

Mount Wolf Borough Minutes

Regular Meeting

January 3, 2022

Convene:

The Mount Wolf Borough Council met in regular session on Tuesday, January 3rd, 2022, beginning at 7:57PM. The meeting was called to order by Council President, Darryl Main.

Attendance:

The following Council Members and other Officials were present:

Council – Michael Barlett, Darryl Main, Denny Naylor, Josh Parish

Officials – Mayor Mo Starnier, Attorney Devon Myers (via phone), and Municipal Secretary/Zoning Officer Rachel Kling

The following Council Member and Official was absent:

Dan Schleig and Engineer Chris Owens

Visitor Attendance:

- Seth Predix (Property Owner: 91 South 3rd Street)
- Attorney Alex Synder (Barley Snyder Attorney presenting Seth Predix)
- Heather/Ray Miller (Residents of Mount Wolf Borough)
- Attorney Scott Lineberry (Attorney of Heather/Ray Miller)
- Stenographer hired for Public Hearing by Attorney Scott Lineberry
- Steve Kinney (Resident at 197 South 7th Street)

Agenda/Minutes:

A Barlett/Parish motion was made to amend the agenda adding “decision made by Council for the Public Hearing concerning the Zoning Ordinance text overlay for blighted properties. Motion passed unanimously.

A Parish/Barlett motion was made to approve the minutes from the December 14th, 2021, Regular Meeting as presented. Motion passed unanimously.

Public Comments:

Steve Kinney (resident at 197 South 7th Street) –

Mr. Kinney was present to request Council’s approval to place a driveway at the rear of his property connecting to the garage located at the rear of his property. Currently there is an unadopted alleyway right behind his property that would provide access for the driveway. Councilperson Naylor stated that Mr. Kinney would need to obtain approval from the connecting property owner of the unadopted

alleyway. Mr. Kinney stated that he would complete this task. Attorney Myers highly suggested a shared driveway agreement/easement agreement between the linked property owners before proceeding.

Mount Wolf Borough Council's Decision: Public Hearing (91 South 3rd Street) Zoning Ordinance Text Overlay Blighted Properties –

A Naylor/Parish motion was made to adopt Ordinance 2022-01, an Ordinance of the Borough of Mount Wolf, York County, Pennsylvania to amend the Mount Wolf Borough Zoning Ordinance to add a new flexible residential overlay (F-R) zoning district. Motion passed three to one with Councilperson Barlett voting against.

Engineer's Report: NONE

Solicitor's Report:

Attorney Devon Myers reported on the following via phone:

Resolution 2022-02 –

A Barlett/Naylor motion was made to adopt Resolution 2022-02, authorizing, and accepting an agreement with the York County Treasurer's Office providing tax collection services for the years 2022 through 2024 for Mount Wolf Borough. Motion passed unanimously.

UPDATE: Use of Facilities Agreement (Mount Wolf Wolves) –

Previous Councilperson Eddie Kuntz informed Mount Wolf Wolves that Borough Council will be presenting a "Use of Facilities Agreement". Municipal Secretary Rachel Kling will mail this agreement certified.

Resolution 2022-03 –

A Naylor/Barlett motion was made to adopt Resolution 2022-03, ratifying and reporting contracts made for the purpose of mitigating a real or potential emergency. Motion passed unanimously.

Zoning Officer's Report:

Zoning Officer Rachel Kling reported on the following:

Zoning Permit's Issued –

No Zoning permits were issued between December 15, 2021, and January 3, 2022.

UPDATE: Ordinance Violation/Resident Complaint –

Kling is working with Attorney Myers to compose a violation letter for property reported at the December meeting concerning complaints of a chicken/duck coop located at the rear of the property as well as burning of the used animal bedding.

UPDATE: SteelSafe Storage Solutions –

Joe Weisbecker, owner of SteelSafe Storage Solutions, presented Zoning Officer Kling with updated Land Development Plans for property 152 North Main Street during Tuesday office hours and requested that she present the new plans to Council. Weisbecker informed Kling that because of the unwilling cooperation from the other business located at this address the main change of this Land Development Plan is keeping the easement through the property and changing the row of containers near the creek from 40ft containers to 20ft containers as well as adding storage containers along the property line. Council reviewed the Land Development Plans and requested that the Borough Engineer review and comment. Kling will request that Weisbecker send this updated Land Development Plan to the Borough Engineer.

Treasurer's Report:

Treasurer Rachel Kling reported on the following:

Payment of Bills –

A Barlett/Parish motion was made to approve the payment of checks payable #5086-5096 and ACH payment #30084068, #6367141, #84464533, #84464505, #84464488, #84464431, #84464470 and #5754668502 totaling \$21,145.84. Motion passed unanimously.

< Council received income statement and balance sheet for the month of December 2021 >

- Receipt of Payments
 - o Mount Wolf Wolves' Athletic Funds (pass through)
 - o Northeastern School District Crossing Guard Reimbursement
- Liquid Fuels Audit 201-2020
 - o 2020 Street Project had a "finding"
 - o Materials bided/advertised were not the same materials used and paid for using liquid fuels funding.
 - o Will be going back to PennDOT for review

Mayor's Report:

Mayor Mo reported on the following:

Letters to Rental Property Owners –

Mayor Mo has completed the task of sending all rental properties owners within the Borough a letter informing of the new rental property Ordinance. Received a surprising number of responses back stated that the property was occupied by the property owner, therefore, Mayor Mo is sending out a revised letter. Both she and Municipal Secretary Rachel Kling are composing a database with the information received.

Parking Ticket Fee –

Assistant Chief with YCRPD has requested that Borough Council revise Ordinance pertaining to parking ticket fees. Council agreed and will draft revised Ordinance to adopt.

Eagle Fire Company Training –

Eagle Fire Company will be using the house at 13 W Maple Street for training purposes before Inch & Co knocks down the structure.

Streets:

Councilperson Denny Naylor reported on the following:

UPDATE: “Mud-Slick” at Deitz and Nauman –

Naylor informed Council that the “mud-slick” at Deitz and Nauman’s driveway has been fixed.

UPDATE: Leaf Box Storage –

Naylor informed Council that the leaf box is in storage as requested.

UPDATE: Issue with Truck Lights –

Naylor informed Council that the issue with the high beams has been fixed on the truck.

Parks and Recreation: NONE

Properties/Services: NONE

Budget & Finance:

Councilperson Michael Barlett reported on the following:

UPDATE: ARPA Funds –

Barlett informed Council that guidelines for the use of the ARPA funds has not been released yet.

Health and Safety: NONE

Personnel: NONE

Council President: NONE

Correspondence:

E-mail Correspondence from Webmaster –

Municipal Secretary Rachel Kling received an e-mail from the Borough’s current webmaster stating that due to health reason he is cancelling the current contract for service. Borough Council discussed and concluded to re-start the process previously discussed to re-host the website. Service will end January 31st, 2022.

Old Business: NONE

New Business:

- York County Office of Emergency Management 2022 York County Elected Officials’ Seminar
 - o Saturday February 12th 9AM – 10:30AM
 - o Emergency Management Bud Staub suggested new Council attending

- Two vacant positions open on Borough Council. Need to fill immediately.
- Committee Appointments
 - o Councilperson Josh Parish – Health/Safety
 - o Councilperson Michael Barlett – Finance/Budget
 - o Councilperson Denny Naylor – Streets
 - o Councilperson Dan Schleig – Property/Services
 - o Vacant Position – Personnel
 - o Vacant Position – Parks/Recreation

Executive Session/Adjournment:

At 9:30PM a Naylor/Parish motion was made to adjourn Mount Wolf Borough regular monthly meeting and move into Executive Session to discuss personnel. Motion passed unanimously.

Rachel Kling, Recording Secretary