

**MONTROSE BOROUGH COUNCIL**  
**Regular Meeting**  
**July 10, 2017**  
**7:00 PM**

**President Sean Granahan 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.

**Adoption of Agenda:** President Granahan questioned if anyone wanted to make changes or additions to the Agenda. The following additions were made: Action Item: # 4. Leatherstocking/GEC; Discussion Item: #3: 4<sup>th</sup> of July; Executive Session: Pending Litigation. Motion was made to adopt the Agenda as amended by Councilman Todd Chamberlain; Councilman Jamie Holbert 2<sup>nd</sup> the motion. All in favor, motion carried.

**Approval of Minutes:** President Granahan inquired if there were any changes or corrections to the June 2017 minutes. A motion was made to accept minutes as presented by Councilman Chamberlain; Councilman Tom LaMont 2<sup>nd</sup> the motion. All in favor, motion carried.

**Present for Roll Call:** Sean Granahan, Jamie Holbert, Tom LaMont, Randy Schuster, Todd Chamberlain, Judy Kelly

**Absent:** Craig Reimel (arrived at 7:25 pm)

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

**Misc. Correspondence:**

Montrose United Methodist Church  
RE: Thank You

Charter Communications  
RE: Quarterly Franchise Fee Payment

Beirne Wealth Consulting  
RE: May Investment Report

Governor's Office e-mail  
RE: Contact Information

SWN Production Company, LLC  
RE: Permit to Drill Notification

Montrose Borough Zoning Hearing Board  
RE: Minutes, April 18, 2017

Cabot Oil & Gas Corporation  
RE: Proposed Gas Wells

Montrose Borough Planning Commission  
RE: Minutes, June 19, 2017

President Granahan inquired if there were any questions or comments associated with the miscellaneous correspondence. He suggested Council remove page thirty-seven from their packet to have it handy for Action Item number one.

**Recognition of Attendees:** Corporal Andy Genneken, Chief Dale Smith, Staci Wilson, John Watts, Chris McGee, Michael Briechele, Elaine Petrzala, Jenny Olin,

President Granahan asked if there were any members in the audience who would like to speak, and are not listed on the Agenda.

**Approval of A/P:** President Granahan inquired if there were any questions or comments on submitted Accounts Payable. No questions or comments. Councilman Chamberlain motioned to approve payment of outstanding bills; Councilman Randy Schuster 2<sup>nd</sup> the motion. All in favor, motion carried.

**Approval of Payroll:** President Granahan inquired if there were any questions or comments on submitted Payroll report. No questions or comments.

Councilwoman Judy Kelly motioned to accept the Payroll Report; Councilman Holbert 2<sup>nd</sup> the motion. All in favor, motion carried.

**Accounts Receivable/Deposits:** President Granahan 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 Granahan asked if anyone had any questions or comments on the submitted Treasurer's Report. No questions or comments. Motion was made to accept the Treasurer's Report by Councilman Schuster; Councilman Chamberlain 2<sup>nd</sup> the motion. All in favor, motion carried.

**Budget Report:** President Granahan inquired if anyone had any questions or comments on the presented material. No questions or comments.

**Street Department:** President Granahan asked if anyone had any questions or comments on the report provided by Ken DiPhillips, Supervisor.

Supervisor DiPhillips did not attend the meeting and his report did not have any needs for Council to approve.

**Building Code Officer Report:** President Granahan asked if anyone had any questions or comments on the Code Enforcement/Building Code Official Report provided by Jesse Grimm. John Watts stated Butler's Pantry II just submitted plans to Jesse for replacement steps. Jesse put a stop work order a few months ago since he did not receive a building application. Councilman LaMont asked if there was any specific time limit once a stop work order was issued. Mr. Watts stated a process is started once a stop work order is issued, and it needs to take its course.

**Zoning/Code Enforcement Report:** President Granahan asked if there were any questions or comments on the Zoning Report provided by Mr. Watts. No questions or comments.

**Police Department:** President Granahan asked if there were any questions or comments on the Police Report.

Chief Dale Smith stated the department had a busy month with a multitude of drug activity. He stated the 4<sup>th</sup> of July Parade went well; duration was one hour and thirty-two minutes.

President Granahan stated there was a circus by the triangle between his house and the courthouse. Total bedlam, people on the lawn, and cars trying to triple park. He suggested to Chief Smith to have an officer at that location directing people, and traffic next year.

Councilman Chamberlain suggested signage be placed on meters by the County Seat, on Maple Street. He said there were three cars parked at the meters who were probably renters from that building. He said this was something new, since they never had a problem before, they probably didn't know they shouldn't park there.

Chief Smith informed Council Monday, August 1<sup>st</sup> was National Night Out and each municipality who had their own police force was to host their own event. He said he has money in his budget, and would like permission to rent or purchase needed items and have the event at Memorial Park. Councilman Schuster motioned to approve the spend on National Night Out, Councilman Holbert 2<sup>nd</sup> the motion. All in favor, motion carried.

**Municipal Authority:** President Granahan asked if there were any questions or comments on the submitted Municipal Authority Report. No questions or comments.

**Mayor's Report:** Mayor Wilson said he had nothing to report.

**Action Items:**

- 1. Review and Approve Land Subdivision (Industrial):** Council reviewed the map submitted by Patty Aiken to subdivide land owned by her in the industrial section of town. Council had multiple questions, but no one attended the meeting to provide answers. President Granahan stated more information should be provided to John Watts.
- 2. Blueberry Festival Request:** Councilman Shuster motioned to approve the Street Department to barricade the parking spaces south of the village

green on Maple Street and the parking spaces on the east side of Lake Avenue; Councilman LaMont 2<sup>nd</sup> the motion. All in favor, motion carried.

- 3. Marion O'Malley - ZHB:** Solicitor Marion O'Malley said the ongoing appeal of McGee & Zaleski through the Zoning Hearing Board, the Board would like clarification. They would like to know whether or not Borough Council intended to take official action on Zoning Officer, John Watts recommendation.

Zoning Officer John Watts stated he received a plan of remediation from Zaleski which included a fence, retaining wall, and grading of the property which aligned with the Zoning Code. He sent a letter with his recommendation to Zaleski with a copy to the McGee's.

Attorney Briechele reviewed the McGee's concerns over the improvements made by the Zaleski's with Council. Attorney Briechele said he would like to confirm the letter John Watts issued on May 3, 2017 is his recommendation to comply with Zaleski.

Officer Watts stated the letter sent to Zaleski after the plan review was his determination the plan does comply with the Montrose Borough Zoning Ordinance and zoning permits are required for certain aspects of the plan.

Borough Council President Granahan stated no official action on Council's part is necessary.

Attorney Briechele said on another personal matter would Council give him approval to speak with Solicitor O'Malley and Officer Watts. Council gave their approval.

- 4. Leatherstocking:** Councilman Chamberlain informed Council he has to replace his sewer line due to company, GEC damaging sewer lines and water lines while installing the natural gas lines through town. He said he wouldn't have even known there was a problem since they covered it up before he came home from work, but his sister was at his house that day and she informed him there was some type of problem because they asked her to run the water in the house.

Councilman Chamberlain stated in 2015 GEC damaged the line and they repaired it, but in 2016 he started having issues. The sewer line needs to be repaired again, and he was wondering who else was having issues.

Council spoke for a few moments on the best way to handle this situation, and who to speak with before they contact Leatherstocking about these issues.

**Discussion Items:**

- 1. International Property Maintenance Code:** President Granahan tabled this discussion, Council needs to provide more information to John Watts.
- 2. South Main Street Project Update:** Councilwoman Kelly reviewed the updated information with Council regarding the report from Tad Mosely.

In 2014 the projected estimate for the South Main Streetscape project was two hundred twenty-two thousand five hundred eighty-three dollars and sixty cents. At that time Council committed thirty thousand dollars to the project.

The newest projected estimate is two hundred six thousand seven hundred thirty-two dollars and fifty cents and Councilwoman Kelly is requesting an additional twenty thousand dollars. This will bring up the total commitment of funds for the Streetscape project to fifty thousand dollars.

Councilwoman Kelly motioned to allocate an additional twenty thousand dollars to the South Main Streetscape project, Councilman Schuster 2<sup>nd</sup> the motion. All in favor, motion carried.

- 3. Councilwoman Kelly** stated she was so impressed with the Montrose community and how fast they cleaned up the town she wrote a little thank you she would like to have placed in the paper. Council agreed the letter should be placed in the newspaper, and a copy was given to Staci Wilson to print in the Susquehanna Independent.

**Executive Session:**

President Granahan recessed the open meeting for an executive session to discuss pending litigation at 8:06 pm.

At 8:18 pm President Granahan called the open meeting back to order.

Councilman Reimel motioned to adjourn the meeting, Councilman LaMont 2<sup>nd</sup> the motion. All in favor, motion carried.

**Meeting Adjourned 8:19 p.m.**

Respectfully Submitted,

*Lillian T. Senko*

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Borough Secretary