

BRIAR CREEK BOROUGH

October 30, 2024

Work Session Minutes

President of Council Bruce Michael called the work session to order at 7PM.

Present: Bruce Michael, E. James Seeley, Jim Long, Ed Fenton, and Bill Witner. Other officials present: Solicitor Barry Lewis and Borough Manager Carol Kieser. Absent: Mayor Harold Kershner, Dave Kershner, Rodney Koch, and Engineer.

Citizens present: John Trivelpiece, Holli Trivelpiece, Keith Hess and Christy Kehl-Hess.

No report was given for the Berwick Area Swimming Pool.

Citizens' Complaints and Comments Related to the Agenda Items

Keith Hess and Ed Fenton discussed the 10/23/2024 Planning Commission Meeting regarding the Ruckle Hill Solar 1, LLC. land development. The following concerns were voiced:

- (1) Keith Hess was not made aware of the meeting. Ed Fenton felt all council members should have been notified of the meeting.
- (2) Land Surveys, performed by Ted Oman, of the property lines were questioned by the Hess family and Ed Fenton. Deeds from the 1800's show the Hess property line ends in the center of the Ruckle Hill Road and Keith Hess disputes the surveys do not reflect this. Therefore, the setbacks should reflect the middle of Ruckle Hill Road as a starting point.
- (3) Ed Fenton referenced the BCB SALDO and the drawings do not show the tree line buffer on all sides of the project fence line.
- (4) Ed Fenton discussed the cement truck "wash out area" will potentially restrict traffic flow and perhaps create a mess with discarded cement waste.
- (5) Ed Fenton pointed out the driveway is proposed on a sloped area off Ruckle Hill Road.

Jim Seeley remarked that the purpose of this planning meeting was to review the preliminary Ruckle Hill Road Solar 1, LLC. project plans for compliance to the terms of the 04/12/2024, Order of Court by Columbia County Court of Common Pleas, Stipulation and Settlement Agreement. This project is still under discussion and nothing has been finalized.

Secretary's Report

Included in the packets for Council were minutes from the 09/25 Work Session, 10/02/2024 Regular Council Meeting, a list of bills to be paid, and a draft (work copy) of the proposed 2025 budget.

Draft of the 2025 Proposed Budget was presented. Item to be included on the 11/6/2024 agenda.

CD #0003 will mature on November 3, 2024. New CD rates will be discussed at the 11/6/2024 Council Meeting.

Secretary reported the next work session is scheduled for November 27, which is the day before Thanksgiving. Item to be included on the 11/6/24 Council Meeting agenda to reschedule or cancel.

BAJSA

Jim Seeley presented the 09/11/2024 meeting minutes and a list of the delinquent customer balances. Copy of the minutes is filed in the Borough Office.

Solicitor's Report

Mobile Home Park Ordinance #188 – Draft Ordinance to amend section 17 of Ordinance #188-2020 will be presented at the 11/06/2024 Council Meeting.

Update was given on the Developer Agreements and Security Bonds for the Vought Development, Comcast, and Ruckle Hill Solar Farm.

Ordinance #152-2005, Peddler's Permit, was discussed to see if a new ordinance should be drafted. Council's opinion was that the ordinance should not be changed.

Solicitor is still working on drafting an ordinance to authorize an intergovernmental cooperation agreement between Briar Creek Borough and Briar Creek Township to implement a joint board of appeals.

Old or Unfinished Business

Zoning Ordinance Text Changes – Uses are still being revised for each zoning district.

Zoning Fee Schedule – Council started a line-by-line review the fee schedule. This review will continue at the 11/6/2024 regular council meeting.

New Business

Public Work hours for E James Seeley and Bill Witner were presented. Motion by Jim Long/seconded Ed Fenton to approve the hours for payment. Motion carried, no opposed.

Invoices for the kitchen countertop, bifold closet doors, etc. from E James Seeley were presented for reimbursement. Motion by Jim Long/seconded Bill Witner to reimburse E James Seeley for these invoices. Motion carried, no opposed.

John Trivelpiece reported he attended a Berwick Borough council meeting and discussed including the Briar Creek Borough to use the recycling center. Berwick Council will research the idea and give a quote.

Information regarding the Central Susquehanna Opportunities Thrive classes which will be held each Tuesday for 17 weeks was submitted to Council.

Correspondence

Spring Training Information from PATH (PA Training Hub) was discussed. Council approved the secretary to enroll in the virtual seminar entitled "Floodplain Audit Awareness by FEMA". Seminar to be held Wednesday, 9AM-Noon, January 8, 2025.

Motion by Ed Fenton/seconded Bill Witner to adjourn. No further business and meeting was adjourned at 8:43PM.

Respectfully submitted:

Carol A Kieser, Borough Manager
Briar Creek Borough