

Mount Wolf Borough Minutes
Committee/Non-Voting Meeting
June 28, 2022

Convene:

The Mount Wolf Borough Council conducted a Committee/Non-Voting Meeting on Tuesday, June 28th, 2022, beginning at 7:01PM. The meeting was called to order by Council Vice President, Denny Naylor.

Attendance:

The following Council Members and Officials were present:

Council – Michael Barlett, Todd Hess, Josh Parish, Dan Schleig, Denny Naylor, and Brian McKenna
Officials – Municipal Secretary Rachel Kling and Mayor Mo Starner

The following Council Member was absent:

Council President Darryl Main

Visitor Attendance:

1. Sheila Vargas (Resident of Mount Wolf Borough)
2. Steve Thompson (Resident of Mount Wolf Borough)
3. Mike Ryan (MidAtlantic USI Insurance Services, LLC)
4. Brad Holder (Landlord of property within Mount Wolf Borough)
5. Ed/Hilda Shaffer (Landlord of property within Mount Wolf Borough)
6. Pat Poet (Resident of Mount Wolf Borough)
7. Heather/Raymond Miller (Resident of Mount Wolf Borough)
8. Pam Sanders (Landlord of property within Mount Wolf Borough)

Agenda:

Additions were made to the agenda...

- Street add timeline of bids due for sidewalk project
- Property/Services add training for new security cameras

Public Comments:

- Mike Ryan (Property and Casualty Insurance Consultant with MidAtlantic USI Insurance Services, LLC)
 - o Mr. Ryan presented Council with information requested regarding a partnership for commercial insurance and risk management. Discussion was held and questions were asked by Council.

- Steve Thompson (Resident of Mount Wolf Borough)
 - o Mr. Thompson attended tonight's meeting to complain about the property across the street from his residents, the old Barton bakery. Mr. Thompson stated that this property is an embarrassment to the Borough. He would like for Council to take control and do something about it. He believes that someone is sneaking into the property at night and sleeping there. Councilperson Josh Parish and Mayor Mo informed him that they can only handle issues that Ordinance will enforce. Therefore, a letter will be sent to the property owner concerning the tall grass/weeds as well as possible rodent infestation. A request will be submitted to YCRP to police the property for anyone sneaking in at night and if possible, have CCIS inspect the property for safety issues.

- Sheila Vargas (Resident of Mount Wolf Borough)
 - o Ms. Vargas attended tonight's meeting seeking an update regarding the discussion held at the June regular Borough Council meeting pertaining to a noise Ordinance. Councilperson Josh Parish informed Ms. Vargas that the Borough Attorney is reviewing the example Ordinance's provided. Parish also informed Ms. Vargas that the police have received copies of the example Ordinance's and stated they would be able to enforce them. Further discussion will be held at the July regular Borough Council meeting.

- Pat Poet (Resident of Mount Wolf Borough)
 - o Ms. Poet attended tonight's meeting to discuss the noise Ordinance as well. Suggested that if Manchester Borough's Ordinance works and the police can enforce it why not just copy the Ordinance exactly? Councilperson Josh Parish stated that just because another municipality passes an Ordinance does not mean its perfect and will represent Mount Wolf Borough perfectly. Council agreed and is waiting for Attorney Myers review.

Rental Property Maintenance Ordinance Discussion (beginning at 7:50PM)

Mayor Mo began the discussion by stating that tonight Council will be listening to comments, concerns, and questions, however, they will not be responding. A letter will be sent out with answer to any questions/comments/concerns after the meeting.

1. Brad Holder (landlord of property within Mount Wolf Borough)
 - a. Mr. Holder voiced the following questions, concerns, and comments...
 - Current Ordinance does not state a fee schedule. This needs to be established.
 - Current Ordinance does not state a permit fee. This needs to be established.
 - Will fees be cheaper after the first year if a rental property is simply renewing its permit/inspection?
 - Mr. Holder doesn't believe that Borough Council did enough "homework" before adopting this Ordinance and it needs to be revised.
 - Section 8 pertaining smoke detectors and carbon monoxide detectors needs to be addressed; Mr. Holder stated that this section does not comply with current code.

- Trash tots/recycling bins provided to renters by landlords – if this is a requirement of landlords then the Borough should provide a trash tot/recycling bin to every resident.
- Clarification of inspection timeline (294-1)
- Disruptive Conduct Report – report for tenants being disruptive. Does Council have this report composed and what are the fees? According to the current Ordinance a police officer or an authorized Borough member may complete this report. What qualifies a “Borough member” to complete this report?
- When the tenant information form were mailed out, Mr. Holder contacted his rental property insurance company questioning this form. His insurance company informed him that a landlord should be not providing private information about their tenants or themselves.

2. Ed/Hilda Shaffer (Landlords of property within Mount Wolf Borough)

a. Mr. and Mrs. Shaffer voiced the following questions, concerns, and comments...

- Will the renter be provided a copy of the Rental Property Maintenance Ordinance, not just the landlord?
- If the rental properties have to follow this Ordinance, why don't all properties in Mount Wolf Borough have to follow it?
- Why is a parking area/pad required? What will be done if this requirement is not possible at the rental property?
- Commented that the landlord/property owner doesn't always know who is renting the property because of using a rental property maintenance company.

3. Pam Sanders (landlord of property within Mount Wolf Borough)

a. Mrs. Sanders voiced the following questions, concerns, and comments...

- Same questions as Mr. Holder concerning the fee schedule and permit fee.
- How often is a license obtained? The Ordinance states that it needs to be posted at the rental property, where should the license be posted?
- If the rental property has an item that does not comply with the Ordinance, can a waiver be obtained and how will this be done? Will there be additional fees?
- The application for registration is not included in the Ordinance, or Mrs. Sanders could not identify easily. Mayor Mo commented that the first form mailed out to landlords was the application for registration. Mrs. Sanders showed the form to Mayor Mo and stated that it is not labeled as such. Mrs. Sanders suggested revising the form to state it is the application for registration.
- If police are called to a rental property is this reported to Council and/or the landlord?
- What is Article 1 General Penalty?
- If a tenant violates the Ordinance is the landlord responsible?
- Suggested following the fire safety guidelines on NFPA.

4. Heather/Raymond Miller (Resident of Mount Wolf Borough)

a. Mrs. Miller had the following questions, concerns, and comments...

- Mrs. Miller stated that she agrees with Mr. Holders comments concerning Section 8 “smoke and carbon monoxide detectors”
- Mrs. Miller suggested following York Haven Borough’s Rental Property Maintenance Ordinance.
- Mrs. Miller also suggested the following for fire safety...
 - Have tenant list individuals living at rental property under the age of 18. No names, just a number. This suggestion is in case of the fire and making sure everyone is out of the property.

Mayor Mo ended the discussion by promising to have answer to all these questions, concerns and comments mailed out to landlords of properties within Mount Wolf Borough within 10 days of tonight’s meeting.

Mayor’s Report: NONE

Street’s Report:

- Bids due for sidewalk project at the July meeting.
- UPDATE: handicap sign removal request to be completed at the beginning of July.
- County Control called Mayor Mo after not being able to get ahold of Councilperson Naylor to inform of debris at the intersection of Center Street and Maple Street. Borough Maintenance took care of issue.

Parks and Recreation:

- Recreation Fee Budget Ideas
 - Reached out to Ziegler Brothers for padding cost/ideas at Mount Wolf Park
 - Reached out to General Recreation
 - Working up proposal to update Mount Wolf Park
- Discussion regarding extending park hours/lighting installation
 - Schleig reviewed lighting currently at Mount Wolf Park
 - Schleig stated that either the curfew Ordinance needs to be revised or the hours sign at the park needs to be changed.
 - Borough resident Steve Thompson voiced that he is not in favor of this idea at all. He comments that kids are not as respectful as they used to be, and that this world is not as safe as it used to be.
 - Added comments of when lights used to be on/off at Mount Wolf Park “back in the day” and the increased trouble kids got into.
 - Councilperson Schleig asked is the lights on later into the night previously was an issue for the properties surrounding Mount Wolf Park. Mr. Thompson answered no.
 - Councilperson Barlett stated that if this project is going to be completed it should be done 100% correct and provide lighting to the entire park and surrounding area.

- Councilperson Hess stated that having the hours changed to right before curfew would be better than the current wording of “dawn to dusk”.

Property and Services:

- All security cameras have been installed and everything is up and running
 - Would like to schedule training with as many Council members that can attend. After checking schedules, a training date of Friday July 1st was suggested. Schleig will communicate this request.
- Lettering for Borough Maintenance Truck
 - Need good image of truck in order to move forward.

Budget and Finances: NONE

Health and Safety:

- Had discussion with YCRP regarding the possibility of extending park hours.

Personnel: NONE

President Report:

- Zoning Ordinance Work Session Update
 - Updating zoning map
 - Borough Attorney is reviewing final draft

Old Business:

- Vacancy Board Vacancy
 - Suggested Mount Wolf Borough resident Sheila Vargas. Discussion was had with Ms. Vargas, and she stated she would think about it.
- UPDATE: Auditor Search
 - Waiting on responses from companies contacted.

New Business: NONE

Adjournment:

- Committee/Non-Voting meeting adjourned at 9:20PM