

MINUTES OF THE BOROUGH OF MONTOURSVILLE

April 20, 2015

The regular meeting of the Montoursville Borough Council was called to order by Council Vice President David Moyer at 7:00 PM, with the following answering roll call: Mark Tillson, Dennis Holt, Don King and Christopher Lucas. Absent – Rosemary Holmes

The Pledge of Allegiance was observed.

The minutes of the April 6, 2015 were approved on a motion by Mr. King, second by Mr. Holt. The motion carried.

VISITORS AND PUBLIC COMMENT – Nothing at this time.

FINAL LAND DEVELOPMENT – Presentation by Crabtree Rohrbaugh & Associates –Montoursville Area High School Addition and Renovations. Montoursville Area School District Solicitor, Fred Holland addressed council stating they were seeking approval of the Final Land Development Plan for the Montoursville Area High School. Prior to the presentation, MASD Solicitor, Fred Holland requested that Council members, Mr. Holt and Mr. Tillson, who signed petitions opposing the project that includes the demolition of a portion of the existing high school, recuse themselves from participating in any proceedings related to the approval of the Land Development Plan. Solicitor, Fred Holland distributed copies of the signed petitions and stated once Council members, Mr. Holt and Mr. Tillson decide as to if they will participate; the presentation will continue. Council Vice President, Mr. Moyer questioned if Solicitor, Fred Hollands' charge was that Council members, Mr. Holt and Mr. Tillson could be objective. Solicitor, Fred Holland agreed. Council member, Mr. Holt requested Borough Solicitor, Randy Sees advice on the situation. Solicitor, Randy Sees stated that it is Council members, Mr. Holt and Mr. Tillson's decision as to if they can be objective at reviewing the land development plan and base their decision on the plan objectively given the parameters of the Subdivision Land Development Ordinance. If that could be done then there would be no reason to recuse from voting. Council member, Mr. Tillson stated he did not feel he would have a problem being objective about the plan and could even be more informative and objective after the presentation. He signed the petition because he had concerns that they did not look at all alternatives for school, noting that his concern was if it would maximize the opportunity to give the kids a better education. Solicitor, Mr. Holland noted he understands Council member, Mr. Tillson position to participate. Council member, Mr. Holt questioned if it is his decision to participate what is the purpose of the request. Solicitor, Fred Holland stated it is to make the request. Council member, Mr. Holt stated he would not give a decision tonight as to if he would be able to vote objectively or not however he is requesting Solicitor, Fred Holland to return and request the School Board to publicly vote on their request for him to recuse himself from voting; he would then answer the question. He stated to let the school board decide if he should recuse himself. Council member, Mr. Holt stated he can be objective for the reason that, a month ago he stated that the issue is that the land development is not about whether the school should be built or not; he suggested to give the MAHS land development all the time it needs and that his mind has been focused on the land development. He also has asked many questions on the fire protection system. He explained that he was employed by the borough 10 years and has been on council 8 years and understands the process. He stated as far as he knows the borough has never denied a land development, conditional use or subdivision so it is really not an issue. He explained he understands that as long as the requirements have been met of the subdivision and land development ordinance, it should be approved. Council member, Mr. Holt questioned the building façade as that is where he may have a problem with the land development plan. Solicitor, Fred Holland stated he understand Council member, Mr. Holt's position. He explained the purpose of this is to deal with the land development plan and doesn't involve the building itself, under the borough's zoning and land development ordinance, which deals with height, and sight layout, parking, grading, and storm water management. He noted that Council member, Mr. Holt had raised some questions regarding issues related to conditional use; the Borough's Zoning Officer has correctly administered the Borough Zoning Ordinance, pursuant to section 1.7.3 that deals with existing uses and structures and nonconforming uses. Article 23 of the Borough Zoning Ordinance, permits and requires the Zoning Officer to handle requests for alterations or extensions to nonconforming uses in the first instance, with referral to the Zoning Hearing Board in certain circumstances. He noted the Zoning Officer concluded that the plans presented required a variance in two respects, building height and amount of impervious surface area, which have been obtained. He distributed a letter from the Fire Chief, Scott Konkle of Willing Hand Hose Co. indicating that he

has reviewed the matter and it has the necessary equipment. A discussion between Council member, Mr. Holt and Solicitor Fred Holland regarding the building and if it is part of a land development. Solicitor, Fred Holland stated he did not believe there is any requirement to do so. Council member, Mr. Holt disagreed and stated the land development ordinance stated the building must fit in with the neighborhood. Regarding the conditional use he stated the Zoning officer deems whether a conditional use is needed however he feels in this case the new construction requires a conditional use. He explained 1.7.2. of the Borough Zoning Ordinance and stated the new construction needs to adhere to the ordinance; it discusses lighting, bushes, appearance so that it fits into the neighborhood. The conditional use would take place prior to the Land Development and would give the public the chance to comment. He noted that he is not an expert nor does not know if it is right or wrong, however felt the need for this to be discussed. Solicitor, Fred Holland stated that the discussion of the building would be done in a limited sense with no requirement to discuss complying with the facade restrictions in the Zoning Ordinance because they are governed by Section 1.7.3, which deals with preexisting nonconforming uses and the natural expansions. Council member, Mr. Holt noted that at some point the school district would need council's approval to make sure that the structure fits into the neighborhood. Solicitor, Fred Holland explained that there had been some discussions regarding a Development Improvement Agreement, under that agreement, the School District is expecting a condition of the approval of that agreement to set aside a capital reserve account with approximately 2.1 million dollars as long as it gets approved by the Borough Engineer, in the event that it is not approved then he will need to get approval from the school board. At this time, Mr. Todd Stager/Pennoni Associates distributed and presented the Montoursville Area High School Addition and Renovations Final Land Development Plan. He reviewed the schedule and approvals stating the essential planning started in the fall 2014 with official plans being submitted in January 2015, the Montoursville Planning Commission's February 4, 2015 meeting, the plan was conditionally approved, the Zoning Administrator approved the Land Development Plans acknowledging that they were in conformance with the subdivision and land development ordinance and zoning ordinance. He noted after receiving comments from the Borough Engineer regarding Stormwater Management, the plans were resubmitted and received approval on March 25, 2015, however the Borough Engineer reviewed and commented on the Land Development Plans, those comments were addressed on March 22, 2015 and are still awaiting a decision from the Borough Engineer. He stated DEP and County Conservation District approvals for the NPDES and E & S plan on April 1, 2015. Mr. Stager reviewed the Site Plan; new addition, additional maintenance building, bus loop, staff & student parking, practice fields and track and field. He reviewed the Site Grading Plan stating the soils are extremely good for infiltration, existing dry wells will be utilized, along with rain gardens. He reviewed the Landscape Plan noting it will meet the zoning ordinance, providing screening for parking and trees will be planted along Mulberry and Arch Sts. He reviewed the Lighting Plan noting it is in conformance with the zoning ordinance. At this time, Project Manager, Scott Cousins/ Crabtree, Rohrbaugh & Associates was questioned by Council member, Mr. King regarding parallelism of the trees and one neighbor's request. Mr. Paul Taylor, Director of Education and Architecture/Crabtree, Rohrbaugh & Associates stated everything that had been suggested was good, well received and has no problem accommodating his request. The cafeteria location, the amount of parking stalls, the removal of parking on Arch St., the bus loop, and gymnasium seating was discussed. A lengthy discussion took place regarding the parking and entrance and exit to the gymnasium noting that the new entrance is designed to be the main entrance with controlled access to the school for all academic activities including entrance to the gymnasium, also the access to and from Winger Alley. It was noted that the Borough and School would work cooperatively and discourage the use of Winger Alley. The ADA requirements for the gymnasium were discussed noting it will fully comply with the requirements for ADA access and parking. The Building Floor 1st, 2nd and 3rd floor plans were reviewed including on the first floor, new classrooms, staff development & large group areas, cafeteria, kitchen area, food court, maintenance building with additional technical education classrooms, additional administration offices added to the front of the building, multipurpose auditorium, band, instrument storage area and existing; gymnasium, library, wellness center, reopening of the auxiliary gymnasium, weight room. Council member, Mr. Lucas questioned why a food court opposed to a cafeteria. Mr. Cousins explained the concept of a food court noting it will serve more students in less time than the traditional cafeteria line. Borough Engineer, Todd Pysher questioned if the Technical Education room was at the existing school. Mr. Cousin stated that it was, it was just being relocated. Council member, Mr. Moyer questioned if the students accessing this would have to go outside. Mr. Cousins stated yes they would, a fence would be used to encapsulate the area for security purposes; it would be an uncovered access. Resident, Tina Kline questioned if there would be additional maintenance and traffic. Mr. Cousins

stated there would not as the maintenance exists already and traffic would be approximately 45 kids per period. He went on to review the second floor renovations, including new classrooms, new windows, and science labs. He continued to the third floor renovations, noting the three story addition will be sprinklered with the existing building remains unsprinklered. The existing sprinklered portion of the basement area will remain sprinklered. He noted the quantity of water is adequate and a fire pump will be utilized. Council member, Mr. Lucas questioned if a list of the NFPA codes could be provided, noting that a lot of money is being put into this building but only the bare minimum standards are being provided when it comes to safety. He stated when it comes to our kids, safety should be the first priority. He questioned if there was a contingency plan for the Special Education classes being held on the second and third floors noting that elevators can only be used for firefighters. He stated not outfitting the entire school with a sprinkler system seems unethical and doesn't make sense to him. He would like to see what safety codes are being met and what ones are exceeding. Mr. Cousins stated that all sprinkling meet the code requirements and proceeded to review several code requirements. Council member, Mr. Lucas would like to review all safety items. Council member, Mr. Tillson questioned the entrance security. Mr. Cousins explained that once school starts the building is always secured and anyone requesting entrance must always be buzzed in. A discussion regarding the fire safety of the gymnasium, the fire safety and evacuation of the special education classrooms. Mr. Cousins noted that it complies with all Building Code standards where OSHA and ANSI are the standards. It was noted the Main entrance to the building will be off of Mulberry Street. Council member, Mr. Holt questioned if the new administration offices on Arch Street was new construction. Mr. Cousins stated that a portion was new construction and reviewed those portions. Mr. Cousins reviewed the concept developed for the exterior of the building. Understanding the sentimentality needed to be paid to the current stone exterior, the concept was developed where a wall will be built out of stone, and you would walk through the "old" into the "new", passing through the stone wall. He went on to review the administrative offices, the new library and its natural lighting and the auditorium location. Mr. Cousins explained the Main entrance wall on Mulberry Street would be manufactured stone and the District Administration entrance wall on Arch Street would be salvaged stone. It was explained that the school would be installing solar panels and pursuing grants by updating the existing building and new building making them leaf gold certified. Also explained was the rooftop gas fired heating system and rooftop electric DX cooling system, noting there will still be a hot water reheat boiler system. Mr. Cousins was questioned about using Geothermal. He stated that in some applications it is efficient however it is not the case in this situation. He reviewed the utilization of the existing basement. Council member, Mr. Holt questioned the people who were involved in the design of the building. Mr. Cousins explained with over 1000 hours of meetings, they included administration, school board, maintenance; bi-weekly meetings with the administration, superintendent, principal, business manager, building & grounds supervisor. It was discussed that Crabtree & Rohrbaugh has designed several schools with three stories and it is not uncommon. Mr. Cousins explained that their approved zoning variance request was to offer a larger library space; offering approximately an additional four feet. Council member, Mr. Holt questioned if any resident offered any concerns at the zoning hearing board height variance. Mr. Cousins stated that there had been residents attending. Council member, Mr. Tillson questioned the roof composition. Mr. Cousins replied that it will be a buildup, similar to what is currently there. It is a 30 year roof. A discussion took place regarding the landscaping of the parking area, noting that new trees will be put where the existing trees will be removed. Mr. Cousins stated for security and maintenance purposes, smaller species will be located on the interior of the sight with larger species along the perimeter of the sight. He went on to explain the existing parking lots will be milled and resurfaced. A discussion regarding the curbing and access along Crawford Alley and the Memorial Gardens took place. Council member, Mr. Lucas questioned the ventilation and safety features in the finishing room of the Technical Education building. Mr. Cousins replied that both rooms will receive full outside air, 100% exhaust, all fixtures will be explosion proof, a dust collection system will be installed outside the facility. At this time, Mr. Cousins ended the presentation. Resident, Mr. Everett questioned the windows, it was explained the School Board selected a different option. Mr. Everett asked several questions regarding the District Administration Entrance also verifying that it will be constructed of salvaged stone. Mr. Cousins noted it was written into the specifications of the plan. He questioned if the existing cupola/dome could be utilized. Mr. Cousins explained that it would not work with the roof line. It was noted that it may be an option to save the existing cupola/dome and be used in some other area. Resident, Mr. Metzger questioned the current seating size of the auditorium and the seating size for the new plan. Mr. Cousins stated currently there are a little over 600 seats and the new plan will have 900 available seats. Mr. Metzger asked the maximum enrollment once the renovations are

completed. Mr. Cousins replied that the design of the core spaces like the cafeteria & auditorium are approximately 700-800 students; the capacity of the school is complex because of the way PDE calculates it. He stated it depends on classroom size and scheduling. Mr. Paul Taylor explained if every room in the building was filled to 100% capacity then for PDE reimbursement it would be about 1000 students. He stated however on a day to day capacity it would be about 800 students but currently there are approximately 615 students. Mr. Metzger stated that the new renovation is costing approximately 36 million dollars and the capacity of the new renovations would be about 800 students. Mr. Cousins explained the core capacity is approximately 800 students. Mr. Metzger questioned if there was any discussion about adding more classrooms instead of larger space areas. Mr. Taylor stated and explained that discussion took place regarding a more uniformed size collection of classrooms; it adds immense increase in operational capabilities in implementing the curriculum. Vice President, Mr. Moyer explained that some the questions are off the topic of land development and might be better asked of the school board. Council member, Mr. Holt stated he is satisfied with presentation of the facades & land development and is willing to approve this. He stated that this is what the school board approved; this is what was presented and he has no problem with it. Council member, Mr. Holt noted that if the Borough had a water system like Williamsport, the whole school would be sprinklered and there would not be any need for fire pumps. He stated he would not second guess the fire protection system that they had presented. A discussion regarding fire pumps and their failures and the lack of water capacity took place. Mr. Cousins stated it is not about the capacity but the lack of pressure. Council member, Mr. Holt asked Mr. Pysher to comment. At this time Borough Engineer, Mr. Todd Pysher stated he only approved the Stormwater management plan and wanted to clarify some things; this project required an individual NPDES Permit from DEP and post construction Stormwater management plan; the land development plans are not submitted to DEP only to the Borough. He stated that these two plans are to be consistent with one another. He also explained that he had never received a set of the land development plans for his review. A discussion took place regarding how the plans were submitted. He explained that there are a few items that need to be addressed. He stated there are a few minor inconsistency between plans, those items need to be rectified, the Developer Improvement Agreement needs to be executed by the School District and Borough and the financial security estimate that was prepared by the consulting engineer and submitted to him, has to be completed. Council member, Mr. Tillson stated that being that the plan is only the agenda as a presentation he would like the approval to be tabled until the next meeting so that all the items may be completed. Council agreed that there was no need to table this item. Vice President, Mr. Moyer questioned Mr. Pysher if he would have is review complete. Mr. Pysher stated he would have his work done and felt the minor inconsistencies should not require a lot of time to rectify by the consulting engineers. He noted that they have the approved NPDES permit, and the approved Stormwater Management plan, all that is needed would be approval of the Final Land Development Plan, and due to it being a “Final”, financial security needs to be put in place along with a Developer’s agreement. Council member, Mr. King questioned Mr. Pysher about a utilizing a certain drywell. Mr. Pysher explained the drywells and Stormwater management will be distributed throughout the site, and is a great concept. Council member, Mr. Holt questioned if the developers agreement secures funds. Mr. Todd Pysher replied that it did but with a unique arrangement; the School District is creating a capital reserve fund guaranteeing those funds. It was noted that Borough Solicitor, Randy Sees and School District Solicitor, Fred Holland are handling the requirements of that agreement. Mr. Cousins acknowledged and explained the different avenues and issues regarding the water pressure. Council member Mr. Lucas stated that regarding cost, he did not feel anyone would have a problem spending a little bit more money if it means the students are safer. Council member Mr. Holt questioned if Mr. Cousins had the cost per square foot to sprinkle the buildings. Mr. Cousins replied that is would cost \$3.50 to \$4.00 a square foot for new construction. Council member, Mr. Lucas questioned Mr. Cousins on the cost of a new fire pump; Mr. Cousins will provide him a cost at a future time. Mr. Pysher stated that Council can request the CKCOG while reviewing the land development plan to provide any alternatives available that might enhance the water pressure. Council member, Mr. Lucas stated that on a project of this magnitude that the safety standards should not just be met, but should be exceeded. Mr. Pysher questioned if the trees are reflected on the land development plan noting that the things that were discussed and talked about this evening must be incorporated into the plans so that everything that is being approved here is what the intent is so changes are not made after the fact.

NEW BUSINESS –

SRO AGREEMENT AND EXTENSION LETTER- Vice President, Mr. Moyer explained the agreement is for the School Resource Officer,

Motion by Mr. Lucas to approve the extension of the SRO Agreement for 1 year, second by Mr. Holt. The motion carried.

PLANNING & ZONING – Sidewalk inspection report was reviewed.

RECREATION – Council member, Mr. Lucas announced their meeting is tomorrow evening.

STREETS/WATER – Street/Water Commissioner, Mr. Ron Smith gave a report to Council. He noted that the borough brush pile has been schedule to be ground, the pole building has been cleaned out, Pavilion 2 has been torn down and will be rebuilt, Penn College students ground down stumps in the park and also trimmed some trees, the salt bin has been removed, Target employees and a Girl Scout troop will be cleaning up the park and around the pond, a service line had been repaired on Locust Street, installed three frost free hydrants in the park, replaced a fire hydrant at the old laundromat, leak detection and cleaning Well 4 is being scheduled. Council member, Mr. King explained that he and Street/Water Commissioner, Mr. Smith had discussed the restriping of the railroad crossing and reinstallation of the lights on Mill St. He also explained that there is a safety issue on Mill St., traffic backs up during soccer events as people are having an issue turning left. He stated he would like to see if it could be a right had turn only. Council discussed having a traffic study done to see if it would possible.

Motion by Mr. King to approve the Chief of Police and/or traffic engineers to do a traffic study on Mill Street, second by Mr. Holt. The motion carried. Council member, Mr. Holt questioned Street/Water Commissioner, Mr. Smith for a completion date for Wells 4 & 5 and the Broad Street Waterline replacement project and requested an inspection tour with the Water Committee of both projects.

MAYOR – Nothing at this time.

POLICE CHIEF – Deputy Chief Bentley gave Council an update on the two year old who had been shot recently and stated charges were filed against the mother and boyfriend.

COUNCILPERSONS – Council member, Mr. Lucas explained regarding the MASD land development plan, it is not whether we want a school or not. He stated he attended the School Board meeting and was very disappointed that so many people were not listened to. He explained as a public official he is tasked with making difficult decisions however there are a lot of background information that the public does not see but at the end of the day he is supposed to represent what the public he represents would like

SOLICITOR – Nothing at this time.

COORESPONDENCE AND ANNOUNCEMENTS – Next Council meeting will be Monday, May 4th, 2015 at 7:00 PM

VISITOR AND PUBLIC COMMENTS – Resident, Tina Kline, 1009 Tule Street stated it was a very nice presentation however is disappointed that a 36 million dollar project's engineer does not have all documents submitted for the Borough engineer to review and give recommendation for the Borough Council to approve. She stated if all require documents are not received by the deadline of May 4th council meeting, she would urge council to not approve the land development plan. Resident, Mr. Wayne Miller, 1717 Broad Street stated he is speaking on behalf of his daughter who is having a problem with the LCWSA over a sewer problem; he suggested until the problem is rectified to not pay her bill. The district magistrate has issued a judgement against her which in turn the Borough had issued a disconnection of water service notice if the bill does

not get paid. A discussion over the Borough's involvement took place. Council member, Mr., Tillson suggested for her to pay her bill, and suggested the Borough to investigate the issue with LCWSA. All agreed. Mr. Miller stated he appreciates any help from the Borough, Council member, Mr. Holt announced a meeting will take place on April at 10:00 AM to discuss the Levy project.

There being no further business the meeting was adjourned at 9:20 pm on a motion by Mr. Lucas second by Mr. King and carried.

Respectfully submitted,

Ginny Gardner, Borough Secretary