

## Lanesboro Council Meeting Agenda – September 5, 2006

- 1) Call to order
- 2) Roll Call - Dan Boughton, Regina Dilello, Myles Limbert, Bob Mireider, Bill Roberts, Stan Rockwell

Also Present – Gail Hanrahan, Mayor Chris Maby

Absent – Colleen Wilkes

- 3) Action on minutes of previous meeting

Motion – By Mireider, 2<sup>nd</sup> by Limbert to pass as presented. Unanimous, so carried.

- 4) Visitors:

- i. Yvonne Zeck – wanted council to know of vandalism incident at her residence. Investigated by PSP, looking for potential follow-up. Council & mayor advised her to discuss matter with Chief Record, as he was attending the meeting. Also urged her to call police phone if anything out of the ordinary is going on for documentation purposes and to get the police there fast.
- ii. Jeannine Keefer, Cora Cameron, and Gerry Benson just visiting.

- 5) Correspondence and resolutions

- Invitation from PAWC for 10 am recognition ceremony @ the water treatment plant, 216 Willow Ave in Susquehanna. RSVP to Lisa Myers at 570.830.6507
- Letter from 2<sup>nd</sup> juvenile in vandalism case apologizing for his actions. Maby noted the individual started his community service time, and has 17 additional hours to complete it.
- Letter from Solicitor Dewitt for revised Real Estate Transfer Ordinance – Pennsylvania requiring all municipalities to have similar verbiage in their ordinances. Ordinance provided for review, solicitor is requesting date upon which it will be passed so that it can be advertised in the newspaper. Motion by Rockwell, 2<sup>nd</sup> by Roberts to pass at October meeting. Maby will inform Dewitt.
- Letter from RotorCast regarding vehicles parking on the sidewalk in front of their business. After brief discussion, the matter will be forwarded to the police. First offense will be written warning, all offenses beyond the appropriate traffic law citation, making specific reference to Ordinance banning parking on sidewalk.

- 6) Reports:

- Police- 7 incidents, 25 patrol hours, 3 call out hours, 4 traffic citations. Yearly updates required for Record and Gow. This certification training for them will occur during September. Letter sent to Police Academy for resumes and letters of interest for a part time officer to work 1-2 shifts during the week. Record will provide update at the October council meeting.
- Mayor –
  1. PennDOT issues regarding stream cleanup near bridges at a stalemate. PennDOT does not plan any further work. Work still needs to be done near the retaining wall, removing a wingwall from the stream near the Ron Lee property, fixing the bank of the small stream near Germantown Road to eliminate the overtopping and flooding of the

road near Corses, and fixing the embankment near the Viaduct where the guardrails are hanging in mid-air. Expecting a coordinated meeting between District 4-0 PennDOT, DEP, and local / state elected officials to resolve the matter. An official from Harrisburg PennDOT is also being asked to attend.

2. FEMA paperwork nearly complete. Lanesboro should be getting reimbursement for all of its flood related work.
  3. Grant for sidewalk study and engineering is in. Susquehanna County Housing and Redevelopment Authority is administering the contract. This grant will provide the plans and specs for the new curbing, sidewalk, period lighting, and streetscape landscaping along North Main and Viaduct Streets. The new sidewalk will be on both sides of each road for a majority of them, extending to Germantown Road on North Main and to at least the former D&H railroad bed on Viaduct Street. Survey work will be starting in the next several weeks.
  4. Jaflo Depot Street tree trimming contract - \$125 / hour, with a not to exceed limit of \$4,000. Work to start at Viaduct St end and go to Mountain Road. If \$ is not entirely used, work area will switch to Depot near North Main and work up the hill until \$ is used up or work is complete. Motion by Roberts, 2<sup>nd</sup> by Regina to authorize work. Unanimous, so carried.
  5. Tax Study Commission – Maby attended the first meeting of the Tax Study Commission recently coordinated by SCSD Superintendent Bronson Stone. The purpose of the study / study commission was to discuss the ramifications of adopting an Earned Income Tax to reduce property taxes. There is no change in revenue to the school district. If the tax were to be adopted, property taxes would be reduced by the same amount the earned income tax generates, with a caveat. The property tax reduction cannot be applied twice - if there is two or more earnings in a household, it would most likely be detrimental for them. A public informational meeting is scheduled for early October and will be advertised in the local newspapers. The final decision on placing an earned income tax will reside in the hands of the voters in the spring, when it is placed on the ballot. All are urged to attend the informational meeting to learn more.
  6. DEP has scheduled a public hearing for the B&S quarry large mine permit. The meeting information is included in the Lanesboro Quarterly newsletter, and will be advertised in the Susquehanna Transcript and County Independent.
- Code Enforcement - there are 5 to 6 additional properties that are potentially condemnable. Shane needs to do investigative work related to property assessments before final determination can be made. Discussion ensued – council consensus is to allow owners to request additional time to allow for repairs. All cases to be handled on a case-by-case basis. Shane also presented several new revisions to ordinances that are related to building codes for review. These ordinances would provide additional backup for properties upon which there are problems related to building use, etc. After discussion, motion by Roberts, 2<sup>nd</sup> by Regina for passing a resolution related to Ordinances #1 thru 5, defined as #1 – ICC Electrical Code, #2 – ICC Plumbing Code, #3 – International Residential Code, #4 – International Building Code, #5 – International Mechanical Code. Unanimous, so carried. A second motion was made by Roberts and 2<sup>nd</sup> by Regina to advertise Ordinances #5 & #6, defined as #6 – International Property Maintenance Code and #7 – International Existing Building Code. The motion also stated that Ordinance #6 include verbiage that all items

related to rental properties making specific reference to enforcement can be applied to locations only in which the tenant is current on all aspects of lease. Unanimous, so carried.

- Community Center- Tool sale 9/8, month to date \$475 in rentals.

7) Unfinished business:

- Sale of cannon property – Maby just secured a copy of the deed, asked that matter be tabled until October meeting so that deed bearings and distances can be drawn up to determine true shape of the lot. Maby also asked that council consider advertising it for sale based on bid with purchase price and expectation of property development. This would allow the council to consider offers that may be lower than others but potentially include the development of the property. Council agreed this was a good idea and would discuss the matter in more detail in October.
- Zoning – tabled until October. Roberts doing some investigation on zoning ordinance. Maby checked with solicitor – the zoning ordinance can be enforced on all properties as long as they were compliant when the ordinance was adopted in 1971. For example, a property zoned residential that has farm animals on it can be forced to remove them. The matter will be discussed in more detail in October.
- New municipal building:
  - i. First meeting with the architect – Boughton, Mireider, Rockwell and Maby met with architect. The meeting was to discuss tenants of the building, spacial requirements (if any), and equipment (furniture, computers, phone lines, etc.) that would be located in the building. There will be another meeting, possibly two more with the architect to discuss building type and potential layouts. The feasibility study will conclude with line diagram floor plan options of the building and approximate building costs for each.
  - ii. Loan – Maby solicited offers from PNB, PennStar, USDA, and the Northern Tier Regional Planning and Development Commission. Northern Tier had a rate of 2.5% with a 10 year maximum loan length. USDA offered 4.5%, up to 40 years. Turnaround time is 3 to 4 months, based on the feasibility study and environmental review that is needed. PNB offered 4.59% for 15 years, which could be extended up to a 30 year loan. The rate would readjust every 5 years after year 15 to 68% of prime. Turnaround time is 30 days. PennStar offered a rate of 4.78% for up to 15 years, with other lengths available. Rockwell voiced concern that town may be spending money it doesn't have. Maby noted that this matter has been discussed over several meetings, and that council has already agreed that fixing the existing building is not a smart move due to its age and deterioration. The challenge before council and the mayor is to work with the architect to find a solution that is economically feasible to the town both long and short term. Many things will factor into this – size, type, tenants, including those that we do not have but may be interested in. Modular construction will be evaluated, as will many other types of construction. Maby noted that a decision needs to be made quickly if

council wants to have groundbreaking in the spring for a fall move-in. No price could be set on a loan amount until the feasibility study is done, but the paperwork can be started ahead of that. Maby also noted that in addition to Lanesboro doing its evaluation of the construction, there are DCED requirements that need to be fulfilled as well, including a check by DCED that Lanesboro can afford the structure we proposed. Maby also mentioned that the feasibility study can be rolled into the loan, as well as any other 'soft costs' (final plans, legal fees, etc.). He also reiterated the line of credit for the feasibility study would be ready soon and need to be signed by a member of council and himself. The line of credit will not exceed \$25,000 and be used to pay only for the flood activity until FEMA reimburses Lanesboro and the feasibility study. Council acknowledged this. After additional discussion, motion by Roberts, 2<sup>nd</sup> by Regina to begin paperwork, using PNB as funding agency. Choice was based on rate, familiarity, and turnaround time. Unanimous so carried. Maby asked that someone else or a committee become involved in the paperwork trail – Roberts volunteered.

8) New business:

- Mireider asked if a list of current debt (loans) and their payoff amount was available. Gail will bring to the October meeting.
- Maby suggested there are possibilities of organizations looking for spaces to rent, and asked council if it could be pursued as a way of mitigating the cost associated with the new building. Council agreed and authorized him to proceed.

9) Adjournment – by Roberts, 2<sup>nd</sup> by Mireider. Unanimous, so carried.