

Mercersburg Borough Council Meeting
Borough Hall, 113 S. Main St., Mercersburg, PA
February 10, 2025
MINUTES

Attending: Council President Dusty Stoner, Vice-President Anthony Frisby, Mayor Michael Pedersen, Member Tom Heefner, Member Jacob Morgan, Member Paul Sipes, Member Joe Burkot Member Kelani Craig, Borough Manager Dawn Scheller, Solicitor Steve Coccorese, and Pete Stotelmyer, Chief John Zechman

Absent: None

Guest(s)/Press: Andy Abel 100 Academy St. Mercersburg, PA 17236, Jim Nicklas 161 Harvest Ln. Chambersburg, PA 17202, Dave Keller 950 Leidig Dr. Chambersburg, PA 17202, Derek Martin 313 Loudon Rd Mercersburg, PA 17236

Council President called the meeting to order at 7:00 pm with the Pledge of Allegiance.

PUBLIC COMMENT

Dave Keller with Luminest shared a presentation on building approximately 160 townhomes for seniors, low-income, and first-time homebuyers on a borough property in the PC district. This would require amendment changes as the zoning ordinance currently doesn't allow the construction of townhomes. The sewer system has the capacity to service the townhomes if construction, but water does not. Once the new water plant is complete, the borough will have the capacity to service the townhomes if they are built.

Andy Abel said that he attempted to get data from the fire department, but the chief was hiding the information from him. He stated that the fire department is overcharging for its use of overtime. He asked that the fire department post a spreadsheet on their website that show the number of full-time employees, part-time employees, and volunteers and the number of hours worked.

Derek Martin spoke in opposition to the townhouses being built in the borough. He's concerned about the property tax revenue raised won't be enough to offset the cost of infrastructure, schools, roads, etc. He thinks that there is too much downside to the townhomes.

MINUTES

MOTION: to approve the January 13, 2025 meeting minutes as presented was made by Sipes, seconded by Heefner, all ayes, motion carried.

TREASURER'S REPORT

MOTION: to approve the Treasurer's Report for the month ending December 31, 2024, was made by Heefner, seconded by Sipes all ayes, motion carried.

BILLS PAYABLE

MOTION: to approve the Bills Payable for the month ending December 31, 2024, was made by Heefner, seconded by Sipes, all ayes, motion carried.

MAYOR'S REPORT

Mayor Pedersen asked for an update on parking on California St when the Snow Emergency Plan is in effect. Manager Scheller stated that no changes have been made for now concerning parking restrictions on California St at this time.

POLICE REPORT

No questions raised. A copy of the Police Report is available upon request.

SOLICITOR'S REPORT

No questions raised.

ENGINEER'S REPORT

Not present.

BOROUGH MANAGER'S REPORT

No land use permits were issued in January. Office staff has been busy learning Quickbooks. The accountant is still processing payroll. PWD has been busy removing snow. Office staff is boxing up 2024 paperwork in preparation for the audit in May. The audit report should be completed in late July or early August.

PUBLIC WORKS REPORT

The report was sent electronically.

OLD BUSINESS

MOTION: to authorize Council President and the Borough Manager to execute the necessary grant documents for the \$250,000 LSA Grant awarded to the Ambulance Project approved at the 10/22/2024 Commonwealth Financing Authority Meeting was made by Heefner, seconded by Sipes, all ayes, motion carried.

NEW BUSINESS

Solicitor Coccorese explained the different methods of updating the zoning ordinance to address items not currently covered. The borough could have a "wait and see approach" which is waiting until a specific project proposed. The curative amendment process is proactive and allows for changing the zoning ordinance to include items not currently covered in the ordinance. This process takes 180 days, and a developer could not proceed with a new project until the amendment process is completed. If council is not in favor of a potential new project, the zoning ordinance could be amended with restrictions that would prevent the project from proceeding. For council to proceed with a curative amendment, the solicitor will need to draft a resolution.

MOTION: to approve the revised timeline for the Band Building Demo Project was made by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to retroactively approve recommendation to pay invoice #AW00262135 for Quickbooks in the amount of \$4,800 for 5 years from the Joint Equipment Fund was made by Frisby, seconded by Heefner, all ayes, motion carried.

MOTION: to retroactively approve recommendation to pay invoice from Ryan's Computer Consulting Services for the amount of \$250 to install Quickbooks at 3 works stations from the Joint Equipment Fund was made by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to retroactively approve recommendation to pay invoice for Ryan's Computer Consulting Services for the amount of \$325 for annual renewal of anti-virus software from the Joint Equipment Fund was made by Frisby, seconded by Heefner, all ayes, motion carried.

MOTION: to approve recommendation to pay revised invoice for Ryan's Computer Consulting Services for the amount of \$3,595 for network relocation and upgrades was made by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to approve recommendation to pay invoice for Ryan's Computer Consulting Services for the amount of \$2,150 to replace billing clerk's computer in the main office from the Joint Equipment Fund was made by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to approve recommendation to purchase 1 filing cabinet in the amount of \$331.99 was made by Morgan, seconded by Heefner, all ayes, motion carried.

MOTION: to approve recommendation to purchase 1 fireproof filing cabinet in the amount of \$2,659.30 from the Joint Equipment Fund was made by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to approve recommendation to purchase 4 shelving units in the amount of \$279.99 each to store files upstairs was made by Morgan, seconded by Frisby, all ayes, motion carried.

MOTION: to approve to close the borough office to foot traffic on Fridays in February for staff training on Quickbooks was made by Frisby, seconded by Craig, all ayes, motion carried.

MOTION: to approve to close the borough office to foot traffic on Fridays in March to organize and move files from the basement to upstairs to prepare files for shredding was made by Craig, seconded by Heefner, all ayes, motion carried.

A notice will be placed the borough website, an email will be sent, and an advertisement in the Mercersburg Journal announcing that the office will be closed to foot traffic on Fridays in February and March.

MOTION: to approve time extension request from the Traffic Planning and Design Inc. for L00611 project grant was made by Heefner, seconded by Frisby, all ayes, motion carried.

MOTION: to approve recommendation for a handicap parking sign for Lori Metz at 39 W Seminary St was made by Heefner, seconded by Craig, all ayes, motion carried.

The borough will work to devise a system that will keep track of all of the handicap parking spaces in the borough with a goal of reviewing them periodically, possibly every 2 years, to see if they are still necessary.

MOTION: to retroactively approve the Boyer & Ritter invoice #288824 for additional audit expenses was made by Heefner, seconded by Burkot, all ayes, motion carried.

MOTION: to approve the Black Balloon Day for March 6, 2025 per Ms. Rhodes letter was made by Heefner, seconded by Sipes, all ayes, motion carried.

MOTION: to review James Buchanan Award nominations. Rebecca and Thomas Wolf were nominated by Heefner, seconded by Craig, all ayes, motion carried.

MOTION: to enter into executive session for litigation matters with possible action to be taken was made at 8:21 pm by Heefner, seconded by Craig, all ayes, motion carried.

Regular session resumed at 9:18 pm.

CORRESPONDANCE & CALENDAR

A letter from resident Ashlie Richardson about the trash service was discussed. The borough sent her a copy of the current contract with Parks. The contract with Parks expires at the end of 2025, and the borough will start the bidding process for a new contract in May.

Council President reviewed the meeting calendar.

No other business was brought before the Board.

MOTION: to adjourn the meeting at 9:25pm made by Morgan, seconded by Heefner, all ayes, motion carried.

Date: _____ Motion: _____ Seconded: _____

Dawn L. Scheller, Borough Manager / Secretary / Treasurer

SEAL