

Mount Wolf Borough Minutes

Regular Meeting

November 8, 2022

**Convene:**

The Mount Wolf Borough Council met in regular session on Tuesday, November 8<sup>th</sup>, 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, Dan Schleig, Darryl Main, Brian McKenna, Denny Naylor, Josh Parish, and Todd Hess

Officials – Mayor Mo Starnier, Attorney Beth Kern, Engineer Chris Owens, and Assistant Municipal Recording Secretary Anya Barlett

**Visitor Attendance:**

- Rachel Hauck (Resident of Mount Wolf Borough)

**Agenda/Minutes:**

A Barlett/Hess motion was made to approve the agenda as amended. The following additions were added...

- Per Council President Main, add under Solicitor report, Fire Tax Ordinance 2022-09, Ordinance to adopt tax credit and under Properties and Services to discuss backhoe.
- Per Attorney Kern addition to Solicitor report, 2023 Animal Contract, and discussion and possible action of Resolution 2022-09 implementing Act 57 of 2022
- Per Councilperson Schleig, addition to Parks/Recreation, removal of tree

Motion passed unanimously.

A Schleig/Barlett motion was made to approve the minutes from the October 11<sup>th</sup>, 2022, Regular Meeting as amended. Correction was noted for the title of Deputy Chief Bryan Rizzo with YCRP. Motion passed unanimously.

A Schleig/Barlett motion was made to approve the minutes from the October 25<sup>th</sup>, 2022, Committee/Non-Voting Meeting as presented. Motion passed unanimously.

**Public Comments:**

1. Rachel Hauck (Resident of Mount Wolf Borough)
  - a. Ms. Hauck addressed Council seeking an update concerning the alleyway behind her property as previously discussed at the October meeting. Attorney Kern informed Ms. Hauck that this matter is still being reviewed.

**Engineer's Report:**

Engineer Chris Owens reported on the following:

*UPDATE: Storm Water Inspection –*

Councilperson Naylor asked Owens is there are any noted repairs yet, Owens answered not yet.

*UPDATE: 2022 Street Project –*

Owens informed Council that the paving and repairs are completed. Owens requested that the funds be released. A Naylor/Hess motion was made to release the funds for the work completed by York Excavating Co, LLC using liquid fuels funds for a total payment of \$45,456. Motion passed unanimously.

*Emerson Flats: Request for Bond Reduction –*

Owens received a request for a public improvement security bond reduction dated October 11<sup>th</sup>, 2022, from Inch & Co in accordance with the Preliminary/Final Land Development Plan. Owens provided a public improvement security establishment spreadsheet for Council to review. A Barlett/Hess motion was made to approve the bond reduction per the information provided. Motion passed six to one with Councilperson Darryl Main abstaining.

**Solicitor's Report:**

Attorney Beth Kern reported on the following:

*UPDATE: Request for Quote: Independent Professional Audit Services –*

Two formal proposals were received for Council to review. Council discussed the pros and cons of the options presented. A Barlett/Hess motion was made to adopt Ordinance 2022-08, an Ordinance to create the position of an independent auditor. Motion passed unanimously.

Additionally, a Barlett/Hess motion was made for Resolution 2022-09, appointing Hamilton & Musser CPA, PC as the independent auditor with the expected 3-year term, subject to Council's approval on an annual basis. Resolution will be reviewed on an annual basis by Council. Motion passed unanimously.

*Resolution 2022-10: Implementation Act 57 –*

A Barlett/McKenna motion was made to authorize Resolution 2022-10, a Resolution to implement Act 57 of 2022 property tax penalty wavier provisions, directing tax collectors to waive additional charges. Motion passed unanimously.

*UPDATE: Volunteer Tax Credit Ordinance Amending –*

Attorney Kern provided Ordinance 2022-09 for Council to review. Additionally, Council heavily reviewed Resolution 2018-02 (pertaining to volunteer tax credits) and discussed at length. After

reviewing both documents it was concluded to make no changes to Resolution 2018-02 and if applicable by law to make one change to the Ordinance 2022-09 concerning the due date of the certification. A Barlett/Parish motion was made to approve the advertisement of Ordinance 2022-09. Motion passed six to one with Councilperson Hess objecting.

*York County Oldtimers Baseball League Request –*

A request was submitted for an additional weekend to use the baseball field at Mount Wolf Park due to a rescheduled game, conditional upon weather, for the weekend of November 25<sup>th</sup>. Council approved this request.

*UPDATE: Zoning Ordinance Changes –*

Attorney Kern informed Council that the necessary steps are being made for the upcoming hearing to amend the Zoning Ordinance including advertisement and posting of properties affected by the changes proposed.

**Zoning Officer's Report:**

Zoning Officer Rachel Kling was absent however provided the following report:

*Zoning Permit's Issued/Denied –*

Kling informed Council of one Zoning permit issued in the month of October. Kling also had to deny a Zoning permit and worked with Attorney Myers to ensure the proper documents were sent explaining why the Zoning permit was denied. If the property owner wants to proceed with the project, they will need to obtain a variance through the Zoning Hearing Board. This was explained and the hearing application was provided.

*Upcoming Zoning Meetings/Hearings –*

Kling received a Zoning Hearing Application for 154 E Maple Street requesting a variance and special exception. Kling is working the Zoning Hearing Board to schedule the requested hearing by the end of December.

Additionally, a staff meeting has been requested by the Attorney that represents SteelSafe Storage Solutions for this coming Thursday with Kling, Attorney Myers, and Engineer Owens to discuss the submitted Land Development Plan.

**Treasurer's Report:**

Treasurer Rachel Kling was absent however provided the following report:

*Payment of Bills –*

A Naylor/Barlett motion was made to approve the payment of checks payable #5344-5382 and ACH payment #194938421, #11925762, #71262272, #524537, #55113764, #92183625, #392183638, #92183648, #92183662, #92183675, #13892906653, #13944750143 totaling \$36,645.71. Motion passed unanimously.

< Council received income statement and balance sheet for the month of October 2022 >

*Transfer of Funds/Bank Transfer Update –*

Kling informed Council that per Council request a total of \$71,000 was moved from Truist ARPA general fund account to the allocated PLGIT ARPA account. Additionally, Kling met with Traditions Bank yesterday to finalize the establishment of accounts required to move all funds from Truist Bank to Traditions Bank. The following account are now established with Traditions Bank...

- General Fund
- ARPA General Fund
- Liquid Fuels General Fund
- Stormwater General Fund

Kling is waiting for a confirmation call back from Truist Bank regarding the process of closing the bank accounts there and obtaining checks to move the funds to Traditions Bank.

*UPDATE: YSM Landscape Art Grant –*

Councilperson Schleig updated Council regarding the YSM Landscape Art Grant. The application has been submitted and is being reviewed.

**Mayor's Report:**

Mayor Mo reported on the following:

*Susquehanna Lion's Sign Request –*

Mayor Mo presented Council with a request from the Susquehanna Lion's Club for a wooden sign. The sign would say "Welcome to Northeastern York County" and be a 4'x8' wooden sign. Council needs to approve the advertisement of Mount Wolf Borough on the sign. A draft of the sign was reviewed by Council. A Hess/Barlett motion was made to approve the advertisement of Mount Wolf Borough on the Susquehanna Lion's sign. Motion passed unanimously.

Additionally, a thank you letter was received from the Susquehanna Lion's Club for the 2022 Halloween Parade participation and donation. Mayor Mo complimented those who attended and organized the event.

*Coalition Taco Meal –*

Eagle Fire Company is hosting a coalition taco meal Wednesday November 9<sup>th</sup>. Currently 170 participants are signed up from the Northeastern school district in conjunction with parent teacher conferences.

*Violation Letter –*

Mayor Mo informed Council that an Ordinance violation letter was sent to 56-70 N Main Street regarding discarded vehicles and debris. A Naylor/Hess motion was made to approve CGA Law Firm to draft an enforcement notice. Motion passed unanimously.

**Streets:**

Councilperson Denny Naylor reported on the following:

*UPDATE: 2022 Street Project –*

Naylor reiterated that the 2022 street project is completed and complimented York Excavating LLC for the work completed.

*UPDATE: Leaf Collection -*

Leaf collection has begun. Council discussed the pickup schedule. Maintenance workers have voiced issues with disposal of the leaves. Councilperson Parish requested that any postponement of leaf collection pick up schedule be announced in a timely manner so that this can be communicated via the Borough's Facebook page for resident's awareness.

**Parks and Recreation:**

Councilperson Dan Schleig reported on the following:

*Park Supplies/Funds Requests –*

Schleig informed Council that a tree at Mount Wolf Park, closest to the Post Office, may need to come down soon since the top of the tree is dead. Council discussed whether the tree is savable or if it completely needs to come down.

*UPDATE: Security to Borough Buildings –*

As discussed at the October Committee meeting Schleig received a quote from Mike Coulson Security to update the Borough buildings to keyless entry. Projected quote is \$5,000. Council agreed to table this project till January 2023.

*Vandalism at Borough Building –*

Schleig informed Council that vandalism was done to the side of the Borough building and suggested adding additional cameras to the sides of the building. Councilperson Paish and Naylor suggested contacted the school district asking if the art program would be interested in redesigning the side of the building as a "giving back to the community" project.

**Properties/Services:**

Councilperson Brian McKenna reported on the following:

*Backhoe Maintenance –*

Per Council President Main maintenance was required for the backhoe. This work was completed by Plaster Equipment.

**Budget & Finance:**

Councilperson Michael Barlett reported on the following:

*2023 Budget –*

Barlett thanked Council that attended the October Committee meeting to heavily discuss the 2023 budget. Council discussed at length the proposed budget with the Fire Tax Ordinance. Councilperson Naylor voiced his reasons against the Fire Tax, stating observation and concerns. After discussion a Barlett/Hess motion was made to pass the 2032 budget at 5.25 mills with corrections made to the Fire

Tax Fund location and decreasing the proposed budget amount for auditing services to \$15k. Motion passed unanimously.

Additionally, a Hess/Parish motion was made to advertise the tax Ordinance at 5.25 mills with additional Fire Tax Ordinance. Motion passed unanimously.

**Health and Safety:**

Councilperson Josh Parish reported on the following:

Ambulance –

- 72 calls for the month of September

Police –

- 7 traffic citations, 0 arrest.

**Personnel: NONE**

**Council President: NONE**

**Correspondence: NONE**

**Old Business:**

*Zoning Hearing Board Resignation –*

Council received a formal resignation from Zoning Hearing Board Member Pat Poet. Council will need to fill this position in 2023.

**New Business:**

- Notice received from Penn Waste regarding tipping fee increase from York County Solid Waste Authority.
- Fire Relief Association Audit Findings
- Request for Emerson Flats regarding municipal approval of additional NDPES permits issued for additional utility crossings.
- Discussion of cancelling the December Committee Meeting due to holidays. A Schleig/Hess motion was made to tentatively cancel the December Committee Meeting. Motion passed unanimously.

**Adjournment into Executive Session:**

At 9:20PM a Parish/Naylor motion was made to adjourn the regular Borough Council meeting and move into Executive Session to discuss personnel as well as pending litigation. Motion passed unanimously.

Anya Barlett, Assistant Recording Secretary

Rachel Kling, Recording Secretary