

## Wellsboro Borough Council Meeting Minutes January 6, 2014

Mayor John E. Wheeler called the reorganization and regular meeting to order at 6:00 p.m. in the Council Meeting Room of the Borough Office at 14 Crafton Street and the Pledge of Allegiance was recited.

Attending were Councilors Joan S. Hart, Michael J. Wood, John M. Sticklin, Rudolf K. Scharf, Jennifer Mase Updyke, and Kevin J. Connelly, Borough Manager Daniel K. Strausser, Chief of Police James R. Bodine, Secretary/Treasurer Susan L. Keck.

**VISITORS-** Janet Strausser, James Updyke, Natalie Kennedy – Wellsboro Gazette, Paul Evak, Jr. and Michael Jeitner- McDonald's USA LLC.

### **NEW BUSINESS**

**Mayor John E. Wheeler performed the swearing in of newly elected Councilors as follows:** Joan S. Hart for a 4 year term, John M. Sticklin for a 4 year term, Rudolf K. Scharf for a 2 year term, and Jennifer Mase Updyke for a 4 year term.

### **Nominations and Election of Council President**

Councilor Scharf nominated Joan Hart as Council President. This was seconded by Councilor Connelly, and carried 5-1. A roll call vote was taken:

|                      |     |
|----------------------|-----|
| John M. Sticklin     | Yes |
| Jennifer Mase Updyke | Yes |
| Kevin J. Connelly    | Yes |
| Rudolf K. Scharf     | Yes |
| Michael J. Wood      | No  |
| Joan S. Hart         | Yes |

### **Nominations and Election of Council Vice President**

Councilor Wood nominated John M. Sticklin as Council Vice President. This was seconded by Councilor Scharf, and carried 6-0. A roll call vote was taken:

|                      |     |
|----------------------|-----|
| John M. Sticklin     | Yes |
| Jennifer Mase Updyke | Yes |
| Kevin J. Connelly    | Yes |
| Rudolf K. Scharf     | Yes |
| Michael J. Wood      | Yes |
| Joan S. Hart         | Yes |

Mayor Wheeler handed the gavel to Council President Hart and Council President Hart commenced presiding over the meeting.

**President Pro Tem**

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Councilor Sticklin nominated Councilor Scharf as President ProTem. This was seconded by Councilor Connelly, and carried unanimously.

### **Borough Manager**

Councilor Sticklin made a motion to reappoint Daniel K. Strausser as Borough Manager. This was seconded by Councilor Wood and carried unanimously.

**Solicitor Appointed:** Councilor Wood made a motion to reappoint Cox, Stokes and Lantz as Solicitor. Councilor Sticklin seconded and it carried unanimously.

**Engineers Appointed:** Councilor Scharf made a motion to reappoint Larson Design Group and W. Scott Bray as the borough engineers on an as needed basis. Councilor Sticklin seconded and it carried unanimously.

**WHEELER RESIGNS FROM COMMISSION:** John E. Wheeler read Council his resignation letter from the Civil Service Commission. The resignation was accepted by motion of Councilor Wood, seconded by Councilor Connelly, and it carried unanimously.

**Board Members Appointed:** Councilor Sticklin made a motion to reappoint board members to new terms as below. The motion was seconded by Councilor Mase Updyke and carried unanimously.

**To the WELLSBORO MUNICIPAL AUTHORITY-** R. Robert DeCamp, a 5 year term.

**To the WELLSBORO SHADE TREE COMMISSION-** J. Scott Nichols, a 5 year term.

**To the WELLSBORO PLANNING COMMISSION-** August J. Vargas, Richard F. Black, and Rudolf K. Scharf: 4 year terms.

**To the ZONING HEARING BOARD -**Harlan L. Crawford and Robert B. McCarthy: 3 year terms.

**To the HISTORICAL ARCHITECTURAL REVIEW BOARD-** Andrew Harding and Terry Bryant: 4 year terms.

**To the WELLSBORO CIVIL SERVICE COMMISSION,** James E. Daugherty, a 6 year term

**Minutes of the December 9, 2013 Council Meeting-** Councilor Scharf made a motion to approve the minutes. This was seconded by Councilor Connelly, and carried.

### **NEW BUSINESS**

McDonalds Waiver request and Variance requests

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McDonalds has applied to demolish the existing building and construct a new building. They will be present to explain. The plan was reviewed by the Planning Commission at their December meeting and tabled until the January Planning Commission meeting.

1. Waiver requested from the Subdivision and Land Development Ordinance to consider plan that will be presented as a preliminary/final Land Development Plan. Our Planning Commission is recommending this be approved by Council. **Councilor Wood made a motion to approve this waiver. Councilor Connelly seconded the motion, and it carried.**
2. Waiver requested to permit the plans at a scale of more than 1" = 20'. The Planning Commission is recommending approval. **Councilor Sticklin made a motion to approve this waiver. Councilor Scharf seconded the motion, and it carried.**

McDonalds has applied for a Zoning Hearing to request the following variances:

1. To permit parking areas 5.5' from the building in lieu of the required 10 ft.. Our Planning Commission recommends approval.
2. To permit parking spaces with the dimensions of 10 ft. X 18 ft. in lieu of the required 10 ft. X 20 ft. dimensions. Our Planning Commission made no recommendation on this and feels McDonalds should have a diagram to show how this would work to present to the Zoning Hearing Board.
3. To permit 47 parking spaces in lieu of the required 102 parking spaces. Our Planning Commission recommends approval.
4. To permit a handicapped parking space dimension of 12 ft. X 18 Ft. in lieu of the required 14 ft. X 20 Ft. Our Planning Commission recommends approval.

**Councilor Wood made a motion to recommend approval of the four variance requests. Councilor Scharf seconded the motion, and it carried.**

Council also mentioned considering a crosswalk in front of the drive thru lane and adding landscaping between the parking lot and the neighbor to the left.

### **Committee Reports:**

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

Councilor Scharf made a motion to pay bills for 12/5, 12/12, 12/18, and 12/26 as presented. The motion was seconded by Councilor Connelly and carried.

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

Police Report-Chief Bodine reported a busy December with the inclement weather causing many crash reports.

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

We are currently doing Infiltration and Inflow (I & I) surveys throughout the borough.

Manager Strausser recommended Council approve the COSTARS Salt Contract Resolution number 2014-01. This was accomplished by motion from Councilor Sticklin, seconded by Councilor Mase Updyke, and carried.

Manager Strausser reported a water leak that was a valve bonnet on route 6 at the Nypum Drive over the weekend.

One electric gas light with 5 LED bulbs has been placed at the Pearl Street parking lot for Council to give feedback on.

We are now able to recycle more items. Recycling bins can be picked up at the borough office.

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

\$1,675.00 was the high bidder on the Pickup truck bid. This bid was accepted by motion from Councilor Sticklin, seconded by Councilor Wood, and carried. The money will be placed in the General Rainy Day Fund.

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

Still no decision on contract arbitration.

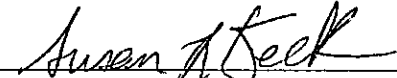
## **Other Business**

We will have a Conditional Use Hearing on February 10<sup>th</sup> at 5:30 PM to hear the Conditional Use request of the Wellsboro Veterans Club, Inc. to build and operate a private social club at 119 Kelsey Street.

## **Adjourn**

Meeting adjourned at 7:02 p.m.

Minutes respectfully submitted by

  
Susan L. Keck