

Mount Wolf Borough Minutes
Regular Meeting
March 8, 2022

Convene:

The Mount Wolf Borough Council met in regular session on Tuesday, March 8, 2022, beginning at 7:00PM. 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, and Dan Schleig

Officials - Engineer Chris Owens, Municipal Volunteer Secretary Anya Barlett, Mayor Mo Starner and Attorney Devon Myers called in by phone

Absent members: Rachel Kling Treasurer/Zoning Officer

Visitor Attendance:

- Herbert Poe, Jr. (900 Jerusalem School Rd)
- Mark Senft (Inch & Co.)

Agenda/Minutes:

A Barlett/Schleig motion was made to approve the agenda to add Darryl's suggestion to add discussing the park with Keith. Motion passed unanimously.

Mayor Mo pointed out the following agenda/minutes spelling errors: the last name of Barlett is incorrect on Committee Meeting Minutes and is written as 'Bartlett'. Under Mayor's Report in Regular Meeting minutes, the word "complainant" was written incorrectly twice. It was supposed to be the word "complaint."

A Barlett/Schleig motion was made to approve the minutes from the February 8th, 2022, Regular Meeting as presented. Motion passed unanimously.

A Barlett/ Schleig motion was made to approve the minutes from the February 8th, 2022, Committee Meeting as presented. Motion passed unanimously.

Public Comments:

Mark from Inch & Co., Director of Operations on Construction side:

Mark wanted to know if they are allowed to blast rock, what they are allowed to do or not allowed to do at the current Inch & Co construction site on Maple Street. Mayor Mo stated it was in regular contract but need to confirm with Devon who said she didn't see anything specific. Mark said they would use a company required by DEP to be on site and can provide a time frame of blasting during time of day. Mayor Mo recommended providing a warning of time of blast specifically because of the

nearby school. Mark said that only two houses nearby would feel anything, but otherwise residents would only hear the blast. The blasting would only occur at midday between 11-2 advised Mark. Council President Main asked whether roads would have to be closed and Mark said they would temporarily stop traffic at Maple Street and other side of the railroad tracks. Mark said likely 5-minute timeframe. Mayor Mo would prefer sending a notice to the residents at Mt. Wolf either on Facebook or at Post Office prior to blasting. Parish suggested calling into 911 to make them aware and Mark said that it was required of the blast department to take that step. Parish asked how many blasting days they would need. Mark replied 20 days out of 30 days, likely. Naylor asked of possible problems and Mark explained, using the wall map, that without blasting, it would be 4 months of machine work to clear the 9 feet of rock wall that is the current problem toward the back lot, assuring the council it is a minor rock problem in front of Maple Street. Parish also asked how close to the school property the blasting would occur and Mark replied within 20 feet. Parish further inquired if the school would hear or feel a shift and Mark assured Borough Council they would not as they'd take safety measures to relieve gases so that nothing goes back into nearby homes. Council President Main asked how much debris needs to be moved and Mark stated about 120,000 yards worth of materials, hence the blasting measures. Naylor asked where excess debris is going and Mark explained they work with a property on Jerusalem School Rd and other properties that they'll repurpose materials. Parish asked if removal would be done daily and Mark said every other day with blasting done once per day. Barlett asked whether blasting on weekends, to which Mark replied no unless weather conditions prevent week day haul. Visitor resident Poe Jr. asked whether Jerusalem School Road will suffer future problems from hauling debris. Mark said Inch & Co. will be done this weekend and Mayor Mo confirmed it is not Borough responsibility with Council President Main confirming the road is Penn Dots responsibility. Naylor asked when the blasting would begin and Mark replied if all goes well with the process likely last week of March or first week of April. Council President Main asked Engineer Chris Owens if we were able to pick up Bond paperwork and Chris confirmed. Mark asked whether drawings were confirmed and Owens provided feedback they are still pending with inspection. Council President Main said we cannot confirm yes/no for no parking for ordinance. Attorney Myers said Borough Council can pass but cannot give official decision. Resident Poe Jr. asked whether parking will be impeded at his residence and various Borough members consulted property maps. Engineer Owens said the ordinance doesn't take effect yet until the letter gets approved. Mayor Mo suggested starting at intersection at 100 Maple Street. Attorney Myers stated TRG is traffic engineering and proposed an amendment traffic study. Mayor Mo stated she'd do everything she can to fight for Resident Poe Jr. parking availability during turning lane. Resident Poe Jr. asked if they could get a third lane and Mayor Mo answered it is determined by PennDot. Mark assured Council he'd reach out to TRG. Attorney Myers read suggestion and motion will be to restrict parking as required by traffic study from a license traffic engineer and Borough would adopt ordinance with study. Attorney Myers then asked whether we need PennDot to sign off on traffic study. Engineer Owens replied no. Parish reiterated issue of where no parking would start. Mayor Mo affirmed for amount of traffic for turning lane. Council President Main made motion to approve Parish/Barlett approved. Motion passed unanimously. Engineer Owens asked Mark whether a zoning permit will occur with Zoning Officer Rachel Kling and Mark responded it will happen as it is required.

Resident Poe Jr. comments:

Started with asking Borough members whether they read the rental property ordinance, then declared it was terrible. He has lived here all his life and is of the opinion that no one will be inspecting these rental properties. Poe Jr. used the example that he has seen PennWaste employees drop kick his garbage can and break them to where he was responsible for replacing said garbage can. He further expressed the rental property ordinance was discriminatory and that he contemplated getting a Philadelphia lawyer to bind up the ordinance but he did not want to do that, explaining he did not have the money to do so. Poe Jr. asked what the difference was between a homeowner and a renter to which Schleig stated that is indeed the difference. Hess stated that he is also a business/rental owner and that there are some things he cannot do that normal homeowner's can, and provided examples. Hess then wanted to know Poe Jr. main concerns. Poe Jr. felt ordinances were for larger cities, not Mt. Wolf and said he is also a property owner in New Jersey and stated the differences. Councilman Parish said the rental property ordinance was written for two reasons, mainly to keep Mt. Wolf looking good. Poe Jr. stated he understood that. Mayor Mo voiced her intentions with the rental property ordinance were for uncompliant landlords. Poe Jr. argued they did not need an ordinance for those landlords and Mayor Mo said due to the laws in the Commonwealth the Borough needed one to stay compliant with the law. Poe Jr. said he would resist the ordinance and suggested the Borough rewrite it. Various Council members stated they crafted the ordinance over an extended period of time, it was advertised as it had to be legally to inform residents. Poe Jr. stated the Borough did not do enough to notify Mt. Wolf residences and that he can get an injunction. Parish stated he cannot and that we have our own attorney who advised the Borough Council appropriately. Poe Jr. confirmed he did receive a letter. Council President Main stated they did not have to send a letter but it was done to residences as a curtesy. Despite Borough members asking clarifying questions, Poe Jr. said an 18-page rental property ordinance was ridiculous and he requested it be cutdown. Council President Main suggested that at next committee meeting Council will review the 18-page document for possible revisions. Poe Jr asked to be present. Parish and Darryl stated all meetings are publicly available. Mayor Mo assured Poe. Jr that she will make an attempt that the ordinance will be a topic of conversation for next meeting and will make a notice at the Post office and on Facebook. Darryl and Barlett stressed that they do not know who all the landlords are in the Borough. Poe Jr. offered to pay for postage for letters to be dispersed to all residents and Mayor Mo suggested it can be done at the April Committee Meeting and asked Poe Jr. for 6 weeks to get action items accomplished. Council President Main said Borough would redline suggested changes during the next Committee Meeting. Poe Jr. stated he would fight the law if the Borough cannot enact something that can be responsibly considered. Before leaving meeting, Poe Jr. stressed his discomfort at Inch & Co. using Jerusalem School Road. Borough Council members advised Poe Jr. to attend East Manchester Township meeting.

Engineer's Report:

Engineer Chris Owens reported on the following:

Council members reviewed bids for Stormwater pipe replacement. Barlett suggested using ARPPA money to which Attorney Myers agreed. Owens stated pipe is exposed above ground and Council President Main said if there is another heavy storm issues will arise and stressed Borough Members not wait to replace pipe. Naylor wanted to confirm we can indeed use government money to assist. Darryl confirmed with Attorney Myers. Naylor asked for motion to accept bid for \$29,316 to replace water pipe behind Walnut. Motion by Schleig/Main to approve. Decision was unanimously approved.

Council President Main asked Owens if there was a start date and he said May 6th. Mayor Mo said she'd write a letter about unauthorized drain to a sewer. Council President Main asked Owens to provide an estimated start date to notify Mt. Wolf residences.

Solicitor's Report:

Attorney Devon Myers reported on the following:

First, Baseball team agreement between Mt. Wolf and Borough. Attorney Myers made some changes and will have something by next meeting to approve. Council President Main said schedule is not out yet and insurance certificates needs to be renewed. Schleig said he has been asked by various residents what is happening with the field. Mayor Mo asked Attorney Myers to send changes to Borough members.

Open Fire Ordinance will send draft for Borough members to look at.

ARPA: ok to start reporting now as due end of April. Resolution shows that Borough has made decision for standard allowance for revenue loss for state and local reporting. Council President Main made motion to accept. Schleig asked clarifying questions. Schleig/Barlett to approve. Decision was unanimously approved for resolution.

Three positions opened for administrating ARPA funds: Account Administrator, Point of Contact of Reporting and Authorized Representative of Reporting. Attorney Myers suggested for all 3 as Treasurer Kling and Barlett be backup.

Volunteer Fire Credit Program and Council needs to do resolution. Attorney Myers stated we may have missed it for this year but will verify. Parish asked clarifying questions of Borough responsibilities and expectations of Fire Department. Devon said there is a list that needs to be submitted in November to get tax relief. Mayor Mo set an annual calendar reminder for October. Mayor Mo asked whether the Borough can retroactively do so for this year to submit for taxes and Attorney Myers said we can do that now.

Zoning Officer's Report:

Kling absent. Mayor Mo said Borough did receive requests for permits.

Treasurer's Report:

Treasurer Rachel Kling absent.

Borough Members reviewed Check Register for the Period from February 9, 2022 to March, 8, 2022.

Payment of Bills –

A Barlett/Parish motion was made to approve the payment of checks payable #5144-5158 and ACH payments #12246970161, #86076166, #86076200, #86076239, #86076281, #86076308, totaling \$43,286.84. Motion passed unanimously.

Borough Members reviewed Income Statement for the Two Months Ending February 28, 2022.

Mayor's Report:

Mayor Mo reported on the following:

No weddings.

Police Department Update: Mayor Mo had several complaints of heavy police present.

Barlett referenced illegal vehicles on Dewey Street. Council President Main suggested having more of a heavy presence at park especially at night.

Mayor Mo referenced 911 report and that they'll be looking to verifying addresses.

Mayor Mo stated the residence in the Borough has a collapsed porch and Borough should conduct a structural integrity check. Mayor Mo also stated Borough needs to start enforcing abandoned vehicle ordinance and will send curtesy letter.

Streets:

Councilperson Denny Naylor reported on the following:

Naylor mentioned Borough has an annual agreement to review that the Borough signs with Manchester Township for salt. Parish asked what amount the contract is for. Council President Main stated Borough never reaches contract max for removal of salt. Naylor/Schleig motion to approve. Decision was unanimously approved for resolution.

Naylor stated he has received several complaints of speeding on Dewey and Third Street. Borough discussed possibilities of signage and other options. Council President Main unsure of possible liability of hitting gas lines, etc.

Parks and Recreation:

Councilperson Dan Schleig reported on the following:

4 park events; one in march, two in April and one in May. Barlett asked if we still have requirement for port o' potties. Schleig had questions from one party who is going to rent pavilion. Renter can throw out trash, unable to move tables from upper pavilion to lower and reviewed suggested donation.

Schleig recommended that contract for security cameras be changed from \$9,000 to \$10,000. Amend motion for Coulson Security. Barlett asked if Schleig included other action items like electrical for the whole project. Barlett/Hess motion to approve project to not exceed \$10,000. Decision was unanimously approved.

Schleig stated there is a third deposit for \$3,012 and a check needs to be cut for Coulson Security. Darryl said to email Rachel Kling for check to be cut immediately.

Schleig had two more action items: future community garden and possible locations. Naylor suggested behind backstop behind Council building. Barlett advised need deer fencing. Schleig said needed resource for mulch. Naylor commented mulch comes before parade in May. Schleig commented that the walls on the stadium were flipped up because of the storm. Naylor and Mayor Mo said it is the Baseball team's responsibility to address.

Properties/Services: None

Budget & Finance:

Councilperson Michael Barlett reported on the following:

Last Committee Meeting met with Traditions Bank. Good discussion. Fees are minimal. Traditions Bank point person will attend Borough Meetings vs Borough Members going to bank. Top notch customer service is a plus for Borough. Council President Main suggested timeframe to start on August 31st to be easier for banking information and finance purposes. Barlett said needs to start before then. Mayor Mo suggested to start procedures in July. A Barlett/Hess approved motion to begin process to open an account and by end of August move all funds to Traditions Bank. Decision was unanimously approved.

Health and Safety:

Councilperson Josh Parish reported on the following:

Response time of Fire Company and EMS service - Ambulance 125 calls, call increase. Average shoot time 90 seconds from time county fields time to ambulance en route. 8 calls were in Mt. Wolf.

Darryl asked whether Borough received reports about hours. Mayor Mo said she would add it to her to-do list. Parish assured council he has been trying to get hours.

Audit specifically for firemen release. Parish said he would look up previous resolution to send to fire chief to be part of requirement of X amount of hours for department. Mayor Mo asked whether Borough should see monthly reports. Parish explained terms of tax credit and resolution which Borough can work on next month.

Council President Main asked for update on Website. Parish said still in progress. Domain is transferred and 3rd party working on getting things updated. Council President Main asked Borough Members to review website to see if other items needed to be updated.

Personnel: None

Council President:

Council President Darryl Main reported on the following:

Intermunicipal meeting, a lot of projects coming up although not a lot in Borough. Main said they are sending out illegal connection notices, to be on the lookout for that letter and possible complaints. Council President Main was asked during meeting if there were any specific projects the Borough had and discussed option of having a sewer authority.

M Council President Main and Barlett attended 911 seminar breakfast. They will have a reporting seminar for damages and encouraged Borough Members to attend to learn what we can and cannot report as well as our threshold for future financial recovery.

South Third Street complaint and resident in question has to sign off on whether property was blighted.

Council President Main commented on vandalization. A resident came to him about incident filed a police report as there has been ongoing problems with kids overnight at ball field. Keith brought up

lawnmower replacement. Keith recommended scag vs the grasshopper and requested 60-inch deck, no attachment, zero turn. Keith said to keep scag as back up and will make room in storage. Schleig and Naylor offered to call around for pricing. Council President Main stated needs to be mobile service.

Correspondence: None

Old Business:

Updating zoning ordinance. 3 Borough members need to be present. Naylor, Main and Barlett will attend. Hess will be alternate if needed.

Council search still occurring for one council member seat and one vacancy chair.

New Business:

Naylor said had visit from Mr. Claybaugh about not being able to purchase location for repurposing trailers after Rachel Kling told him reasons it is not possible. Unsure if they are using machine shop for mechanical purposes but Council President Main said need to confirm with Attorney Myers on stipulations.

Executive Session:

A Hess/Barlett motion was made to adjourn the regular Borough Council meeting and move into Executive Session at 9:41PM. Motion passed unanimously.

At 10:10PM Borough Council moved back with the regular Borough Council meeting.

Anya Barlett, Recording Secretary