

# Wellsboro Borough Council Meeting Minutes

## January 9, 2023

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Council President Matthew DeCamp called the regular meeting to order at 5:00 p.m. in the Council Meeting Room of the Borough Office at 14 Crafton Street. The Pledge of Allegiance was recited.

Attending were Councilors F. Craig West, Matt DeCamp, Mike Wood, Joan Hart, Kevin Clark and Louis Prevost, Chief James Bodine, Borough Manager Louis Rachiele, Secretary/Treasurer Amy Kane Perry and Borough Solicitor William Stokes III.

Also attending were Natalie Kennedy (Wellsboro Gazette) and concerned citizens Julie Henry, Nancy Dunham, Lori Beckwith, Ann Rawson, Julian Stam, Larry Holtzapple, Brad & Diana Holliday, Deb Bigley, Dawn Avery, Mark Thompson, Jessica Webster, Janet Gyekis, Christina Vandergrift, Jerry Curreri and Cindy Copp.

An Executive Session was held on Wednesday, January 4<sup>th</sup>, 2023 to discuss legal matters.

Councilor Wood made a motion to accept the minutes of the December 12<sup>th</sup>, 2022 Council Meeting. The motion was seconded by Councilor Clark and carried.

### **Public Comments on Agenda Items - none**

### **OLD BUSINESS**

Councilor Wood made a motion to deny the Short-Term Rental Ordinance as proposed. The motion was seconded by Councilor Hart and a roll call vote was ordered.

Clark – Aye, West – Aye, DeCamp – Aye, Hart – Aye, Prevost – Aye, Wood Aye

The motion carried unanimously. Both Councilors Prevost and Clark commented that the current ordinance still needs work.

This motion opened the floor to public comment.

Janet Gyekis – Janet had previously worked taking census information and expressed her concerns with disrupting the sense of community for those individuals who live in the apartment located on Main Street.

Cindy Copp – Cindy has concerns regarding housing. She has experienced how hard it is to find affordable housing in our community and is concerned what opening up the rentals on Main Street to be Short Term rentals will do to the residents who reside there. She feels affordable housing should be the focus for the welfare of the community.

Christina Vandergrift – Christina believes that allowing Short-Term rentals on Main Street will be beneficial to the business on Main Street. The rentals will bring families to the area to spend money here as well and potentially move here.

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Julian Stam – Julian feels that the current ordinance doesn't have enough protection for property owners. He is also concerned with the lack of low-income housing and what it is doing to the available work force.

Larry Holtzapple – Larry has concerns with converting dwellings into rentals and the availability of dwellings for residences.

Lori Beckwith – Lori would like to see a committee for ordinance or policy adaption. She would like to see density studies and economic impacts in other communities.

Jerry Curreri – Jerry would like to see data on how many potential STR's the community would see if the ordinance passes, including a count of houses/apartments in each district.

Councilor Prevost made a motion to amend the existing ordinance to include fines for existing Short-Term Rentals that are not in compliance and to only include Rural Residential, Highway Commercial, and Commercial Manufacturing Zoning Districts in the ordinance. The motion was not seconded.

Councilor Clark made a motion to review the current draft of the proposed Short-Term Rental Ordinance and send it back to the Planning Commission for their recommendation. The motion was seconded by Councilor West and carried.

A combined Special Meeting will be scheduled for the Wellsboro Borough Council and Wellsboro Planning Commission.

### **NEW BUSINESS**

**HARB - none**

### **Committee Reports:**

#### **General Government, Administration, Buildings, Personnel**

Councilor Hart made a motion to ratify and approve accounts payable for all accounts. The motion was seconded by Councilor West and carried.

Councilor Hart made a motion to approve the December, 2022 Treasurers Report. The motion was seconded by Councilor Prevost and carried.

Councilor Hart made a motion to approve Phoenix Industrial Investors LLC vs County of Tioga Board of Assessment Revision Stipulation to settle as presented by Cox, Stokes and Lantz. The motion was seconded by Councilor West and carried.

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Councilor Hart made a motion to approve the placement of Kyle Bower to the Wellsboro Planning Commission per their recommendation. He will be completing the term left vacant by Bill Gerski ending December 31, 2024. The motion was seconded by Councilor Prevost and carried.

### **Safety, Police, Fire, Protective Inspections, Codes, EMA**

Mayor's Report – Not present.

Police Report – Chief Bodine reported the following:

- The new police vehicle will be delivered this Thursday.
- Department staff will be busy doing training and legal updates in the next month.
- The PD was awarded funding for Bullet Proof Vests through a funding program.
- The radar sign that was damaged by a motor vehicle was damaged more than anticipated.

### **Public Works, Solid Waste, Highways, Parking, Water, Sewer**

Councilor West made a motion to approve the purchase of a replacement truck for the Sewer/Water Department. The motion was seconded by Councilor Clark and carried.

Bly Farm Sewer Maintenance will be removing tree roots from the sewer main on Pearl Street and McInroy in the upcoming weeks.

### **Parks & Recreation, Trees, Beautification, Senior Center**

Dincher & Dincher Inc. will be completing tree trimming and removal on Main Street starting this week.

### **Employee Benefits, Negotiations, Insurance, Safety, Training**

Councilor West made a motion to approve the hiring of Borough Engineer, Scott Bray on an hourly consultation basis beginning January 1, 2023. The motion was seconded by Councilor Prevost and carried.

### **Other Business –**

Councilor west made a motion to donate \$500 to the Green Free Library WWII Memorial Fund. The motion was seconded by Councilor Prevost and carried.

### **Public Comments - none**

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**Adjourn** – Councilor Hart made a motion to adjourn. The motion was seconded by Councilor West and carried. The meeting adjourned at 5:37pm. Next Borough Council Meeting is February 13<sup>th</sup>, 2023 at 5pm

Minutes respectfully submitted by *Amy Kane Perry*  
Secretary/Treasurer