

Wellsboro Borough Council Meeting Minutes

October 12, 2020

Council President F. Craig West 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, John Sticklin, Mike Wood, Matt DeCamp, Lou Prevost, Joan Hart, Mayor John E. Wheeler, Junior Council Person Hayne Webster, Borough Manager Scot F. Boyce, Jr., Chief of Police Jim Bodine, and Secretary/Treasurer Susan L. Keck.

Also attending were Natalie Kennedy from the Wellsboro Gazette, and Ethan Chabala from the Wellsboro Homepage.

Minutes of the September 14, 2020 Council Meeting- Councilor Hart made a motion to approve the minutes of the September 14, 2020 Council Meeting. Councilor DeCamp seconded the motion and it carried unanimously.

Minutes of the September 24, 2020 Special Council Meeting- Councilor Sticklin made a motion to approve the minutes of the September 24, 2020 Council Meeting. Councilor Hart seconded the motion and it carried unanimously.

Public Comments on Agenda Items-none

OLD BUSINESS

An executive session was held on September 30, 2020, from 2pm to 235pm for legal matters, no decisions were made during the executive session.

HARB:

1. Did not meet in October due to lack of applications.

Committee Reports:

General Government, Administration, Buildings, Personnel

Councilor Hart made a motion to ratify and approve accounts payable for all accounts. Councilor Sticklin seconded the motion and it carried unanimously.

Councilor Hart made a motion to approve the August, 2020 Treasurers Report. Councilor Prevost seconded the motion and it carried unanimously.

Councilor Hart made a motion to advertise the 2021 Budgets for adoption as follows:

	Revenue	Expenditures
General	\$2,891,770.00	\$2,891,770.00
Water	\$861,650.00	\$861,650.00
Sewer	\$658,890.00	\$658,890.00

Councilor Sticklin seconded the motion and it carried unanimously. There is no increase in borough water, sewer, or garbage rates.

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Councilor Hart made a motion to advertise Ordinance #699 fixing the Real Estate tax rate for 2021 at 7.133 mills; this rate remains unchanged from 2020. Councilor Sticklin seconded the motion and it carried unanimously.

Councilor Hart made a motion to approve Industrial Appraisal Company to update the appraisal for Borough buildings at a cost of \$6,700.00; the cost will be split among the general, sewer and water accounts. Councilor Sticklin seconded the motion and it carried unanimously.

Councilor Hart made a motion to maintain the prohibition on keeping chickens and other fowl, as per the ordinance. Councilor Sticklin seconded the motion and a roll call vote was taken.

Maintain the prohibition or no.

Councilor Prevost	No
Councilor Hart	Yes
Councilor West	No
Councilor Sticklin	Yes
Councilor DeCamp	No
Councilor Wood	Yes

Mayor Wheeler broke the tie with a Yes vote: Maintain the prohibition.

Councilor Wood made a motion to send a letter to each property owner about the rezoning meeting detailing what is allowed and not allowed in this district by certified mail. Councilor Sticklin seconded the motion and it carried 5-1, with Councilor Prevost against.

Councilor Hart made a motion to authorize the Borough Manager and Solicitor to proceed with levying penalties against owners of 30 Bodine Street for failure to comply with the Keeping of Animals Ordinance. Councilor Sticklin seconded the motion and it carried.

Councilor Hart made a motion to adopt Resolution #2020-06, authorizing the disposal of listed Borough records (see attached resolution). Councilor DeCamp seconded the motion and it carried unanimously.

The request from Shaw (18 Morris Lane) to access rear of their property through Borough property on Morris Lane was discussed and determined Council would need a concept plan to review the request further.

Councilor Sticklin made a motion to deny the proposal for cell tower site lease from Everest Infrastructure Partners. Councilor DeCamp seconded the motion and it carried unanimously.

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

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Police Report- Chief Bodine noted the heavy traffic due to fall leaf-peepers. Zera has completed the ride-along program. Four Officers have completed the non-traffic death investigations training so far. November 7th is testing for applicants. Officer Phil Deveney was able to save an Overdose victim recently. His efforts deserve recognition.

Councilor Prevost made a motion to authorize the Borough Manager to apply for funding from USDA to replace heating and cooling system at the Fire Department building. Councilor Sticklin seconded the motion and it carried unanimously.

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

Fall Cleanup will be the week of October 19th on your regularly scheduled garbage pick-up day.

With Tioga County being under a Drought Watch, water customers are asked to voluntarily reduce consumption by ten percent – thank you for your cooperation.

Councilor Wood made a motion to deny the request from the Presbyterian Church to close Norris Street between Main Street and Water Street on Saturday, December 5th, 2020 from 8am to 4pm for their annual Alternative Giving Christmas Fair, usually held indoors.

Councilor Wood made a motion to enact free parking in the Borough of Wellsboro from Friday, November 20, 2020 through Sunday, January 3rd, 2021. Councilor DeCamp seconded the motion and it carried unanimously.

Councilor Wood made a motion to authorize adding a towing component to aid in enforcing the Borough's parking ordinance. Councilor Sticklin seconded the motion and it carried unanimously.

Response from PennDOT regarding Air Brake Prohibition and sign location. Councilor Prevost will pursue this further with PennDOT, citing the disturbance to West Avenue neighbors.

Parks & Recreation, Trees, Beautification, Senior Center

Councilor Sticklin made a motion to approve the request from the Chamber of Commerce to close Pearl Street and Charles Street adjacent to the Green for the Dickens of a Christmas event, if needed. Councilor Hart seconded the motion and it carried unanimously.

Halloween will be held as a Trick-or-Treat event only. Trick-or-Treat will be held on Saturday, October 31st from 6pm to 8pm.

Employee Benefits, Negotiations, Insurance, Safety, Training

Borough employees have completed the annual safety training on digging near underground utilities.

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Councilor DeCamp made a motion to accept resignation of Patrick Kovchok from the Parks and Rec Department effective October 12th, 2020. Councilor Sticklin seconded the motion and it carried unanimously.

Public Comments

1. Tioga County Cat Project- Laura Clarson and Kelly Stemkosky, representing the 501 C3 in their efforts to spay-n-neuter cats within the county, asked Council for monetary or other support in their efforts. They have been successful in Elkland (150 fixed), Mansfield (120 fixed), and have similar numbers in Tioga Borough. Any Borough support money would go directly to the veterinary services, as the trapping, transporting including gas money, and supplies are provided by the volunteers themselves. It costs \$55.00 for the rabies, ear tip and spay-neuter for each animal. Council will take the request under consideration.

Adjourn – Next Borough Council Meeting is November 9th at 5pm.

Minutes respectfully submitted by _____

Musem A. Keck
Secretary/Treasurer

Wellsboro Borough Council Public Hearing Minutes
October 12, 2020 at 4:30 P.m.

Public Hearing to Consider a request by numerous owners of property in the borough to change fifteen parcels of their property on Bodine Street and one parcel of property on Fischler Street from Town Residential to Rural Residential and to amend the Zoning Map to reflect those changes.

Attending were Councilors Craig West, Mike Wood, Matt DeCamp, Lou Prevost, Joan Hart and John Sticklin, Junior Council Member Hayne Webster, Mayor John E. Wheeler, Chief of Police James Bodine, Borough Manager Scot F. Boyce, Jr., and Secretary/Treasurer Susan L. Keck.

Also present were Natalie Kennedy of the Wellsboro Gazette, Ethan Chabala from the Wellsboro Home Page, Ryan Jones, Anna Wales, Raquel Rogers, Pier, Steve Gastrock, and Shirley Langs from Bodine Street.

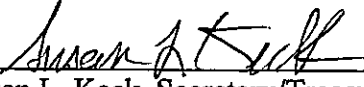
Fifteen Property owners on Bodine Street have signed a petition requesting reverting their 16 properties back to Rural Residential from Town Residential, which had been re-zoned in June of 2018. The properties that would be affected are as follows:

20 Bodine Street	39-01.00-013A
21 Bodine Street	39-01.00-066A
Fischler Street	39-01.00-066
24 Bodine Street	39-01.00-013
Bodine Street	39-01.00-055
30 Bodine Street	39-01.00-012
31 Bodine Street	39-01.00-054
34 Bodine Street	39-01.00-004B-1
35 Bodine Street	39-01.00-004B
36 Bodine Street	39-01.00-004G
37 Bodine Street	39-01.00-004B-2
39 Bodine Street	39-01.00-004C
40 Bodine Street	39-01.00-011
41 Bodine Street	39-01.00-004A
42 Bodine Street	39-01.00-010
43 Bodine Street	39-01.00-053

Councilor Sticklin made a motion to approve these requests. Councilor Prevost seconded the motion and it carried unanimously.

ADJOURN: 4:32 p.m.

Minutes respectfully presented by


Susan L. Keck, Secretary/Treasurer

Wellsboro Borough Council Public Hearing Minutes

October 12, 2020 at 4:35 P.m.

Public Hearing to allow PRIVATE RECREATIONAL VEHICLE (RV) PARK as a Conditional Use in the Town Residential Zoning District.

Attending were Councilors Craig West, Mike Wood, Matt DeCamp, Lou Prevost, Joan Hart and John Sticklin, Junior Council Member Hayne Webster, Mayor John E. Wheeler, Chief of Police James Bodine, Borough Manager Scot F. Boyce, Jr., and Secretary/Treasurer Susan L. Keck.

Also present were Natalie Kennedy of the Wellsboro Gazette, Ethan Chabala from the Wellsboro Home Page, and Bob Cunningham from Land Services Group.

An RV Park is allowed as a Conditional Use in a Rural Residential District in the current Zoning Ordinance. The Wellsboro Planning Commission recommended adding some additional stipulations to the proposed ordinance allowing this use in the Town Residential District. The current stipulations are:

The minimum lot size for the conditional use of Recreational Vehicle Parks shall be ten (10) acres.

The maximum number of recreational vehicles allowed on a property at any time shall be five (5).

Recreational vehicles shall not be allowed to remain on a property for more than three (3) consecutive months or more than five (5) cumulative months in one year, unless the recreational vehicle is owned by the property owner.

Recreational vehicles shall not be allowed on a property between December 1 and March 30, unless the recreational vehicle is owned by the property owner.

Recreational vehicles are only permitted on a property if there is a permanent residence on the property.

Recreational vehicles must have sufficient screening so they are not visible from neighboring properties or roads, and to prevent illumination and headlights, noise, and other objectionable influences on neighboring properties or roads.

Recreational vehicles must be permanently connected to the Borough's water and sewer system in compliance with the Borough's connection Ordinances, and be subject to all applicable tap-in fees, monthly fees (including without limitation the minimum debt service that applies even if no services are used), and be in compliance with all applicable Borough Ordinances.

If a recreational vehicle is removed from the property, sufficient proof must be provided to the Borough that the water and sewer has been properly disconnected and capped.

Any conditional use that is granted is only for the current property owner; it is not subject to transfer or assignment.

Any property owner that keeps a recreational vehicle on their property must provide the Borough with proof of current, valid license, inspection, and insurance for each recreational vehicle each year.

No recreational vehicle may be used as a temporary or permanent residence.

Applicants must submit detailed stormwater management and erosion and sediment control plans for determining compliance with all applicable provisions of this Ordinance.

Applicants must submit a detailed garbage/waste management plan for determining compliance with all applicable provisions of this Ordinance.

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Applicants must submit a detailed plan for safe ingress and egress to the property.

All fires, grills, or other burning shall be done in compliance with applicable Borough Ordinances.

All electrical connections must be safe and in compliance with all applicable Codes and Borough Ordinances.

Two (2) off-street parking spaces are required for each recreational vehicle.

The applicant must submit a plan of sufficient detail to demonstrate compliance with all setback requirements in this Ordinance.

Recreational vehicles and the property must be maintained in good condition at all times.

Additional Stipulations:

Include a prohibition of dump stations and portable conveyance systems (in 14.24.7).

Change 14.24.9, which had previously limited any conditional use to the current property owner.


Conveyance can be to a direct family member, submitting in writing their intention to continue to comply with the previously approved conditions.

Add an additional subsection regarding construction of driveways or parking pads.

Councilor Sticklin made a motion to add the additional stipulations to the proposed ordinance and re-advertise allowing a Non-commercial RV Park as a Conditional Use in the Town Residential Zoning District, as above. Councilor Hart seconded the motion and it carried unanimously.

ADJOURN: 4:37 p.m.

Minutes respectfully presented by



Susan L. Keck, Secretary/Treasurer