

## REGULAR MEETING OF WELLSBORO BOROUGH COUNCIL

January 10, 2011

Council President Joan Hart called the regular monthly meeting of the Borough Council for the Borough of Wellsboro, Pennsylvania, to order with a quorum of five members present at 6:00 p.m., Monday, January 10, 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

Mayor James Daugherty

First Ward Council Member- Michael Wood

First Ward Council Member- Rudolf Scharf

First Ward Council President- Joan Hart

Second Ward Council Member- John Sticklin

Second Ward Council-Vice President- John E. Wheeler

### **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

Police Chief- Jim Bodine

Assistant Secretary- Florence Martino

### **PRESS:**

Wellsboro Gazette- Natalie Kennedy

Williamsport Sun-Gazette- Bryan Robinson

### **VISITORS:**

John Coleman- Caulkins Lane

Shawn Bryant- Penn Wells Lodge Complex

Justin Keister - Penn Wells Lodge Complex- Larson Design

**MOMENT OF SILENCE-** Council President Hart requested a moment of silence for the tragedy, which occurred in Tucson Arizona yesterday.

**MINUTES-** Corrections to the 12/28/10 minutes were in the first paragraph. It reads Joan Hart opened the meeting with six members of council, council member Scharf was not present so the meeting only had five members of council. Second correction, Bryan Robinson was listed as being present and he was absent. Third correction, Council Member Scharf stated in the minutes for 12/27/10, on page 1 Item # 2, Motion was made to Advertise Notice of Intent of Adopt Tax Rate Ordinance #654 to fix the Borough of Wellsboro Tax Rate at 6.33 should read 6.33 mills. Council Member Sticklin made a motion to approve the minutes with the corrections, seconded by Council Member Scharf motion carried 5-0.

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**PENN WELLS LODGE COMPLEX-** Shawn Bryant informed the Council that the Planning Commission had given conditional approval upon approval by the Borough Engineer. He stated Secretary Keck had said the Planning Commission had approved the plan upon the engineer's review and that the Borough Engineer Scott Bray had approved the plan. Shawn Bryant showed the council a drawing of the facility as it is currently and with the new addition. Shawn Bryant stated they would be adding a second story to the existing building. He stated the architects preliminary drawing could change in the final plan. We are trying to keep with what is already on Main Street and extend it down into this section of the Main Street area. He explained the current pool area needs a new roof and this will be done and that the roofline will be raised up to match the drawing. The current concrete pad will be the new fitness center and the area currently used for the fitness area will be a hallway down to the new tower. Mr. Bryant stated the plan is to have a larger lobby with a breakfast area. By providing this space the lodge will lose five of the current rooms.

Mr. Bryant said the ground breaking would be this summer, with a possible opening in July of 2012. He said to make this work, they would need to rent 8000 rooms a year. They are not in competition with either the Canyon Motel or the Sherwood Motel but with the Microtel Hotel and the Hampton, which is coming to Mansfield. We are concerned about the current water situation in Wellsboro. On the Internet one tourist wrote that they were unable to drink the water in Wellsboro. Council President Hart said the borough is working on the water concern.

Council Member Sticklin asked if there was anything in writing from the Planning Commission? Florence Martino said she had attended the meeting, however, became ill the day after and had not been able to get the written statement from Ron Comstock, the chairman for the commission. Council Member Scharf said that he had attended the meeting and the only condition the Planning Commission had was for approval from the borough engineer. Council Member Wheeler made a motion to accept the plan upon the requirements of the Planning commission being met, seconded by Council Member Scharf motion carried 5-0.

**MAYOR'S REPORT-** Mayor Daugherty referred to the Police Chief's report comparing 2002 – 2010 and the number of calls and the caseload. He stated the demand on the department is increasing. He stated one positive note is the number of juvenile cases has decreased.

Mayor Daugherty said there are two snow related problems at this time, the first one is that the residents are not shoveling their sidewalks and second one is that people are parking their vehicles on Main Street overnight. Mayor Daugherty said cars would be towed if parked and snowplows cannot get the snow removed.

**CHIEF OF POLICE-** Chief Bodine said the report on the stats he had prepared, did not get into the council packets. He said the number of traffic stops is increasing. He said the number of juvenile arrests is going down and he said he thinks it is due to all of the time the department is spending in the schools relating to the children.

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**PARKING ON MAIN STREET-** Chief Bodine said there are individuals parking on Main Street and Penn DOT is not able to plow the street so there is no alternative then to tow their vehicles.

**SUPERINTENDENT OF PUBLIC WORKS- PENN WELLS LODGE PROJECT-** Superintendent Dieffenbach said he has met with a representative from Larson Design concerning the water needs for the new facility and he would be filling out the Penn DOT paperwork for the water tap which will be on Main Street and will require detouring traffic in the area. The sanitary sewer will be on the back of the site towards Packer Park.

**CHARLESTON STREET PROJECT-** Superintendent Dieffenbach said he has to apply for the Penn DOT permit for the project.

**SNOW REMOVAL-** Superintendent Dieffenbach said the crew has been working on the equipment in anticipation of the predicted 4" of snow Tuesday to Wednesday of this week.

**SELLING METAL-** Superintendent Dieffenbach said the crew has been cleaning up piles of metal and loading it up and selling it. He stated the price due to the economy is going up. The plan is to rent a lowboy on Friday for the I-beams from the Central Avenue Bridge and take it to Williamsport. The piles of steel should bring a good amount of money for the accounts. Superintendent Dieffenbach said at this time they have sold \$2,500.00 of metal.

**PLANT SUPERVISOR- BANIK WELL-** Dan Brought reported the Banik Well had gone down, however, a new pump should be here from Andrew's Wells tomorrow so the well should be back up by Wednesday or Thursday. Dan Brought said the biggest cost is getting the pump pulled and put back.

**WMA NPDES PERMIT CHARGES-** Council Member Wood asked how the charges could go from \$500.00 when permit was renewed to \$5,000.00 plus an additional \$5,000.00? Dan Brought stated the increase is for training and the increase is throughout the state. Dan Brought said the way he understood the fee, was it is only \$500.00 to renew with an additional \$5,000.00 per year. Dan Brought said he would report back to the Council after talking to Scott Bray. Council Member Scharf requested he call the state representatives and ask how much they can charge a borough, and how is a borough able to keep paying these fees?

**CHESAPEAKE BAY TESTING EXPENSE-** Council Member Scharf informed the Council the Borough had an additional \$11,478.40 for the Chesapeake Bay testing. Council Member Wood said the Finance Committee had requested Secretary Keck write a letter to the representatives asking if there is any financial assistance for these fees.

**DEANE CENTER-** Superintendent Dieffenbach said the representative needs the 2- 3/4" water lines shut down. Superintendent Dieffenbach said the 12 x 6 sprinkler system had been installed in 1967. Superintendent Dieffenbach said we need to shut this line down

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and isolate the 1- 3/4" line and that the other line also needs to be shut down, that will require popping the sidewalk block on Main Street. Superintendent Dieffenbach said the fire line was shut down. Superintendent Dieffenbach said the new water tap would come in just north of the Water Street Bridge. Superintendent Dieffenbach said he told the committee that he did not think they would want to use the line that had been installed in 1967 and they agreed.

**SEWER LINE-** Superintendent Dieffenbach proposed a new sewer line also on the Water Street side and to abandon the old substandard line from Main Street. Superintendent Dieffenbach said he would recommend digging down on the boulevard and inserting a plug to close off the line going in front of the building.

Council Member Wood said the current valve has been in for 40 to 50 years. The best way is to have new services on the Water Street side and go away from the Main Street area.

**SECRETARY/TREASURER'S REPORT- APPROVAL OF BILLS FOR 12/15<sup>th</sup>, 12/16<sup>th</sup> 12/22<sup>nd</sup> & 1/5/11-** Council Member Wood made a motion to approve the bills as presented, seconded by Council Member Sticklin motion approved 5-0.

**ENGINEER EXPENSES PAID BY CONSUMER-** Florence Martino explained the Finance Committee had agreed with a recommendation from Secretary Keck to have the residents pay the expense for the borough engineer to review plans for subdivision or storm water plans. Council Member Sticklin made a motion to approve the recommendation. Council Member Scharf asked to have this tabled until he had more time to review the cost.

**AUTHORITIES, BOARDS & COMMISSIONS-** Florence Martino asked the Council Members to review the list, which end in 2010, and recommend any interested community members who would like to serve the public. If possible have the names for the next council meeting.

**ENERGY COMMITTEE: QUOTES & RECOMMENDATION-** Florence Martino requested the Council review the changes made by John Rathmell. The Energy Committee will meet on January 14<sup>th</sup> and may have a bid proposal by the next council meeting.

**TIOGA COUNTY PLANNING COMMISSION & DEP TRAINING ON 2/15<sup>th</sup> at 1:00 p.m.-** Florence Martino requested any Borough Council member notify Secretary Keck if they would like to attend. Secretary Keck will need to RSVP Jim Weaver, by February 7<sup>th</sup>.

**TCAB MEETING-** Will be held on 1/20<sup>th</sup> at the Wren's Nest in Mansfield.

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COUNTY FLOOD SUMMIT WORKSHOP- Will be held on 2/25<sup>th</sup> from 8:00 a.m. to 3:00 p.m. Secretary Keck will be attending and will register any interested council member.

WELLSBORO PLAZA ENGINEER'S REPORT- Scott Bray recommended approval of the Wellsboro Plaza parking modifications. Council Member Sticklin made a motion to approve the plan, seconded by Council Member Scharf motion accepted 5-0.

BACHE STREET RESIDENT PARKING ISSUE- Mayor Daugherty said Dale Pierce has a concern about tenants in two apartment houses that park on the side of the street. Superintendent Dieffenbach recommended the Street Committee speak with other residents on the street. Council President Hart requested the Street Committee go to Bache Street and make a recommendation at the next council meeting.

**ADJOURNED- 6:50 p.m.**