

# **Mercersburg Borough Public Hearing & Council Meeting**

**Borough Hall, 113 S. Main St., Mercersburg, PA**

**February 24, 2025**

## **MINUTES**

**Attending:** Council President Dusty Stoner, Mayor Michael Pedersen, Member Tom Heefner, Member Jacob Morgan, Member Paul Sipes, Member Kelani Craig, Borough Manager Dawn Scheller, Solicitor Steve Coccorese, Engineer Lance Kegerreis and Administrative Professional Pete Stotelmyer

**Absent:** Vice-President Anthony Frisby, Vice-President Anthony Frisby

**Guest(s)/Press:** Andy Abel 100 Academy St. Mercersburg, PA 17236, Dean Severson HRG, Preston Spahr 101 South Main St. Mercersburg, PA 17236

Council President started the public hearing at 7:38 pm.

### **PUBLIC COMMENT ON THE COMPREHENSIVE PLAN**

Dean Severson with HRG, the entity that created the plan, provided some details and background of the project. He opened by thanking the borough for its assistance with the plan. The plan provides for all sections required by of the municipality's planning code including transportation, housing, parks & recreation, community utilities, and facilities. The plan complies with the state planning code. It provides recommendations and funding options for each municipality that participated.

Preston Spahr added that the community provided excellent support on the project. As soon as the Borough of Mercersburg, Peters Township, and Montgomery Township approves the plan, he will submit an invoice to DCED for funding totaling about \$42,000 to cover some additional projects in the community. He said that he would pursue the Main Street program if someone volunteered to take the lead on it, and he hopes that the Borough would provide some financial assistance. Spahr also mentioned that he would take an inventory of properties in the Borough that need to be rehabilitated and are not currently being occupied for the 10 by 28 Project. The goal of the project to improve 10 vacant properties by 2028.

Severson provided some background on how some of the information was gathered for the Comprehensive Plan. There were 7 Steering Committee Meetings that were held since last March, a survey with 417 respondents including 141 from the Borough, and several public meetings. The plan provided actions steps that could be taken accomplish various projects.

Council President started the regular meeting with the Pledge of Allegiance at 7:45pm.

### **MAYOR'S REPORT**

Mayor Pedersen stated that he didn't have any issues to address at the moment, but he thanked Preston Spahr for his work on the Comprehensive Plan.

### **SOLICITOR'S REPORT**

Solicitor Steve Coccorese said that he didn't have anything to report.

### **ENGINEER'S REPORT**

Lance Kegerreis didn't provide a report, but Manager Scheller said that he was attending in order to address any items concerning the Curb and Sidewalk project on Oregon St.

## **OLD BUSINESS**

**MOTION: to consider and approve the Mercersburg Comprehensive Plan was made by Sipes, seconded by Craig, all ayes, motion carried.**

## **NEW BUSINESS**

**MOTION: to review request from Chief John Zechman for an extension until December 31, 2025, to use vacation time not used in 2024 was tabled by Sipes, seconded by Craig, all ayes, motion to table was carried.**

Manager Scheller provided a summary and background information on the Oregon St Curb & Sidewalk Improvement project. Engineer Lance Kegerreis provided further insight into the project. The current plan is for PENNDOT to mill Oregon St on April 14<sup>th</sup>, and they are tentatively scheduled to return on July 14<sup>th</sup> to overlay Oregon St. This will provide a 90-day window, required by the ordinance, to the affected property owners on Oregon St that need to have their curb/sidewalk improved. It also allows the Borough time to improve curbs/sidewalks to properties not completed by the property owners. Manager Scheller said that sending Curb & Sidewalk Improvement Notices out by the end of February will allow for any appeals to be heard before PENNDOT arrives in April to mill. Engineer Kegerreis stated that the equipment that PENNDOT uses for these projects to the roads is shared with Adams County, so dates provided by PENNDOT may not be accurate.

Manager Scheller added that Signal Services was working removing the lines from the road at the intersection of Park Ave and Oregon St, and she is waiting on confirmation that the work is complete. She will share any updates on this with the Streets Committee as she receives them. This intersection and the one at the point will then be using cameras with timers. The solicitor has reviewed and drafted the letter to be sent to the property owners on Oregon St notifying them of the Curb & Sidewalk Improvement Project. They will receive one copy via regular mail along with one sent certified mail along with copies of the ordinance. Lance Kegerreis and the Solicitor will prepare an RFP to send to the any property owners who do not improve their curb/sidewalk.

Council Member Craig mentioned that the property owners on Oregon St should have an opportunity to have the curb/sidewalk project explained to them in more detail. As a result, the Streets Committee Meeting scheduled for February 26 would be postponed until March 5 if the committee members agree to the date change. This would allow for the notices to be sent by mail and received by the residents prior to the March 5 meeting that they could attend and have any questions answered.

**MOTION: to authorize the Borough Manager to issue Curb & Sidewalk Improvement Notices to the property owners which require improvements on Oregon St was made by Sipes, seconded by Craig, all ayes, motion carried.**

**MOTION: to consider Professional Consultant Agreement with Luminest regarding a Zoning Text Amendment was made by Sipes, seconded by Morgan, all ayes, motion carried.**

**MOTION: to consider approving Resolution 13-25 for curative amendment provided by the solicitor was made by Sipes, seconded by Morgan, all ayes, motion carried.**

Chairman Stoner mentioned the correspondence items that were included and covered the meeting calendar.

**MOTION: to enter into executive session for litigation matters with possible action to be taken was made at 8:32 pm by Sipes, seconded by Morgan, all ayes, motion carried.**

Regular session resumed at 8:50 pm.

**MOTION: to adjourn the meeting at 8:50pm made by Morgan, seconded by Craig, all ayes, motion carried.**

Date: \_\_\_\_\_ Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

\_\_\_\_\_

**SEAL**

Dawn L. Scheller, Borough Manager / Secretary / Treasurer