

**REGULAR MEETING**  
**November 2, 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 October 2015 minutes. A motion was made to accept the minutes as presented by Tony Pickett, Craig Reimel 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, Randy Schuster, Tony Pickett

**Absent:** All Present

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

**Misc. Correspondence:**

Stone House Investment Mgmt. LLC  
RE: September Report

Stone House Investment Mgmt. LLC  
RE: Quarterly Report

Holy Name of Mary  
RE: Thank You Letter

PA Department of Conservation  
RE: Updates and Information

Time Warner Cable  
RE: Updates

Montrose Planning Commission  
RE: Minutes

Susquehanna County Council of Governments  
RE: October's Agenda & September Minutes

Northeastern Educational Intermediate Unit  
RE: Location of Preschool Program

Rail-Trail News  
RE: Newsletter

Highmark  
RE: Insurance Information

PA American Water  
RE: Public Notification

Cabot Oil & Gas Corporation  
Notification Unconventional Well Drilling

Zoning Hearing Board Minutes  
Meeting Minutes, July 21, 2015

President LaMont inquired if there were any questions or comments regarding the miscellaneous correspondence. No questions or comments.

**Recognition of Attendees:** Chief Dale Smith, Judy Kelly, Staci Wilson, Corporal Andy Genneken, Abby Lewis, Ken DiPhillips

**Adoption of Agenda:** President LaMont questioned if anyone wanted to make any changes or additions to the Agenda. The following items were added to Action Items: Item #2, Parade of Lights; Item #3, Advertise for Generator Bid. The following items were added under Discussion: Item #4, Dump; Item #5, Corner Lot; Item #6, Police Pension. Litigation and Personnel were added under Executive Session. Motion was made to adopt the November 2<sup>nd</sup> Agenda by Craig Reimel, Tony Pickett 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. Randy Schuster questioned an Invoice

from DeLarge Landen Financial Service in the amount of \$206.52. It was determined the payment is for the new copier in the office. Todd Chamberlain questioned an Invoice from Mercer Sales & Service in the amount of \$91.00. It was determined the payment is for the new time clock. Sean Granahan motioned to approve payment of outstanding bills, Randy 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 the Payroll Report, Randy 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. No questions or comments. Motion was made to accept the Treasurer's Report by Craig, Tony 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.

**Street Department:** President LaMont asked if anyone had any questions or comments on the report provided by Ken DiPhillips. Ken reported he put signs up on Cedar Street, notifying drivers it is a one way coming off of Cherry. Craig said a sign needs to be put at the bottom of Chestnut stating no left turn. He also informed everyone that Lisa objects strongly to the one way.

Ken said the leaf collection was moving along, and per his calculations they reached the midpoint picking up thirty loads, last year the total was sixty-four loads.

Randy requested number four on the Discussion be discussed at this time while Ken was still present. He said he was approached by RHL Companies to remove all the debris, the stumps, limbs, and branches that are located at the dump. Ken said he spoke to them and they want \$4,500 to do the job and he feels that price is

high. Randy requested Ken to call them again to see if they will come down a little on the price since the debris needs to be removed from the premises.

Discussion was held by Ken and Council on the problem of landscapers conducting their business out of the Borough, but using the Borough's dump as their dumping ground. President LaMont said to purchase another sign for the dump and put on the sign all the stipulations for dumping. Randy said it would be helpful if someone viewed the camera every few days. Ken said they need a location to put up the camera where the license plate could be seen. Council directed Ken to purchase another camera to be put up.

**Zoning Report:** President LaMont asked if there were any questions or comments on the Zoning Report submitted by the Zoning Officer. No 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.

Chief Smith stated he has no needs for this month, and the weekend went very well during the Halloween holiday.

One of the officers asked if they can create a Facebook Page for the Police Department. Chief Smith said the Sheriff's office; along with other Municipalities have a Facebook page to provide information to the public. Council members stated they have no objection.

Solicitor O'Malley suggested the Police could watch Cedar Street and direct the drivers since there seems to be a problem with people coming down Chestnut Street and realizing they cannot make the left hand turn. Chief Smith said he directed all his officers that day during his meeting to keep an eye on the new direction of the street, and he will also patrol that area.

Tony inquired whether or not the officers that have been terminated have returned the Borough's property. Chief Smith stated everything is returned except for shirts and pants since no one would wear them.

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

**Mayor's Report:** Mayor Wilson said the Street Department is doing a good job with the leaves, and people are putting out more leaves as soon as the first batch is collected.

**Action Items:**

1. **Approve and Sign RAS Agreement/Streetscape:** Craig motioned to approve signing the Reimbursement Agreement for the Streetscape Project, Julianne Skinner 2<sup>nd</sup> the motion. All in favor, motion carried.
2. **Parade of Lights:** The United Fire Company put in a request to hold their annual Parade of Lights. The one problem was Holy Name of Mary Church on South Main Street refusing to allow them to use their parking lot this year, so they need to change the route. The new route would be on State roads and a permit would need to be requested from PennDot. President LaMont said there would be a problem with the timeline since PennDot requires four weeks to process a permit. Todd motioned to approve Parade of Lights, Craig 2<sup>nd</sup> the motion based upon PennDot approval. All in favor, motion carried.
3. **Advertise for Generator:** Craig motioned to approve advertising for bids to install the generator for 89 Cherry Street, Randy 2<sup>nd</sup> the motion. All in favor, motion carried.

**Discussion Items:**

1. **2016 Budget:** Council reviewed the current proposed budget. The Streetscape contribution of \$25,000.00 was added, but the projected amount of \$30,000.00 for the new generator was not. Craig said the budget is still open for comments and additions before the November 16<sup>th</sup> Council meeting when it will be finalized and approved for advertising.
2. **Cedar Street:** Discussion was held during the Street Department Report.
3. **Water Line RTK:** Solicitor, O'Malley prepared a Right to Know Request for the proposed water line sent to the County Commissioners and the Department of Environmental Protection. She reported that Commissioner Hall was in receipt of the RFP which is requesting information on what the County knows about the proposed water line.

Craig stated Adam Diaz gave him a copy of his plans for the new facility in South Montrose under the premise that Leatherstocking will put in a gas line, and he would be serviced by the Pennsylvania Water Company. Craig said in all of Susquehanna there are very little viable commercial sites in the area. Since 1990 there has been little engagement in development in the area, and all Diaz is looking for is water and power. Diaz has the money to develop his new plant, and he's not looking for any other help to build it. Craig is asking Council to help support Diaz since it would provide approximately 250 jobs to people in the community.

Solicitor, O'Malley said Council has a responsibility to the citizenry of the Borough first and foremost.

Sean said there is no harm to ask for a water study. He said it isn't Diaz's usage he's worried about; it's everyone else who is going to jump on the water line going down to the jail.

Julanne said we need a baseline study on the cleanliness of the water; and to put a number on what point we stop shipping water out of the Borough.

4. **Corner Lot:** Randy asked what was going on with the proposal to purchase the lot next to the Borough Building. Craig stated the Borough Secretary drafted a letter to send to Patty Aiken requesting our \$1,000.00 deposit check to be returned since the offer was not accepted.
5. **Police Pension Fund:** Craig informed Council that Randy and he met with Scott Stone, from Stone House Investment Company regarding the Police pension fund. Mr. Stone said there was a new formula he could offer the Borough that would meet their needs. The new formula would have less fluctuation, but will also be less return. Craig said they are in the process of talking to other pension suppliers, and they will bring all the information to the table to be discussed with Council.

### **Executive Session:**

President LaMont recessed the open meeting for an executive session at 8:17 pm.

At 8:41 pm President LaMont called the open meeting back to order.

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

### **Meeting Adjourned 8:42 PM**

Respectfully Submitted

*Lillian T. Senko*

Lillian T. Senko  
Borough Secretary

### **REGULAR MEETING November 16, 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, Randy Schuster, Sean Granahan

**Absent:** Julanne Skinner

**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: under Action Items: #5 Bill Lewis, and under Discussion Items: #7; Chuck Friedlander. Tony Pickett motioned to adopt the Agenda with the additional items, Craig 2<sup>nd</sup> the motion. All in favor, motion carries.

**Approval of A/P:** President LaMont inquired if there were any questions, or comments on submitted Accounts Payable report. Todd questioned the Invoice from Underground Missions in the amount of \$770.00. Craig answered by informing him it was for the generator specifications needed to send it out for bid. Sean Granahan motioned to approve payment of outstanding bills, Randy Schuster 2<sup>nd</sup> the motion. All in favor, motion carried.

**Recognition of Attendees:** Corporal Andy Genneken, Phyllis Myers, Lisa McGraw, Adam McGraw, Bob Myers, Susan McNamar, Daniel Zaleski, Charles B. Friedlander, Judy Kelly, Greg Myers, Attorney Mark Darmofal

**Action Items:**

1. **Wagon Ride:** Ruth Ten Hoeve contacted the Borough office for permission to have a Wagon Ride on the same night as the Santa Roll which is Friday, December 4<sup>th</sup>. They plan on forming the lines at Monument Square and the route would be Monument Square Road, up Lake Avenue to High Street, down High Street to Maple Street, and then back to the Square. Sean motioned to approve the wagon ride, Randy 2<sup>nd</sup> the motion. All in favor, motion carries.
2. **Training Expense for New Council Member:** Craig motioned to pay for the lunch and mileage for the Boot Camp Seminar for new Council members, Tony 2<sup>nd</sup> the motion. All in favor, motion carries.
3. **Advertise Tax Ordinance for 2016:** Todd motioned to advertise the Tax Ordinance for 2016 which will remain the same at 10 mills, Randy 2<sup>nd</sup> the motion. All in favor, motion carries.
4. **PennDot Exhibit “K” (Streetscape):** Todd motioned to accept and sign Exhibit “K” for the reimbursement concerning the South Main Street Streetscape Project, Tony 2<sup>nd</sup> the motion. All in favor, motion carries.
5. **Bill Lewis:** Tony stated it was time to inform Bill Lewis that he needs to have his sidewalk completed now that the 706 Project is finished. He said that was one of the conditions to Mr. Lewis approval to a Conditional Use variance. Tony motioned to have John Watts notify Mr. Lewis he needs to complete the work on his sidewalk, Sean 2<sup>nd</sup> the motion. Voting as follows:  
Todd: Yay  
Randy: Yay  
Tony: Yay  
Sean: Yay  
Craig: Nay  
Majority rules, motion carries.

President LaMont said he would like to change the sequence of the Agenda with the approval of Council. Council members had no objection to the sequence change.

**Discussion Items:**

**Cedar Street:** President LaMont invited Lisa McGaw to speak about Cedar Street and the concerns she has about converting it to a one way.

Lisa McGraw introduced herself, informing everyone that she lives in the Borough, and has owned her business for ten and a half years. Her business is open six days a week, and she volunteers for a lot of the community benefits, and different organizations. Ms. McGraw said when she attended the last meeting when the topic of Cedar Street came up, it was discussed they would put up a sign regarding trucks not to be more than 10 ton. She said it was also discussed that all parties were to be notified if other options were going to be considered. Ms. McGraw said she was very upset to see a one way sign when she went to work one day, especially since she didn't know it was going to happen. President LaMont stated it is only a 30 day trial, and nothing has been determined to be a permanent remedy.

Ms. McGraw said within the two week period that the signs have been posted the traffic flow has dramatically decreased, and she depends upon traffic for her business. She stated she had to send her part-time worker home early two days the past week.

Ms. McGraw said her parking lot has been designed for traffic flow coming from Chestnut Street, and not Cherry Street. She said it's not just the parking lot, the front of her building, and the handicap ramp is specific to the lot. The way people have to come into her parking lot from the direction of Cherry Street is not safe, they have to maneuver a few times to get into the spot. Another deterrent is that there are a line of trees before her business coming from Cherry Street, and people cannot see the business until they pass it, then they back up.

People are getting confused with the signage, Ms. McGraw stated. Most people don't realize you can't make a left hand turn until they are already coming down Chestnut Street, then they have to turn around and go back to Church Street, over to Cherry, then onto Cedar. Most people just go through the one way anyway, and then they are stopped by the Police. Her

customers are all complaining about the one way, and she has a Petition with 281 names against Cedar Street becoming a one way.

President LaMont asked Greg Myers if he would like to add his thoughts to the discussion regarding Cedar Street. Mr. Myers said since they made Cedar Street a one way, one of the companies that deliver products to his place of business couldn't get in the back, and the driver had to wait over thirty minutes for them to unload the truck. He said turning from Chestnut onto Cedar Street is much wider than turning onto Cedar from Cherry Street. He asked if there were any measurements taken to confirm. Tony replied that yes, measurements were taken and he had the map at the last meeting. He said although Chestnut is wider, if there are vehicles parked diagonally it shortens the road dramatically. Mr. Myers stated what is actually happening is you are directing traffic into a parking lot. Once you turn down Chestnut, you cannot make a left turn, the only option is to go into the Tannery Lot. His suggestion is if Council decides to keep it a one way there needs to be a sign on the corner of Church and Chestnut that states "No Outlet".

Lisa McGraw said she was born and raised here, and the people who have the house don't even live here, they use it as a drop house. They purchased a house that was on the road, and there should be other options besides making it a one way, such as a guardrail or something to protect the house. Ms. McGraw asked if they even know who hit the house. Tony replied that one time it was a tractor trailer, and another time it was a 4x4 truck with a trailer attached to the back. He said those two were the only ones that admitted that they hit the house; there are two others they didn't catch.

Adam McGraw suggested they put up a No Left Turn sign when approaching Cherry Street so the tail end of a truck would not hit the house. President LaMont said that was also previously discussed along with the One Way trial and the goal is for the house not to be hit again.

Craig Reimel stated he would not support any decision that would affect a business, and he would vote no to the proposed One Way street. He received a letter from a customer of Lisa's who opposes the One Way, and to penalize someone else because they have a house in the right of way is not right. Craig said they need to understand they did buy a house that is in the road, and bollards are used in other towns to protect the house. He doesn't think bollards would work in this instance, since Kenny has a hard enough time plowing that street as it is. A bollard would take up another foot or so.

Todd Chamberlain asked if the truck traffic increased with all the construction that was going on in town. Council said that was one of the reasons, and another one is GPS is taking drivers in all different locations since they aren't the most reliable form of driving directions. President LaMont said he was sure that they aren't local people that are hitting the house; Tony confirmed they were people who lived out of town.

President LaMont thanked everyone for their input and invited them back for the December 7<sup>th</sup> meeting where there will be the public hearing addressing the option of keeping Cedar Street a one way.

Tony motioned to place an advertisement for a hearing on Cedar Street at the next Council meeting to be held on December 7<sup>th</sup> at 7:00pm., Craig 2<sup>nd</sup> the motion. All in favor, motion carried.

**Dan Zaleski:** Dan Zaleski said he wanted to attend the meeting and apologized if his response letter to the Zoning Officer was confusing. He said he addressed each item from day one, and his purchase agreement for the house was that all the neighbors were in agreement about his plans for the property.

Mr. Zaleski handed pictures to Council members and reviewed what the topic of each picture was. He showed how the neighbors parked all over their lot, how a camper was parked in his driveway, water on the McGee's property that does not come from his driveway. Mr. Zaleski stated he has planted grass multiple times, spending over three hundred dollars in grass seed, and the neighbor would just blow their grass cuttings all over to destroy what seed he had planted.

Mr. Zaleski said his tenant is moving out due to the harassment going on from the McGee's. He said none of the other neighbors have a problem with what he has been doing with the property, and one even asked if he could plant a small tree which he did. He would just like to take the hearing, and put up a retaining wall and fence; to be over and done with what has been going on.

Why the property needs to be divided is very confusing to him, even though it's a commercial, and a residential butting up together he doesn't see a need to put up a permanent divider. He said he does park his camper in the

residential part, and the ambulance company requested if they could park in his commercial lot, and use the driveway as their driveway was being seal coated. Mr. Zaleski said the driveway is used for emergency situations only and he wants to keep it open for that purpose.

President LaMont suggested he speak with John Watts to see what his next steps were. Mr. Zaleski said he tried, but John said he could not give him any more information since there was an NOV applied to the property, and it would be up to the Zoning Hearing Board. Mr. Zaleski said he didn't realize he needed to do anything more until he went to the Borough Office and the Secretary gave him the forms for the Zoning Hearing Board. He just wanted to attend this meeting to inform Council that he was confused on his next steps, and he will be moving forward with the hearing. Sean suggested he take the paperwork to his lawyer to help him fill it out.

**Chuck Friedlander:** President LaMont stated Chuck Friedlander is our Director of Actuarial Services, and he is here to provide us with some information. Randy asked Mr. Friedlander why he was attending the meeting, and Mr. Friedlander stated he hasn't been here in a number of years and he likes to visit and make a presentation to his clients every few years.

Mr. Friedlander handed out his presentation material and reviewed it with Council. One of the issues he pointed out was our Police Pension Plan is not providing us with the nominal seven percent interest rate we should be receiving. Randy asked Mr. Friedlander if other Municipalities were making the seven percent each year. Mr. Friedlander stated that some years the other Municipalities made more than seven percent and some years was only five percent. He said our issue is that even in the good years we haven't been able to reach the seven percent. Randy asked him if he would be able to share the name of the investors that were providing the seven and better percentage to their clients. Mr. Friedlander said he would be able to, and he would e-mail the information to the Borough Secretary when he returned to his office.

**Advertise 2016 Budget:** Sean motioned to advertise the 2016 Budget, Randy 2<sup>nd</sup> the motion. All in favor, motion carries.

**5K Race at 9am on December 5:** Ruth Ten Hoeve wanted Council to know this would be happening in town on December 5<sup>th</sup>. She said there is

no need to provide any support for this race, but she wanted Council to be aware of the event.

**Request for Signage:** Joanne Sivers from the Montrose United Methodist Church sent an e-mail requesting signage for handicap crossing. Ms. Sivers stated in case of a fire there is a staff member that requires an electric wheelchair when they leave the building. The Church's evacuation location is across Rt. 706 at the Presbyterian Church. The Borough Secretary was in contact with Ms. Sivers, and PennDot regarding this request. The information that was given to the Secretary from Keith Williams, Traffic Engineer from PennDot was unless it is a school bus stop, or a mid-block crosswalk the Borough can just paint the lines without an approval from PennDot. Craig said he would ask Ken DiPhillips to look at the location to see where the best place would be to put in a crosswalk.

**Polling Location:** Craig stated he requested information from the Voter's Registration office to condense the polling locations from two to one location. Currently Montrose residents have two wards, and two polling places, the courthouse and the Borough office. Craig said he spoke to Laura Watts before she left, and now to Lawrence about having two wards, but only one voting location. The information he received confirms that Montrose can still have two wards, but only one voting location.

**Executive Session:**

No Executive Session held.

Sean motioned to adjourn the meeting, Randy 2<sup>nd</sup> the motion. All in favor, motion carries.

**Meeting adjourned 8:55 PM**

Respectfully Submitted

*Lillian T. Senko*

Lillian T. Senko  
Borough Secretary