

**BOROUGH OF TRUMBAUERSVILLE
TRUMBAUERSVILLE, BUCKS COUNTY, PENNSYLVANIA
BOROUGH COINCIL MEETING, THURSDAY OCTOBER 3, 2019**

The regular meeting of the Borough Council was held on the above date in the Municipal Building, One Evergreen Drive. President Edward child called the meeting to order.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Edward Child-President, Christopher Betz-Vice President, Frederick Potter, Michael George, Roberta Recenes, Claire Conley and Rebecca Spor.

OTHER OFFICIALS PRESENT: James Black-Mayor, Craig Wilhelm-CEO/Fire Marshal, Mike Smith-Cowan Associates and Larry Smock-Secretary/Treasurer.

MOTION ON MINUTES: A motion was made by Mr. Betz to approve the council Meeting minutes of September 5, 2019. The motion was seconded by Ms. Conley. Motion passed and so ordered.

CHECK REGISTER: A motion was made by Ms. Recenes to approve the September 2019 Check Register. The motion was seconded by Ms. Spor. Motion passed and so ordered.

SOLOCOTOR'S REPORT: None

MTASA: A motion was made by Ms. Conley to accept the report as presented. The motion was seconded by Ms. Recenes. Motion passed and so ordered.

QAPC REPORT: None

CITIZENS PARTICIPATION: Ms. Ellen Kramer stated that she was here in regards to the open space between Chestnut and Woodview Drive. Ms. Kramer added that in May a year ago, Mr. Vince Putiri brought to the attention of the Council that there were people in Borough open space that shouldn't be. Ms. Kramer stated that he tried for months to get Council to take care of it. Ms. Kramer added that she got involved in it in February or March when someone tried to put up a fence. Ms. Kramer added that she came to Council and was told that there was going to be a survey done. Ms. Kramer stated that the survey was done but she doesn't know when because we never saw anything. We asked for stakes to be put in that could not be taken out. Ms. Kramer added that she came to the Borough Office in July and talked to the Borough Secretary. Borough Secretary told her that he would find out what was happening and get hold of her by the next meeting. Ms. Kramer stated that she heard nothing and at the end of August she called and talked to the Borough Secretary again and was told he would get back to her within a week or maybe a little longer possibly, but it never happened. Ms. Kramer stated that Mr. Putiri told her that he has been telling Council that the people that mow the Borough property won't mow behind the white house on Woodview because the owner has a swing set in the open space. Ms. Kramer added that this gentleman, since 1986, has been telling all the neighbors that he is going to do adverse possession. He has been mowing it for a lot of years and he thinks that because the Borough is not mowing where his swings are that it is his. Ms. Kramer stated that it is not allowed and that her son is an attorney and there is no such thing but it could cost you a lot of money if he decides to sue the Borough because Council has done nothing about it. Ms. Kramer added that this is our money, we've told you about it before and still, nothing is done. Ms. Kramer stated that she called the Borough office today and nobody would talk to her because she wanted the information before she got here today.

Borough Council Meeting
October 3, 2019
Page 2

Borough Secretary stated that he called her back, got her voice mail and left a message. Ms. Kramer stated that the gentleman up in the front tells her that has been taken care of and they are going to come on Monday, and that are going to put them in. Ms. Kramer asked, when was the survey done? Ms. Kramer added that if something is not done, there are a couple of us that feel that if other people don't have to comply, neither do we and if we have to and they don't, that is discrimination. Ms. Kramer added; "When is it going to be done, when we are going to know and when are the people in the open space going to have to comply the way we do?" President Child stated that we got a call late this afternoon from the people that did the survey and they apologized because it somehow slipped off their schedule. President Child added that they said they would be here Monday to put the stakes in, weather permitting. Ms. Kramer asked if they are the kind that can't be taken out. President Child stated that they will put stakes in so you can see them and then they will come back and put the monuments in. The discussion reverted back to the home owner with the swing set on Borough property. Ms. Conley asked if he had been notified to move the swing set. President Child stated that we haven't told anybody to move anything because we don't have the pins in and we don't know where our property is. President Child added that once the pins are in and we know where they are, we can identify any property that is encroaching on our property and tell them to move. The discussion went back to the placement of the stakes and monuments. Ms. Conley volunteered to call Cowen Associates. President Child stated that the Borough Secretary called them today and they said they would be here on Monday. Mr. Mike Smith from Cowan Associates stated that he took the call from the Borough Secretary yesterday, talked to Mr. Todd Meyers and Mr. Meyers called the Borough Secretary today. Mr. Smith added that the Borough did request that monuments be put in. The monuments are twenty (20) inches deep and taper from six (6) inches to four (4) inches and the only way to get them out is to dig them out. Mr. Smith explained that the survey is done first and the stakes and monuments are put in later at the request of the client. Mr. George asked when the request was received. Mr. Smith replied that it was in the April time frame. Ms. Kramer stated that we paid for it. President Child stated that we paid for the survey, not the pin placement. Ms. Conley stated that we need the pins. Mr. Smith stated that they will be put in starting Monday, weather permitting. Mr. Potter stated that after we put the monuments in, we will send out the Code Enforcement Officer and any improvements or non public property in the open space will have to be removed otherwise, there will be daily fines. Ms. Kramer asked what happened to that letter that was sent before that told people that they were in the open space. Nothing has been moved. President Child stated that we sent them a letter telling them that the property was going to be surveyed and if there was any encroachment, they would have to move.

Mr. Tom Conley asked if he could get a status on what is happening on Main Street with the milling and what they are doing there with everything torn up. President Child stated that actually back in June, he read an email he got from Congressman Staats office that was forwarded from the PennDOT office stating that Main Street wasn't scheduled to be completely re-done until 2022 but they would be coming to do spot fixing of the worst spots in the August/September time frame this year. Borough Secretary stated that they were doing to start blacktopping today but because of the rain, it was postponed until tomorrow.

Mr. Conley asked, "Who do we talk to, to get the double yellow line on Main Street in the center of the road"? After a brief discussion, it was decided to contact PennDOT maintenance to see what, if anything can be done.

Borough Council Meeting

October 3, 2019

Page 3

Ms. Gia McKinley stated that she is here to support the stoppage of a compressor station that might be built within two (2) miles of Trumbauersville. Ms. McKinley added that there will be three (3) compressors that will be spewing gas into the air. Ms. McKinley stated that they are waiting on DEP to give them their air and water permits. The citizens took them to court concerning the environmental issues and they were denied. Ms. McKinley stated they are fighting now, and asked Council to file a brief in support. President Child asked who would be filing the brief. Ms. McKinley stated that a group of private citizens and possibly West Rockhill Township. Ms. McKinley added that she would get back to Council when she has more information. Ms. Conley asked Ms. McKinley to explain exactly what they plan on doing. Ms. McKinley stated the pipeline you see out by Fox Hollow was built to carry oil. The company is going to convert them to carry gas. President Child stated that an Amicus Brief is a friend of the court and you have to know who is actually filing the law suit. Ms. McKinley stated that she would get the information for Council and we have thirty (30) days to file if we want to be heard. Ms. McKinley asked if Council could construct a motion now or do we have to wait until the next meeting. President Child stated that we can construct a motion to do something contingent upon something else happening. Ms. Kramer stated that she would volunteer to go around the development and let people know what is going on. President Child stated that he would entertain a motion, contingent upon advice and agreement from our solicitor, to file an Amicus Brief to stop the compressor station. After a brief discussion, the motion was made by Ms. Recenes and seconded by Mr. Betz. Motion passed and so ordered.

President Child stated that an increase in activity at 20 East Broad Street has caused some concern. President Child added that when it comes to building permits, the Borough office does not issue those. We contract them out to a third party. We use Cowan Associates as our Building Code Official and all we do is facilitate things. We receive the application and drawings and in turn, give them to Cowan Associates. They do the review, make out the permits, come up with an inspection schedule, give them back to us and we record them and forward them to the applicant. That is our only involvement in building permits. President Child stated that Ms. Conley suggested that we get our Building Code Official, Mr. Mike Smith, to come talk to you about permits, inspections and how the whole process works. President Child asked Mr. Smith if he had something to say or if he just wanted to answer questions. Mr. Smith stated that he would rather just address the concerns. Mr. Smith added that he would briefly go through the procedure. A property owner in the Borough who is going to do any renovations or additions, or construct a new dwelling or new structure would submit a building application, building plans, the appropriate fees and a zoning permit application if required to the Borough. The Borough Secretary calls him, he comes and picks up the application, review it for compliance with the International Building Code and the Pennsylvania Uniform Construction Code. If the plans conform to the building codes then a permit is issued. Once the permit is issued, the applicant is allowed to start work, there are certain inspections they have to comply with and they contact him to conduct the inspections. Mr. Smith stated that for example, an addition on a house would require 9-11 inspections. Once the final inspection is completed, a Certificate of Occupancy is issued and the Borough is supplied with copies of all the paperwork. Mr. Smith added that one of the questions that may come up is the use of the structure, specific uses that are allowed by zoning. Mr. Smith added that he does not do zoning. That is done by the Borough. Mr. Smith stated that he cannot issue a building permit until the zoning has been approved. Mr. Conley asked if the Borough got a copy of the

Borough Council Meeting

October 3, 2019

Page 4

inspections when they are done. Mr. Smith stated they do not. Mr. Conley asked where the inspection results were kept. Mr. Smith stated that they were kept in his office. Mr. Conley asked what the status was on the inspections at 20 East Broad Street. Mr. Smith stated that at this point he has done rough plumbing, rough HVAC, rough mechanical, rough framing, insulation and drywall inspections. Ms. Judy Stauffer asked how they got the zoning permit. Mr. Smith stated that he does not issue zoning permits so he can't answer the question. President Child stated that the Borough Secretary sent them a letter stating that since it is a single family residence, a zoning permit is not required. Mr. Wesley Comes asked Mr. Smith what initiated your company to know they needed to go there to do inspections. Mr. Smith replied that the applicant contacted him. Mr. Comes asked what needed to have from the Borough in order to do that. Mr. Smith replied that the application is submitted to the Borough who in turn, gives them to him. Mr. Comes wanted to know what the application was for. Mr. Smith replied that there were four (4) applications; central air conditioning, plumbing, electrical and alterations and renovations. Mr. Potter asked if they did plan reviews. Mr. Smith stated that they did. Mr. Potter asked if they looked for code compliance. Mr. Smith stated that they do during the plan review and inspections. President Child asked if Cowen required architecture drawings. Mr. Smith replied only for commercial projects where it is deemed necessary. Mr. Conley stated that they are at the point now where you just have to do final inspections and if they called you tomorrow and said they want the final inspections done and asked how much time he had before he had to do them. Mr. Smith replied that he asks them to call him forty-eight (48) hours in advance. Mr. Conley asked that when you do the inspections and approve them, is a Certificate of Occupancy Permit issued. Mr. Smith replied that he would then fill out the Certificate of Occupancy. Mr. Potter asked Mr. Smith that when you issue a Certificate of Occupancy, would that specify that that was for a single family residential. Mr. Smith replied that it would not. Mr. Potter asked what it would be. Mr. Smith asked Mr. Potter if he was talking specifically about 20 East Broad Street. Mr. Potter replied that it was. Mr. Smith stated that it is going to be identified as a congregate living facility. Mr. Smith added that the definition of a congregate living facility, according to the International Building Code, is five (5) or more individuals that share cooking, living and bathing facilities. It is comparable to a convent or rectory. Ms. Conley asked if he asked him to call it that. Mr. Smith replied that they did not. Ms. Conley asked who did. Mr. Smith replied that that was what he determined based on the International Building Code. Mr. Potter stated that this has nothing to do with zoning; it is a type of building. Mr. George stated that there was a story going around that they were skirting the safety rules because of the number of people; they should put in a sprinkler system for fire safety. Mr. George asked if that was still true. Mr. Smith stated that there is no fire system being installed. Mr. George asked how they could get occupancy without it. Mr. Smith replied that according to the Department of Labor and Industry, it is not required because it is an existing building. President Child asked Mr. Smith that independent of your final inspection, if we asked you to hold the Certificate of Occupancy until we could have a discussion with our new attorney, could you do that because we want assurances from the Sullivan's on certain things. Mr. Smith replied that he could not. Mr. Conley asked Mr. Smith if he gave the Certificate of Occupancy or did the Borough Secretary give it to them. Mr. Smith replied that he gives it to the Borough Secretary and he checks the account to make sure that all the fees have been paid. Mr. Conley stated that they haven't all been paid so we can hold it. Mr. Smith asked the Borough Secretary if the fees have been paid. Borough Secretary replied that they have. President Child stated that he was going to find some way to hold it up. Mr. Smith stated that he is not going to be liable for Council holding something up for a zoning issue.

Borough Council Meeting
October 3, 2019
Page 5

Smith added that if you have a problem with zoning, you can issue a cease and desist under zoning. President Child stated that we have no basis to do that. Mr. Smith stated that he didn't either. Ms. Judy Stauffer stated that back in June, we had a meeting that was cancelled because the Sullivan's asked for an extension and you gave them a six (6) month extension. President Child stated that we did not give them an extension; the Zoning Hearing Board gave them the extension. Ms. Stauffer asked why they were moving ahead. President Child stated that originally, the application was for a boarding house because that is how it was presented to us. That is not what they wanted, but the closest thing in our zoning ordinance was a boarding house. President Child added that then they got an attorney and said that there is this thing called recovery house or sober house so you don't need to apply for a boarding house. They then asked for a continuance from the Zoning Hearing Board. The Zoning Hearing Board gave them until December to reschedule their hearing for a boarding house. President Child stated that they have abandoned that so there won't be a Zoning Hearing Board for a boarding house. Mr. Comes stated that Mr. Smith answered many of his questions but there are two (2) things he wants to say. First of all, there is lots of doubt in the community in the process that we just talked about and of course we want to see a document. A lot that went on in this meeting tonight talks about just the way things have always been. What we are doing is that we are in an area that has been using the same people that have been doing the same thing for the last God knows how long and that faith in this process is broken and he doesn't know how to heal it. Mr. Comes added that this thing is surely not going to help heal it. Mr. Comes stated that the Sullivan's have come here unprepared at best as they change and develop their plans as they go along. There is one thing about them that I have watched and listened to and this is the modem to continue to find anything we can and watch this thing down the road. They will come up to you and preach from their pseudo religious philanthropist position about how they are coming here to save the world. When they are done with their speech, they will hand you a card that says if you want to sell your house, contact us. Mr. Comes added that he is going to call bullshit on the whole idea behind this that that is the motive. They are going to do the same thing that happened in Quakertown. They are going to run this property value down with this lion taming act. That is what they bringing to us, a lion taming act and telling us they are declawed. The lion's claws grow back in this situation. Mr. Comes stated that he is asking everybody to just keep their head in this and keep fighting and he would be leading the charge. Mr. Comes added that it is not over and no matter whatever it takes we are going to get it done eventually. After a brief discussion, Mr. Comes asked about impervious surface and all the other rules. President Child stated that we have a plan where the drawing shows ten (10) off street parking spaces with no impervious surface ration on it. President Child added that he will try to get that. If they exceed the ratio, they would need a variance for that. President Child stated that it is a catch 22. You could tell them that they need a zoning hearing board hearing because you exceed the impervious surface ratio and you need a variance. They in turn could say, never mind we will just park them all on the street. Mr. Comes stated that that is what he is hoping for and he doesn't see why if they came here and presented a business plan and wrapped their arms around the community and explained this instead of coming in and running over the community, he could see why you might not want to go after something like that. Mr. Comes added that he sees no reason why we shouldn't take every minute point and stop them. President Child stated that we will review the zoning ordinance to see how many off street parking spaces you are required to have. President Child stated that he would like to suggest that we have another meeting at the firehouse two (2) weeks from today, October 17th, have our new solicitor there and he wants the Sullivan's to speak. President Child added that he would like to invite the Executive Director of PARR to talk about what their regulations are.

Ms. Stauffer asked if we had a speed study done and what was the outcome. President Child stated that we discussed that at the last meeting. Ms. Stauffer asked if they did a traffic study on how many cars had gone by. President Child stated that that is the whole thing. When you do a traffic study it includes, traffic, speed you are traveling and accident history. President Child added that after the study, PennDOT stated that there was no reason to lower the speed limit. Ms. Stauffer pointed out that many municipalities have speed limits of 25 and 30 MPH on state highways. Ms. Stauffer added that there are only two (2) speed limit signs on East Broad; one on each side of the road and one is partially covered with tree branches. Mr. Comes stated that the reflective part of the sign is dead. President Child stated that that is a State road and asked if PennDOT replaces those signs or is it the Borough's responsibility. Borough Secretary stated that he believed it was the Borough's responsibility but he would check with PennDOT maintenance. Mr. Potter stated that historically, we have had to replace them at our own expense. President Child stated that he wondered if anybody would notice if we just replaced the signs with 25 MPH signs. Borough Secretary stated that he suggested that very thing 3 or 4 months ago. Mr. Potter stated that that has been done by other municipalities but if somebody gets a ticket they can take it to a district justice and say that is not a legal speed limit. President Child stated that we will trim the tree branches and maybe down the road, put up speed limit signs.

MAYOR'S COMMENTS ON THE BOROUGH: Mayor Black stated that Halloween is coming and asked that people be cautious while driving because children will be out trick or treating. Mayor Black added that a lot of the sidewalks have stones on them, weeds in the cracks and overhanging tree limbs. Mayor Black requested that residents clean up their sidewalks if they can. President Child stated that he weeds on North Main are out of control up and down the curbs. Mr. Wilhelm stated that he has a list already made up. Mayor Black stated that what he was suggesting is that people run into issues when they cut the branches off and don't know what to do with them. Mayor Black added that on October 21, 2019, he will be driving through the Borough with his truck and chipper and if you cut the limbs off that are hanging over the sidewalk and stack them along the sidewalk, he will come down and chip them.

REPORT OF BOARDS AND COMMISSIONS:

PLANNING COMMISSION: President Child stated that the Planning Commission will meet on October 21st to continue reviewing our zoning ordinance. President Child stated that New Britain Township has two (20) recovery houses. President Child added that what their attorneys have done, they have changed their definition of family to include only three (3) unrelated people. That is something we can do and have it as four (4). President Child stated that he is not sure that there is much we can do to stop the Sullivan's but hopefully we can do something going forward to stop more from coming in. Mr. Comes stated that he can't quote the exact number of pages but he has looked at code or zoning rule books from other states and they have a substantial section just for this situation. Mr. Comes added that it may be good to consult somehow to find out what all these other places do to restrict these things.

ZONING HEARING BOARD: None

PUBLIC SERVICES COMMITTEE: Mr. Potter stated that we are moving the last of the gas chlorine cylinders. As everybody heard, we had an incident with a chlorine cylinder where one of the valves broke. Mr. Potter added that it happens sometimes with old chlorine cylinders. The reason that we

were messing with the chlorine cylinders is, that we are moving to a liquid chlorine system. One reason we are moving to liquid is because of what just happened. The liquid chlorine which used to be prohibitively expensive but not so much anymore and it is a lot safer. Mr. Potter added that as of probably Tuesday or Wednesday of next week, we will have no gas chlorine cylinders, full or empty, on Borough property.

PARK/RECREATION COMMITTEE: Ms. Conley stated that she thought the Pancake Breakfast was a success and would like to thank everyone that helped and the gentleman who power washed the area. Ms. Conley added that we made \$800.00 of which \$400.00 was donated by Lansdale Amusement. Ms. Conley stated that she would also like to thank Spor's who donated the creamer and the butter. Ms. Conley added that we are going to put a flagpole in the middle of the bush garden by the parking lot. Ms. Conley added that the Borough Secretary is going to check on the price of the pole, someone to install it and maybe a free flag. Ms. Conley stated that we have seventy-five (75) trees out here along side of the building; Twenty-five (25) river birches, twenty-five (25) sugar maples and twenty-five (25) eastern red buds. Ms. Conley added that if anyone wants some, please take whatever you want. Mr. George stated that he would like to plant some on the old Boyle property approximately 25-30 feet in from the alley. Ms. Conley stated that if we plant them in the park, the deer will eat them. Ms. Conley added that we can either plant them, let the deer eat them, or we can spend \$10.00 apiece for planting tubes that will prevent the deer from eating them. After a brief discussion, a motion was made by Ms. Conley made a motion to purchase twenty (20) buck height planting tubes not to exceed \$250.00. The motion was seconded by Ms. Recenes. Motion passed and so ordered.

PERSONNEL/ADMINISTRATIVE COMMITTEE: President Child stated that the committee met and interviewed attorneys for the position of Borough Solicitor. President Child added that we interviewed Scott McNair from Clemens Law and we interviewed two (2) attorneys from Grim, Biehn and Thatcher; Colby Grim and Peter Nelson. President Child added that we had long conversations with all the attorneys. Scott McNair interviewed very well, doesn't have any borough experience which is actually not a big deal. President Child stated that you don't hire a person; you hire a law firm so we are looking at Grim, Biehn and Thatcher. Mr. Betz stated that his impression was that McNair was very good with thirteen (13) years experience and if there was nobody else, we would be well served by him but with Grim, Biehn and Thatcher's experience with boroughs it only made sense to go with that firm. President Child stated that that is the recommendation from the committee. President Child added that Colby Grim would be the primary attorney and Peter Nelson would be the backup. After a brief discussion, a motion was made by Mr. Betz to hire the firm of Grim, Biehn and Thatcher. The motion was seconded by Ms. Recenes. Motion passed and so ordered.

President Child stated that the other thing is; because Peter Nelson is currently the solicitor for the Zoning Hearing Board, he has to resign and he will. President Child added that Scott McNair, who interviewed quite well, said that he would be perfectly willing to be the Zoning Hearing Board Solicitor. President Child stated that he is currently the solicitor for the Zoning Hearing Board in Durham Township. Mr. Potter asked if we needed to take action at this time. President Child stated probably not until Peter Nelson actually resigns as the Zoning Hearing Board solicitor. A motion was made by Ms. Conley to hire Clemens Law as our Zoning Hearing Board Solicitor upon the resignation of Peter Nelson. The motion was seconded by Ms. Recenes. Motion passed and so ordered.

BUDGET & FINANCE COMMITTEE: President Child stated that there is no report from the Budget and Finance Committee, but at the last meeting, the Borough Secretary asked for input for next year's budget. President Child asked the Borough Secretary if anybody had given any input. Borough Secretary replied that he had received input from Ms. Conley and the Fire Company.

ORDINANCE COMMITTEE: None

UNFINISHED BUSINESS:

NEW BUSINESS:

The Code Enforcement Officer was reviewed. President Child asked what the problem was at 5 East Broad Street. Mr. Wilhelm stated that new tenants moved in and found numerous problems. Mr. Wilhelm added that one of the problems is that the landlords do not contact the Borough when they have new residents move in which is a requirement. Mr. Wilhelm stated that two girls moved in, found a lot of problems, called the Borough Secretary who in turn called him. Mr. Wilhelm stated that he came up and found all sorts of problems with the biggest problem being that they relocated the kitchen from the back room to the middle room without the Borough knowing about it. There were open pipes in the basement which allowed the leakage of sewer gases. In addition, the sewer was stopped up and there was raw sewage in the side yard and there were some wiring problems. Mr. Wilhelm stated that he contacted the rental agent and today their maintenance man called him. Mr. Wilhelm added that he went up, conducted an inspection and all the repairs had been made. President Child asked Mr. Wilhelm how long ago was the kitchen was moved. Mr. Wilhelm stated that he had no clue as to when. Mr. Potter stated that it seems that they didn't bother to get a rental property inspection when they changed tenants. Mr. Wilhelm stated that he sent a letter to the rental company and informed them that when they have a change of tenants, that unit must be re-inspected. Mr. Wilhelm added that today when he sent the second letter, he included an application for rental inspections. Mr. Wilhelm stated that we don't know when landlords change tenants and somehow, we have to be able to find that out. Mr. Comes stated that this exact issue speaks to that trust thing that is gone and broken. Mr. Comes added that the place next to him and Ms. Stauffer is actually a boarding house because they move in and out every couple of weeks. Mr. Comes stated that we need to have something to control this moving in and out every 3 or 4 weeks. We need to have a signed lease so that it is a legit operation. Mr. Comes added that he is against these rentals and he would burn every one of them down if he could. Mr. Comes stated that we need to have strict rules. Mr. Potter stated that we have the rules but the problem is catching them. Mr. Comes asked if they sign leases or do they just pay cash as they move in and out. President Child stated that if he is actually running a boarding house, we can shut him down. Mr. Comes stated that he is not saying that Council has to enforce this, he is just creating a path for thought and it is going to wind up being rules. Go back to work, corporate America, everything is rules. Without strict rules, it is chaos. You have to follow the rules. Just because you bought this dump and turned it into a profit center wherever it sits in the town the rules has to be tightened up. President Child stated that this is the first time he has heard about Mr. Cuddy that it is a revolving door. Mr. Comes stated that he hasn't documented yet the exact turn over but the story of the last family is that they left because he told them that they had to stop charging their electronics because the breakers pop. Mr. Comes stated that again, it is that trust thing. When the reality of what is going on out there is in your face, and you hear it was inspected and everything is good that is where we get this loss of trust

with everything that goes on. Ms. Stauffer stated that she talked to the man when they were moving out and he told her that Mr. Cuddy came one morning and before he was allowed to go to work, Mr. Cuddy told him that he had to unplug all the appliances because it was too much of a strain on the electric. Ms. Stauffer asked, "Shouldn't the house be checked?" Mr. Wilhelm stated that he can say one thing that that apartment building here in town is the only renter who contacts him every time they have a tenant change. President Child asked if all of you are talking about the same one. Mr. Wilhelm replied that they were. Mr. Potter asked Mr. Wilhelm if he was sure. Mr. Wilhelm replied that he was. Mr. Comes stated that he lives there so how do I trust this operation. Mr. Comes added that he is not up there he is out here so the rules need to change. The trust is broken. President Child stated that you (Mr. Comes) are seeing changes in occupancy more often than Mr. Wilhelm is getting notified. Mr. Comes stated that his point in bringing that up was to create rules. President Child stated that we do have rules, maybe not tight enough, but we do have rules. We have a multi-page rental inspection ordinance that requires landlords to inform us when they change tenants. Mr. Potter stated that he is getting two different stories and asked them what the address was of the rental. They both agreed that it was 107 and 109 East Broad Street. Mr. comes stated that the other part of this trust thing is that he is a nice guy, therefore we are friends. Who are we friends with; tax payers and home owners or this fixer upper? Mr. Comes stated that you may have all seen an article in the paper about something that is near and dear to our hearts about what happened at the Bush House the same gentleman was the inspector. Mr. Potter said to Mr. Comes that basically you are saying something that isn't true. Mr. Potter stated that it was not Mr. Wilhelm that did the inspection. Mr. Wilhelm stated that it was his son. Mr. Comes stated that the point of it is that the Bush House burned. It is out of code and he can't afford to fix it. The borough over there is fighting that. If it was out of code, how did it continued to operate while being inspected? Mr. Potter asked Mr. Wilhelm if 107 was up to code. Mr. Wilhelm replied that it was. Mr. Potter asked if anything was broken. Mr. Wilhelm replied that nothing was broken. Mr. Potter asked if the electrical system was up to specs. Mr. Wilhelm replied that it was. Mr. Wilhelm stated that he would like to make one suggestion. Mr. Wilhelm added that in December or January, the Borough sends out information requests for all rental properties. Mr. Wilhelm asked if we could include a letter with the request reminding them that when there is a tenant change, they must contact the Borough office for a re-inspection. President Child asked if we fine people that don't give us that information. Borough Secretary replied that we do. Borough Secretary stated that every January we send out a tenant/landlord form for them to fill out and request that it be returned prior to May 1st. Borough Secretary added that he believes the ordinance states that it is a \$500.00 fine if they don't comply. Borough Secretary suggested that include a copy of the rental ordinance with the tenant/landlord request. After a brief discussion, it was decided that a copy of the rental ordinance will be sent with the tenant/landlord request and a cover letter. A motion was made by Mr. Potter to accept the CEO Report as presented. The motion was seconded by Ms. Recenes. Motion passed and so ordered.

The Fire Marshal Report was reviewed. A motion was made by Mr. Betz to accept the

Fire Marshal Report as presented. The motion was seconded by Ms. Spor. Motion passed and so ordered.

Borough Council Meeting
October 3, 2019
Page 10

President Child stated that at the last meeting, we talked about the roofs on some of our structures in the park. President Child added that we have two (2) quotes and asked the Borough Secretary to review them for us. Borough Secretary stated that the quote from Kolb Roofing put all three in one quote and the one from David Miskovsky is broken down by each item. Borough Secretary added that he thinks we should replace the missing cap shingles on the roof of the small pavilion before winter. After a brief discussion it was decided to replace the cap shingles on the small pavilion this year and budget to remove and replace the metal roofs on the small building and the pavilion for next year. After a brief discussion, a motion was made by Mr. Betz to replace the cap shingles on the small pavilion in the amount of \$85.00. The motion was seconded by Ms. Spor. Motion passed and so ordered.

Borough Secretary stated that we got a thank you letter from F.E.A.S.T. Pantry for the donations from our Pancake Breakfast. Borough Secretary added that our Liquid Fuels for next year has been approved in the amount of \$22,172.06.

There being no further business, a motion was made by Ms. Recenes to adjourn. The motion was seconded by Ms. Coney. Motion passed and so ordered.

Respectfully submitted,

Larry Smock
Secretary/Treasurer