



Muncy Borough Council Meeting Minutes

May 2, 2017



The Muncy Borough Council met for its regular meeting at the Muncy Borough building with the following members present: President Richard Baker, Vice President Matilda Noviello, Dana Bertin Ed Feigles, Elaine McAleer, Karen Richards and Linda Stein. Mayor Jon Ort was also present.

Staff Present: Solicitor Chris Kenyon, Treasurer, Jeff Sholtis, Borough Manager, Bill Ramsey and Chief of Police, James Dorman.

Guests: Pat Crossley, Williamsport Sun-Gazette, Jim Michael, Muncy Volunteer Fire Company, Resident Jeff Smead and numerous other residents (see attached sign-in sheet).

President Baker called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. Vice President Matilda Noviello and Dana Bertin arrived at 7:10 p.m.

AMENDMENT TO THE AGENDA

E. Feigles motioned to amend the agenda to include under New Business a potential emergency situation with storm debris accumulated in Glade Run. K. Richards seconded and motion passed 5-0.

PUBLIC PARTICIPATION

Jeff Smead, North Washington Street, Muncy presented a petition to Council which recommends that the Borough take "the first step forward in development of the Greater Muncy Resiliency Project by voting to take possession of the Mozley Opera House". There were 72 signatures.

E. Feigles motioned to have the petition entered into the record. L. Stein seconded and motion passed 5-0.

Ann Baker, President of the Muncy Business and Professional Association informed Council that MBPA is filing paperwork to become a 501c.3 organization and will be applying for grants through the PPL Community Cares program. These grants can provide up to \$25,000 for community projects. MBPA is also interested in making improvements to the vacant lot at the corner of Main and Water Streets (former Myers Auto Parts). They are considering removable structures and incorporating millstones owned by the Muncy Historical Society. A presentation will be made to Council at its next meeting.

John Somitts, Sherman Street, Muncy addressed Council regarding the continued flooding situation that exists on his property due to storm water management issues. He wanted to know that status of the funding to address this issue. Borough Manager Ramsey explained that the grant application for \$468,000 was denied so there are no funds to undertake the project at Sherman and West Penn Streets which would have alleviated this street flooding following any heavy rain storm.



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MINUTES: APRIL 20, 2017

E. Feigles motioned to approve the minutes, as presented. E. McAleer seconded and motion passed 5-0. D. Bertin and L. Stein did not vote as they were absent from that meeting.

UNFINISHED BUSINESS:

Muncy Resiliency Project Update

Opera House Memorandum of Understanding - Solicitor Kenyon stated that he had a revised MOU to review in Executive Session with Council. By consensus, it was decided to move this item to the end of the agenda.

Floodplain Housing Remediation Program

This program funded with \$1.2 M in state and federal funds will assist residents to "fill-in" their basements at an estimated average cost of \$31,000 per residence. Floodplain Mitigation Intake Sessions for interested residents will be held May 8-10 from 5-6:30 p.m. at the Borough Building. E. Feigles stated that he, along with two other County employees, will be there to assist residents in completing the paperwork. E. Feigles also stated that while completed IRS 1040 forms will be used to verify income eligibility, those forms will not be copied and will be immediately returned to applicants.

Green Street - HRG Proposal

L. Stein informed Council that it has been determined that a DEP 105 Permit will be required for the Green Street Park renovation as it is situated in the floodplain. This requirement will increase engineering costs by \$15,000 and HRG has submitted a proposal/contract to complete this work. According to Solicitor Kenyon, no council action is required to approve the costs as the total budget has already been approved by Council; however, council action is required to approve signing the agreement with HRG. E. McAleer motioned to appoint Borough Manager Ramsey as signatory to the HRG Contract. E. Feigles seconded and motion passed 7-0.

Wireless Ordinance

Cohen Law firm has completed a draft copy of this Ordinance. Initially, this draft will be reviewed by the Zoning Advisory Team then forwarded to Solicitor Kenyon. A completed and reviewed document will be presented to Council at a future meeting. If approved by Council, it will be a "stand alone" Ordinance until such time as the total Zoning Ordinance is completed then it will be incorporated into the Zoning Ordinance.

New Authority

Based upon further review of the Municipalities Authorities Act, K. Richards recommended that a new Community Facilities Authority be established instead of the previously-discussed Economic Development Authority. No public notice has been published so there is time to consider all alternatives. If a Community Facilities Authority



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is established it can focus on the Opera House project initially but additional projects can be added to its responsibilities as the Authority gains experience and expertise. Solicitor Kenyon said that often Authorities start with one project then add other projects over time. L. Stein said that she was going to read the Municipalities Authorities Act and recommended that other council members so do as well.

TREASURER'S REPORT:

E. Feigles motioned to approve Checks 5075 through 5117, three EFTs and four Debit Card Transactions for a total of \$169,053.94 disbursements from the General Fund for the month of April.

D. Bertin seconded and motion passed 7-0. D. Bertin motioned to approve Check 213 for a total of \$350.00 from the Shade Tree Fund. E. Feigles seconded and motioned passed 7-0.

E. Feigles motioned to approve Check 19 for a total of \$2,100 from the Capital Improvement Fund. E. McAleer seconded and motion passed 7-0.

E. McAleer motioned to approve the Bank Balances Report in its entirety. M. Noviello seconded and motion passed 7-0.

NEW BUSINESS:

COG Bid for Aggregates - E. Feigles motioned to approve acceptance of the COG Bid for Aggregates. E. McAleer seconded and motion passed 7-0.

Planning Commission Annual Report - Council reviewed Annual Report as submitted by Kevin McJunkin, Secretary of the Planning Commission.

Potential Emergency Situation with Storm Debris Accumulated in Glade Run - E. Feigles described the situation with a fallen tree and accumulated debris that has created a "dam" in Glade Run immediately north of the E. Penn Street bridge. E. Feigles motioned that Borough Manager Ramsey be enabled to act immediately to alleviate this potential emergency situation using funds out of the Emergency Fund. L. Stein seconded and motion passed 7-0.

CORRESPONDENCE/ANNOUNCEMENTS:

Floodplain/Mitigation Intake Sessions - Discussed above.

Multi-Municipal Comp Plan Review - Date changed to June 6 at 6pm at the Hughesville Public Library. Penn-DOT - Yearly Maintenance of Traffic Signals - A general reminder of needed yearly maintenance.

2017 LTAP Trainings - As an additional incentive for municipalities to attend LTAP Trainings, \$50 will be added to the municipality's Liquid Fuels Funds each time one person attends one training session.

TRC - Mozley's Opera House Phase I Environmental Site Assessment - No action taken.



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BOROUGH REPORTS

- Borough Manager:** Nothing additional to report.
- Solicitor:** Revised MOU to be discussed in Executive Session.
- Police Chief:** For the month of April, there were 72 total incidents resulting in 37 total citations, of which 36 were traffic-related and 1 was non-traffic related. Police vehicles were driven a total of 2,573 miles.
- Fire Chief:** The Muncy Area Volunteer Fire Company has received more than \$40,000 in state grants which will enable them to pay off the ladder truck.
- Tax Collector:** From January 1 through May 1, 2017, \$279,769.73 was been collected in Real Estate Taxes, \$92,017.76 has been collected in Earned Income Taxes and \$6,108.73 has been collected in Real Estate Transfer Taxes.
- Codes:** Codes issued three Construction Permits. Dale and Lucinda Tubbs at 201 Quarry Road were issued a permit to rebuild the roof structure and add a first floor bedroom for a total permit fee of \$823.81. Keith and Karen Shoemaker, 216 Pepper Street were issued a permit to add a 36.6 feet x 30.6 feet addition to the back of an existing garage. The permit fee to be paid is \$699.55. Bryan and Lauren Temple, 1008 Deerbrook Lane, Oakdale, PA were issued a permit for new home construction at 203 Fox Hollow Road for which they paid a \$2,393.10 permit fee.
- MBMA:** Minutes reflect that MBMA will be increasing water rates according to the following schedule: 5% beginning in the 3rd quarter of 2017, 5% effective January, 2018 and 5% effective January, 2019.
- Planning Commission:** Abigail Brown was elected Chairperson and Kevin McJunkin was elected Secretary for 2017.

EXECUTIVE SESSION: At 8:24 p.m., President Baker announced the Council would go into Executive Session to discuss a real estate matter but would take a vote at its conclusion.

Council resumed its meeting at 9:10 p.m. M. Noviello motioned to table council action on the MOU between the Muncy Borough and the Bruch Marital Trust regarding the Mozley Opera House until the August 1, 2017 council meeting, when an "up or down" vote will occur. E. McAleer seconded and discussion ensued. The ninety-day delay is to allow time for council to complete a due diligence review, including but not limited to a structural engineering study, determining the costs of insurance, a general building inspection, a review of the grant funding opportunities presented by the Lycoming County Planning Department, etc. Council directed Borough Manager Ramsey to begin immediately by contacting Providence Engineering for a structural engineering report. A resident remarked that they were surprised that Council had not already taken those actions. Another resident suggested that Council should plan on holding its August 1 meeting at a larger venue. The motion passed 6-1 with L. Stein voting no.



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Having no further business to conduct, D. Bertin motioned to adjourn the meeting at 9:30 p.m. E. McAleer seconded and motion passed 7-0.

Respectfully Submitted,

Karen Richards

Karen Richards
Assistant Secretary