

**BOROUGH COUNCIL SPECIAL MEETING
NOVEMBER 28, 2018
7:00 PM**

The November 2018 Borough Council Special Meeting was conducted on Wednesday, November 28, 2018 at 7:00 P.M. The Meeting was held in Borough Council Chambers, 2nd Floor, 304 South State Street, Borough of Clarks Summit, County of Lackawanna and Commonwealth of Pennsylvania. Council members in attendance were Ms. Gerrie Carey, Mr. Patrick Williams, Mr. Vincent Cruciani, Mr. Frank Besten, Mr. Bob Bennett, Mr. David Jenkins, Mr. Dominic Scott, Solicitor Kevin Hayes, and Borough Manager Virginia Kehoe. Mayor Herman Johnson was absent

1. **WORKSESSION:** **President Carey**
2. **PUBLIC COMMENT**

Molly Philbin with the Shade Tree Commission thanked Mike Sulzinski for acting as the point man and the procurement of 9 students and 1 parent from the University of Scranton’s Conservation Club. They helped plant 34 bare root trees in the Borough. John Jeffrey donated and personally distributed mulch around the 34 trees.

Miranda Madden, her child attends Helping Hands preschool and daycare on Center Street. She lives in Dunmore. The owner Kathy Bunnell was also there. A driver hit the stroller that her child and other children were in. This happened at the corner of Center and Bedford Streets. She provided the accident report. She believes there should be more safety measures taken. More enforcement, brighter signs, speed bump, and lines painted on the road. The Chief and the Mayor will be notified.

- **Cherry Hill Partners land development:** There is a letter of recommendation from the Planning Commission. Recommending approval of the land development plan for the KFC located at the old Pizza Hut property. There are bullet points included with the recommendation. Matt Keisling was there to answer any questions. They would start the land development when the weather cooperates. They would like to have the restaurant built by April 2019. Virginia Kehoe stated that they have been more than accommodating especially when it comes to the easement for the sewer line at that location. The lawyer will have that paperwork done by next week. Frank Besten asked about the grease created. They have a grease trap that will handle all the grease. Ms. Kehoe stated that our sewer ordinance requires a grease trap, they documented in the plans for the grease trap. David Jenkins moved that this be put on the agenda for next week for a vote. Pat Williams asked about specifics concerning the stop sign, stop bar, no left turn sign, and no entrance sign. People cannot make a left turn out of the KFC. Do not enter sign on the easement, keep traffic flow moving out. Stop bars at the entrance. This is on

the plan. Bob Bennett asked about the egress. People can leave through the shopping center. What do people do coming up the hill. They would make a left into the shopping center. That has not been addressed. Ms. Kehoe stated that this is a state road with a state occupancy permit. There is nothing we can do legally, cannot stop people from coming up the hill and making a left. Pat Williams asked what we can do about it. He thinks we should ask Penndot. Vince Cruciani asked about the egress only to the shopping center. Penndot's outcome is out of our hands. Council should be able to vote on this next week regardless.

- **TAN Opening:** Ms. Kehoe opened the Tan bids.
- **Sheridan Ave bid – Rick Florey:** The bids were opened at the November 7th meeting; Council has 60 days to decide. Council reserves the right to reject all bids. They have until January 6th to approve or reject the bid. If they reject it they have the ability to rebid it. Council can set a minimal bid if they would like. The appraisal was \$150,000. That did not include the one parcel for the park. Mr. Cruciani stated that selling the land does not include the 2019 budget at all. Ms. Kehoe stated that the reason for putting Sheridan Avenue on the market was to have cash for a new building or a remodel. Mr. Cruciani is in favor of accepting the bid. Bob Bennett would rather take a chance on rebidding the land. Pat Williams agreed. Vince Cruciani stated that the interest rates are going up next year. Mr. Cruciani stated that there is not ideal ingress and egress, and other issues there. Ms. Kehoe stated that we had the property on Summit that sat for years until we gave it away at \$10,000. Frank Besten asked what the impact would be on the interest if we had to borrow \$150,000 from a bank. We would pay the interest rate. Mr. Cruciani stated that it may be more difficult to find a buyer when the rate goes up. Gerrie Carey stated that she thinks the bid came in very low. Mr. Cruciani is afraid that we will not receive other offers if it is rebid. Mr. Cruciani stated that they did receive a solid market based bid from Florey. Ms. Kehoe will put this on the agenda for next week.
- **Budgets:** Ms. Kehoe stated that the General Fund with the same taxes as this year, the Sewer Fund also has the same tax as this year. The Fire Fund is at the same 2 mills. The Debt Service Fund is reduced from 4 mills to 2 mills and will be paid off in 2019. Vince Cruciani stated that is paid off a year and a half early. A total of 6 mills savings to our residents. 1 mill is equal to over \$43,000, which is almost a quarter of a million dollars savings. Mr. Cruciani stated that over 5 years ago Council started voting in an effort to use any excess revenue, cross cutting and refinancing to address the debt millage and pay it off early. The total was 40 mills under the ordinance we are paying it off 6 mills early, a quarter million dollars less. Frank Besten stated that it took a lot of work on Vince Cruciani, Dominic Scott, Gerrie Carey and Virginia Kehoe's part. Vince Cruciani stated that the borough had a debt service obligation that went over 10 years at 40 mills, and with not raising any taxes at all, just through efficient spending, they paid that off 6 mills early.
- **Ordinances 2018-6 to 2018-10 Tan, General, Sewer, Fire and Debt Service Funds funding:** The ordinances that relate to the budgets.

Frank Besten stated that there was a shooting at a borough building. He would like to have Council give Virginia Kehoe permission to start looking at changing the door so people have to be buzzed in and bulletproof glass. We don't want anything to happen here. He would like this regardless if we sell the building or not. Mr. Besten stated that he thinks this is important. Vince Cruciani stated that he is willing to listen to ideas, should the office people be armed. Ms. Kehoe stated that she has been here almost 14 years and she feels safe in this office. She has had individuals that have made her uncomfortable. Frank is correct that getting the police up here if there is an issue in time can be an issue. David Jenkins stated that he is in agreement; something has to be done to enhance the safety of the Borough employees. Mr. Cruciani stated that if you don't have an armed deputy and a metal detector. He doesn't want to provide a false veil of security; he was annoyed that this was not brought up in executive session because this is an issue about security.

David Jenkins asked that the December worksession be put on the agenda for next week. He would like to eliminate the worksession on December 26th.

3. REVIEW OF DECEMBER 5, 2018 AGENDA

4. ADJOURN:

President Carey