

**REGULAR MEETING**  
**August 3, 2015**  
**7:00 PM**

**President, Tom LaMont called the meeting to Order at 7:00 p.m.**

Pledge of allegiance was recited by all.

Mayor John Wilson read a prayer for guidance.

**Approval of Minutes:** President LaMont inquired if there were any changes or corrections to the July 2015 minutes. A motion was made to accept the minutes as presented by Craig Reimel, Todd Chamberlain 2<sup>nd</sup> the motion. All in favor, motion carried.

**Present for Roll Call:** Tom LaMont, Sean Granahan, Todd Chamberlain, Craig Reimel, Julianne Skinner

**Absent:** Randy Schuster, Tony Pickett

**Other Officials Present:** John Wilson, Mayor; Marion O'Malley, Solicitor; Lillian T. Senko, Secretary

**Misc. Correspondence:**

Stone House Investment Management LLC  
RE: June Investment Report

Stone House Investment Management LLC  
RE: Quarterly Summary Report

Kiwanis – Lions – Rotary  
RE: Thank You Letter

Zoning Planning Commission  
RE: July 20<sup>th</sup> Meeting

Stone House Investment Management LLC  
RE: Newsletter & Quarterly Statement

Susquehanna County Township Officials Assoc.  
RE: 103<sup>rd</sup> Convention

Paradigm Union Services  
RE: Pipeline Safety Program

Susquehanna County Council of Governments  
RE: July's Agenda & June Minutes

Cabot Oil & Gas Corporation  
RE: Unconventional Drilling Permit

EarthRes Engineering & Science  
RE: Notification of Air Quality General Permit

Time Warner Cable  
RE: Updated Information

Rail-Trail News  
RE: Newsletter

President LaMont inquired if there were any questions or comments regarding the miscellaneous correspondence. President LaMont brought to everyone's attention the letter received from the Kiwanis, Lions and Rotary thanking the Borough employees for their assistance with the 4<sup>th</sup> of July Parade. No further questions or comments.

**Recognition of Attendees:** Abby Lewis, Chris McGee, Courtney Emmons McGee, Michael Briechele, Chief Dale Smith, Corporal Andy Genneken, Judy Kelly, Vickie Calby, Jolene Conigliaro, Danica Conigliaro, Staci Wilson, Joe Hunt

**Adoption of Agenda:** President LaMont questioned if anyone wanted to make any changes or additions to the Agenda. Motion was made to adopt the August 3rd Agenda by Julianne Skinner, Craig Reimel 2<sup>nd</sup> the motion. All in favor, motion carried.

**Approval of A/P:** President LaMont inquired if there were any questions or comments on submitted Accounts Payable. Todd questioned the \$75.00 charge from J D Towing & Recovery Inc. Chief Smith replied it was the Dodge Charger, which was towed to Tunkhannock for repairs, since it is still covered under the

warranty. Todd had another question about Stoney Mountain, and why there were 5 different invoices. Sean Granahan answered Todd's question. Sean motioned to approve payment of outstanding bills, Craig 2<sup>nd</sup> the motion. All in favor, motion carried.

**Approval of Payroll:** President LaMont inquired if there were any questions or comments on submitted Payroll report. No questions or comments. Sean motioned to accept Payroll Report, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.

**Accounts Receivable/Deposits:** President LaMont inquired if there were any questions or comments associated with the submitted Accounts Receivable/Deposit Report. No questions or comments.

### **Reports:**

**Treasurer's Report:** President LaMont asked if anyone had any questions or comments on the submitted Treasurer's Report. Julianne commented that the investments keep going down, and maybe we should pay attention to the next month or two to see if the pattern continues. Motion was made to accept the Treasurer's Report by Julianne, Todd 2<sup>nd</sup> the motion. All in favor, motion carried.

**Budget Report:** President LaMont inquired if anyone had any questions or comments on the presented material. No questions or comments. President LaMont stated we should be preparing for 2016's budget.

**Street Department:** President LaMont asked if anyone had any questions or comments on the report provided by Ken DiPhillips. No questions or comments. Craig motioned to approve the expense of installing the plow hitch including wiring on the new F250 truck for a cost of \$900.00 by Snake Creek Marine, Sean 2<sup>nd</sup> the motion. All in favor, motion carried.

**Zoning Report:** President LaMont asked if there were any questions or comments on the Zoning Report submitted by the Zoning Officer. Sean Granahan said we should have Jesse go back to 177 High Street. The pile of furniture is gone but there is broken glass in the window frame, the door is open in the back, and the property needs to be checked. No further questions or comments.

**Police Department:** President LaMont asked if there were any items Chief Smith would like to report on, or if there were any questions or comments regarding the Police Report.

Craig asked if the Vascar lines have been painted on the roads, Chief Smith confirmed a few have been completed.

Julanne asked if Chief Smith has noticed any confusion with the turning lanes in town. Chief Smith responded yes there have been instances but no citations. The Police Officers have been giving people warnings, and will continue to do so for 30 days.

**Municipal Authority:** President LaMont asked if there were any questions or comments on the submitted Municipal Authority Report. Craig said the Chairman of the MMA thanked Council for permitting the board members to collect a stipend. No further questions or comments.

**Mayor's Report:** Mayor Wilson reported Griffis Hill is all blocked with fill and blacktop.

He reported Prospect Street is very busy with pedestrian traffic, and maybe a sign needs to be put there to control automobile traffic. Secretary will notify Ken DiPhillips to check out the signs on the road to see if there is adequate signage.

**Action Items:**

1. **Conditional Use Daycare:** Council informed Joe Hunt he will need to go through the full process of filing a Conditional Use for the Daycare. Solicitor O'Malley stated there cannot be an addition to a previously issued permit. Mr. Hunt will need to fill out an application and submit it to the Borough Secretary, to be forwarded to the Planning Commission. Once the Planning Commission approves the application, it will need to be advertised before it goes before Council. Mr. Hunt stated he will submit the required paperwork the next day.

Mr. Hunt informed Council there will be 4,400 square feet in the lower level of the building, on the left hand side used for the Daycare. He stated that his intention was not to over consume the parking lot, and he is consciously monitoring the situation. He currently has his employees parking their

personal cars in the garage when they take the company vehicles. This decision has created additional spaces in the lot.

- 1a. **McGee Property:** Attorney Briechle attended this meeting with his clients, Mr. & Mrs. McGee to provide information to Council regarding the properties owned by Mr. Zaleski and the McGee's. A Right To Know Request was returned by the Borough Open Records Clerk stating there is no record of Mr. Zaleski applying for or obtaining a driveway permit. Attorney Briechle checked with PennDot to see if they issued a highway occupancy permit to Mr. Zaleski, which they did not. Attorney Briechle would like Council to take action against Mr. Zaleski for code violations. He stated in June, Mr. Zaleski conducted construction of his driveway and expanded it further down the residential lot. In July Attorney Briechle supplied the Zoning Officer with the information to send to our Solicitor for review, but he hasn't heard back from him at this time. Attorney Briechle stated the McGee's are concerned that Mr. Zaleski is going to utilize the driveway to move vehicles to and from his place of business. Another concern is the soil erosion, and drainage issues. Mr. & Mrs. McGee are also concerned what impact this will have on the value of their property. Council informed Mr. Zaleski and the McGee's that John Watts, our Zoning Officer will look into it further, and Solicitor O'Malley will assist to see if any codes have been violated. This matter has been turned over to our Solicitor, Marion O'Malley.
2. **Advertise for Planning Commission Members:** Craig motioned to advertise for Planning Commission Members; to submit a letter of interest to the Borough, Todd 2<sup>nd</sup> the motion. All in favor, motion carried.
3. **Tannery Lot Easement:** Craig motioned to approve signing the easement agreement for Leatherstocking to lay pipe in the Tannery Lot, Sean 2<sup>nd</sup> the motion. All in favor, motion carried.
4. **Presentation of Certificate:** President LaMont stated Council would like to present a Certificate of Achievement to Chief Dale Smith for his outstanding achievement in receiving a Lifesaving Award from the Lackawanna Police Academy. Mayor John Wilson presented the Certificate.
5. **Advertise for Changes to Zoning Ordinance:** President LaMont stated as long as we are going to make a change to the Zoning Ordinance we may as well make the change to 112.514K(2). Change shall be Susquehanna

County Conservation District instead of Wyoming County Conservation District. Craig motioned to add 112.514K(2) to the Ordinance and then advertise, Sean 2<sup>nd</sup> the motion. All in favor, motion carried.

6. **Audit Review & Acceptance:** Sean spoke for a few minutes going over the Audit Report with Council. He said there was an \$185,000 variance reported, which means we brought in more than we spent. Sean said it was a clean audit report, and thank you to Erin for keeping the books clean and manageable. Sean motioned to accept the Audit Report, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.
7. **Open Tannery Lot Pavement Bids:** President LaMont read the two bids for paving that were received. The first bid was from Leeward Construction at a cost of \$86,750.00; the second one was from Contour Construction Group out of Binghamton at a cost of \$78,100.00. Council discussed the two bids and recorded it under review until they have time to research Contour Construction. President LaMont stated it will be reviewed again at the August 17<sup>th</sup> meeting.

Sean Granahan stated Solicitor O'Malley did look into the ownership of the steps in the Livery Lot going down to the lower level parking lot and it is owned by the Borough. Sean motioned to advertise for bids to replace the steps, Craig 2<sup>nd</sup> the motion. All in favor, motion carried.
8. **Peddler's Permit:** President LaMont stated an application for a Peddler's Permit was received from Michael J. Myers. Mr. Myers is looking to meet individuals to introduce them to the Edward Jones Financial Services whom he is working for. Sean stated they would need more information on exactly what his intention would be, and he suggested Mr. Myers attend the next meeting to provide more information to Council. President LaMont agreed they need more information, and stated it will be tabled until the next Council meeting. President LaMont asked the Borough Secretary to call and invite Mr. Myers to the next meeting.
9. **Halloween Parade:** Sean motioned to allow the Montrose Area Kiwanis Club permission to host a Halloween Parade on Saturday, October 31<sup>st</sup>, Todd 2<sup>nd</sup> the motion. All in favor, motion carried.

### **Discussion Items:**

**Dog Issues:** Council informed Chief Smith they wanted his department to enforce the PA dog law: on a leash, or under control.

Sean stated the Police Committee had their first meeting, and they developed a recommended schedule. They will circulate the schedule among Council, and ask for feedback. The committee will be meeting with Chief Smith and Mayor Wilson to get a sense of the mechanics behind the way the current schedule is written. Sean said they will be including a pool of police officers, and Alice Walsh in some discussions to get a better understanding of how the department functions.

**Cedar Street:** Tony Pickett informed Council the house across the road from him has been hit several times over the past years, and he has a suggestion. He recommends Cedar Street to be a one way from Cherry to Chestnut Street. Council members stated in order to do that they would need to advertise their intent, hold a public hearing, and conduct a 90 day trial period. This topic will be discussed further at the next Council meeting.

### **Guests:**

Abby Lewis stated the old map in the lobby showed a street from Drinker to Wilson which is adjacent to her lot. Ms. Lewis said currently there is no road, just grass that looks like everyone's yard. Mr. Blachek said Council wanted to vacate the road, and he seems to remember them passing an Ordinance around 1975. Ms. Lewis said if one wasn't passed, would Council have an objection to passing one now. Julianne said this matter came up because Mr. Blachek's neighbor said all the land was theirs, and is not shared. Mr. Blachek told Julianne when the land was abandoned the Borough Council at that time, informed them each of the homeowners would get half of the road for their property. Ms. Lewis stated her deed survey only shows to the end of her property and not to the middle of the vacated road. President LaMont stated we will put this subject on the Discussion Items for the month of September to give the Borough Secretary more time to review the minutes and the Ordinances of that time period.

**Executive Session:**

President LaMont recessed the open meeting for an executive session at 8:43 pm.

At 9:00 pm President LaMont called the open meeting back to order.

Craig motioned to adjourn the meeting, Tony 2<sup>nd</sup> the motion. All in favor, motion carried.

**Meeting Adjourned 9:05 PM**

Respectfully Submitted

*Lillian T. Senko*

Lillian T. Senko

Borough Secretary

**REGULAR MEETING**

**August 17, 2015**

**7:30 PM**

**President, Tom LaMont called the meeting to Order at 7:30 p.m.**

Pledge of allegiance was recited by all.

**Present for Roll Call:** Tom LaMont, Todd Chamberlain, Tony Pickett, Craig Reimel, Julianne Skinner

**Absent:** Sean Granahan, Randy Schuster

**Other Officials Present:** John Wilson, Mayor; Lillian T. Senko, Secretary

**Adoption of Agenda:** President LaMont questioned if anyone wanted to make any changes or additions to the Agenda. The following items were added to the Agenda: Action Item #5; Advertise for Conditional Use, Day Care Center, Discussion Item #3; Signs on Prospect Street, Discussion Item #A-1; Cedar Street,



Executive Session: Personnel. Todd Chamberlain motioned to adopt the Agenda with the additions, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.

**Recognition of Attendees:** Dr. Ant Waltz, Lois Waltz, Susan McNamara, Chief Dale Smith, Briana Hollenbeck, Lisa McGraw, Greg Meyer

**Action Items:**

**Adopt Zoning Ordinance 2015-01:** President LaMont reviewed the proposed Zoning Ordinance then opened the hearing to the public at 8:05 pm. He inquired if anyone had any comments or questions on the new proposed Ordinance. Sue McNamara asked what a home occupation is, President LaMont explained it to her. She also questioned the section regarding decks, which President LaMont and Craig gave her the background on patio vs. decks and why they are now combined. Ms. McNamara asked why these changes are being made. President LaMont explained that the current Zoning Ordinance was a boiler plate that needed to be cleaned up, and changed to meet the current needs of the Borough's residents. He said changes will be made periodically to become custom for the Montrose residents. Hearing closed at 8:18 pm. Craig motioned to adopt Zoning Ordinance 2015-01, Tony 2<sup>nd</sup> the motion. All in favor, motioned carried.

**Approval of A/P:** President LaMont inquired if anyone had any questions or comments on the Accounts Payable. Todd questioned why the truck was inspected at Bennett's Auto Repair which is so far away. Council stated they would need to ask Ken at the next meeting. Craig motioned to approve payment of outstanding bills, Julianne Skinner 2<sup>nd</sup> the motion. All in favor, motion carried.

**Tannery Lot Paving Bids:** President LaMont reviewed the status of 2 bids, 1 from Leeward at a price of \$86,750, and one from Contour Construction at a price of \$ 78,100.00. President LaMont said he investigated Contour and they met with his satisfaction. Craig stated he also did some investigating, and they meet with his satisfaction also. The problem is Ken DiPhillips came to Craig and said it would be a waste of money just to pave the property; it needs to be true and leveled before the area is paved. Council discussed whether or not they should reject the bids and advertise for the entire project; or advertise for the T&L as a separate one. Council decided to table it for the September 14<sup>th</sup> meeting.

### **Discussion Items:**

**Cedar Street:** President LaMont addressed the issue of Mr. and Mrs. Waltz's house which gets tailgated by long trucks coming in from the direction of Chestnut Street making a turn onto Cherry, they swing and hit the house. President LaMont stated the driver may not even realize that he hit anything.

Greg Myers stated his delivery trucks cannot enter Cedar Street from Cherry Street, this is why they use the route from Chestnut Street across Cherry Street to his parking lot entrance. Mr. Myers said they also turn around in his property and go back the same way.

Lisa McGraw stated her business is on Cedar, and there isn't that many trucks unless they get lost. Ms. McGraw said the only trucks she sees is the normal traffic such as the garbage and J&J Spring Water trucks. She suggested putting up a sign restricting trucks.

President LaMont said it is not the amount of truck traffic but the length of the truck that is the problem. He asked Susan McNamara if her business would be affected if they decided to make Cedar Street a one way. Ms. McNamara stated she didn't think it would affect her business. President LaMont said he would like to hear from the Waltz's about the proposed change.

Mr. Waltz said they have owned their house on the corner of Cedar and Cherry for ten years now. They both love Montrose, and they have spent a good deal of money upgrading the house. Their primary concern is that the house has been damaged by trucks driving on Cedar Street. Two years ago it was extensively damaged. The contractor that they hired needed to put up 4x8 plywood until he was able to make the repair, since he wasn't able to do the work immediately. The accident not only damaged their property, but it was a huge inconvenience to them. The second time it was hit, they lost 3 sections of metal roofing; this last time the damage wasn't as extensive. The problem as they see it is you cannot make a right hand turn; the only alternative is to make a left hand turn. They love their 1850's house, but it literally sits on the road. Mr. Waltz said, maybe a sign stating no heavy trucks.

President LaMont made a suggestion of putting up a sign for a 3 ton limit, except for local delivery. Lost trucks are found all over town, and the signs are at a 10 ton limit. He said instead of making a decision tonight, Council will sit and watch, but he's leaning more towards signage rather than changing it to a one way street. President LaMont stated it will be tabled until the next meeting for a discussion item.

Greg Myers asked if Leeward is going to paint a crosswalk at the intersection of Cherry and Rt. 706, he feels this would deflect some people from jay walking. Craig said they didn't know who was going to paint the crosswalk, but if they didn't do it the Borough would.

**Notice of Violations:** President LaMont initiated the discussion about whether a notice of violations should be suspended if the violator's house is up for tax sale. Council stated if a Notice of Violation has been started, regardless of circumstances it should be continued until fruition.

**Planning Commission Appointments:** President LaMont said Council should start recruiting for the Planning Commission since the advertisement didn't bring in any letters of interest. He asked the Borough Secretary to provide a short synopsis on the position and hand it out to Council.

**Signs on Prospect Street:** President LaMont stated Mayor Wilson at the last Council meeting expressed his concern about the amount of pedestrians on Prospect Street, and the speed of the cars. Ken DiPhillips was asked to see if there were any warning signs on the road. Ken stated there are no warning signs and he feels the 25 miles per hour that is posted is fast for such a populated and curvy road. The Street Department crew picked out a sign stating "Pedestrian Traffic – Slow Down – 15 MPH". Julianne said that is not a legal speed sign, but a warning sign. Craig motioned to purchase two signs for Prospect Street as a trial, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.

### **Executive Session:**

President LaMont recessed the open meeting for an executive session at 8:52 pm.

At 9:09 pm President LaMont called the open meeting back to order.

Tony motioned to terminate Laura Watson, effective immediately, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.

Craig motioned to adjourn the meeting, Julianne 2<sup>nd</sup> the motion. All in favor, motion carried.

**Meeting adjourned 9:10 PM**

Respectfully Submitted

*Lillian T. Senko*

Lillian T. Senko  
Secretary