion carried

**WATER RATES** – Council President, Mr. Greenway explained and discussed the current water rates, noting that the adopted rates do not meet the current everyday costs that are required to operate the water system. He shared that the Water & Street Committee have convened on several occasions and presented several scenarios that he would like to present to Council. He explained the rate scenarios try to take consideration of not impacting the elderly customers who are on a fixed income. A lengthy discussion ensued regarding the rates, and alternatives for the water system. Council member, Mr. Tillson and Council member, Mr. Haines shared the need for long term answers for the future of the water system.

**Motion** by Mr. Greenway to approve amending the water rates as presented to 0-3000 gallon minimum at a rate of \$32.50 and additional consumption at \$8.00 per 1000 gallons effective January 1, 2020, second by Mr. Tillson. Council member, Mr. Lucas questioned the dates of previous increases. It was noted the water rates were increased in the years' 2014 and 2016. Council member, Mr. Haines shared the need for a strategy for the water system. The motion carried. Council member, Mr. Lucas requested his nay vote be recorded in the minutes.

**AUTHORIZATION TO ADVERTISE 2020 BUDGET** – Council President Mr. Greenway presented the 2020 Budget for review. Finance Committee Chairperson, Mr. Brown stated all proposed draft budgets for 2020 are completed. It was reported the General Fund, Water Fund and Highway Aid Fund are all balanced. He reported there was an increase in wages as per signed contracts, an increase to health insurance of approximately 9% and an increase to the cost of road salt. Additionally, he shared some items initially to be included in the 2020 General Fund budget were removed due to costs and lack of funding. He noted the Water Fund budget did include a rate increase. He stated the budgets will be available for inspection at the Borough office.

**Motion** by Mr. Lucas to approve authorization to advertise the 2020 Budgets as presented; second by Mr. Haines. The motion carried.

**AUTHORIZE BOROUGH SOLICITOR TO DRAFT ORDINANCE AMENDING THE ZONING MAP** – Council President, Mr. Greenway presented a request to provide authorization to the Borough Solicitor to draft ordinance amending the zoning map for review and approval. Council member, Mr. Brown questioned Solicitor, Randy Sees if the proposed area to be rezoned as Industrial is approved, would the conditional use for an Industrial zone apply to any future owner or us. Solicitor Sees addressed his inquiry, and confirmed that the conditional use for industrial use will apply to the new owner with all conditional use stipulations needing to be addressed.

**Motion** by Mr. Lucas to grant authorization to the Borough Solicitor to draft an ordinance amending the zoning map, second by Mr. Haines. The motion carried.

**PLANNING & ZONING** – Planning Commission October Minutes and Central Keystone COG October Report were reviewed by Council.

**RECREATION** — Council Vice President, Mr. Lucas reviewed and explained Event permits 2019-30 and 2020-01. He shared Event permit 2019-30 had previously been conditionally approved.

**Motion** by Mr. Lucas to approve the Event Permit 2020-01, second by Mr. Greenway. Motion carried.

**STREETS/WATER** – Streets & Water Project Coordinator, Mr. Cliff Hoffman questioned if a date had been determined for the closing of the brush pile. Council President, Mr. Greenway noted the closing of the brush pile will be at the end of November 2019 and re-open in the spring 2020. Street & Water Project Coordinator, Mr. Hoffman reported leaf pickup will continue through the end of November, possibly into the first week of December 2019. Council member, Mr. Brown questioned the total loads of leaves picked to date. Street & Water Project Coordinator, Mr. Hoffman shared 80 loads have been picked up to date. He also explained the Christmas lights are scheduled to be hung on Broad Street with the work being outsourced, as it is more cost effective. It will take approximately two hours at a cost of \$80.00.

**MAYOR** – Mayor Bagwell stated the Veterans Day Parade was a huge success and attributes the success to the Police and Fire departments. He commented regarding the annual lighting of the Christmas tree located at Hutchinson East stating the tree is technically not located on Borough property and feels there should be way of spreading the word amount the citizens of Montoursville so they can plan a special lighting event. He explained, due to time being focused on other matters there was not enough time to devote to this idea.

**POLICE CHIEF** – Chief Gyurina was absent. Council reviewed the October police report.

**COUNCIL PERSONS** – Council member, Mr. Brown shared approximately two weeks ago he and his wife attended the Konkle Library 75<sup>th</sup> Anniversary Gala along with Mayor Bagwell. The event was held at the Montoursville Area High School with 80+ people in attendance. He stated it was the last of the events the library hosted throughout their 75<sup>th</sup> year anniversary and it was a huge success. Council member, Mr. Haines commented regarding the Veteran’s Day parade and the outstanding participation and presence of the American Legion in the parade.

**SOLICITOR** – Solicitor Randy Sees, stated he will prepare the Conditional Use decision at the request of Mr. Matthews for the next council meeting and will be working on the proposed zoning ordinance amendment. He stated however due to time constraints, it is highly unlikely he will have the proposed zoning ordinance amendment ready for review at the next council meeting.

**COUNCIL VICE PRESIDENT** – Nothing at this time.

**PENDING MATTERS** – Nothing at this time.

**CORRESPONDENCE AND ANNOUNCEMENTS** –

The next Council meeting will be held Monday, December 2, 2019 at 7:00 PM

**VISITOR AND PUBLIC COMMENTS** – Resident, Carrie Staron, 928 Mulberry Street, commented regarding the new water rate for 2020, noting it would be helpful if the Borough would inform residents how to view on their water meter the amount of gallons they have used. She feels having this knowledge will assist residents what to expect as usage and not be upset when their water bill arrives. Council member, Mr. Lucas questioned Street & Water Project Coordinator, Mr. Hoffman if residents can check their meter for usage. Street & Water Project Coordinator, Mr. Hoffman explained residents have the ability to flip the lid located on top of the meter and review the numbers shown on the meter. They can compare the current reading to the previous reading reflected on their bill which will determine the amount of water that has been used. Resident, Scott Moll, stated his appreciation of the Borough for all the work they do to maintain the water system and added it his hope for the Borough not to sell the water system. He indicated he is an avid reader of entrepreneur’s magazines, and added the big business of the future is water. He referenced the state of California where their water is brought in from surrounding states; he would much rather trust the Borough in maintaining the water system vs. an authority or other agency maintaining the system.

There being no further business the meeting was adjourned at 8:37 PM on a motion by Mr. Lucas, second by Mr. Brown. The motion carried.

Respectfully submitted,

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Ginny Gardner, Borough Secretary