

**TURBOTVILLE BOROUGH COUNCIL
WORK SESSION MEETING MINUTES
February 24, 2025**

OPENING: Meeting came to order at 7:00 p.m.

COUNCIL PRESENT: Christina Mensch, Betty Figels, Adam Kocher, Steve Snyder, Tom Barrett, Paul Franke and Mayor Ben Gilbert

ABSENT: Pat Betz

VISITORS: Nate Fox, Esq., Obermayer, Rebmann, Maxwell & Hippel LLP and Jon Wadsworth, Susquehanna Solar LLC

OTHERS: Jonathan DeWald, Solicitor, Jeremy LeBarron, Maintenance Supervisor; Mileta Joe, Secretary and Donna Lynn, Tax Collector, Zack Yetter, seasonal employee

Donna Lynn, Tax Collector, informed council that the newly arrived tax notices were all dated wrong and she notified the county; to find out they misdated all tax notices for the county. New ones will be printed and distributed.

Donna Lynn, Tax Collector also informed council that the assessment office contacted her regarding the Turbotville Elementary School regarding an occupancy permit, assessment value of the property since the owners have applied for a Homestead Act stating they are 80% business and 20% residential? Homestead Act must be filed by March 1, 2025. Likely a rezoning will occur.

PRESENTATION: None

SECRETARY/TREASURER:

The minutes were reviewed and a vote will be taken at March 3 meeting date.

Secretary reported that the Turnbqack funds will be deposited March 3, receiving \$640.00 and Liquid fuels funds will be deposited March 3 also, receiving \$20,416.57.

FINANCIAL:

Reviewed financial report and vote to accept at March 3 meeting.

Reviewed bills with no questions asked. Will vote at March 3 meeting to pay all February bills.

CORRESPONDENCE:

Council reviewed the information provided by Tony Delonti of the Young Lungs at Okay and Tobacco-Free Outdoor Spaces. Approved to look into the free tobacco free signs to post one at tennis courts and one at the playground area.

SOLICITOR: Solicitor Jonathan DeWald verbally went over the final changes for approval as follows:

3:1: Notify borough 30 days in advance of beginning of construction and submit route construction vehicles will use.

3:2: Upon beginning of construction changed from 6 months to 18 months for completion.

- 3:3: Increased community impact fee from \$40,000.00 to \$70,000.00
- 3:4: Noise management plan not to exceed 55 decibels between the hours of 7am to 10pm and 45 decibels for noise between the hours of 10pm to 7 am.
- 3:5: No overhead wires on site, with underground or racked underneath the panels; provided however, the Applicant may utilize above-ground connection to integrate solar to PPL interconnection.
- 3:6: Restated approval is conditional upon Applicant's use of only fixed-tilt or single axis tracker solar panels.
- 3:7: Restated the solar collection arrays shall consist of QCell solar panels or equivalent that meets MSDS data.
- 3:8: Solar panels shall not exceed 15 feet, from ground to top of angled panel
- 3:9: Restated approval is conditional upon timely land development submission and approval and the Applicant's continued adherence to all current ordinances of Turbotville Borough.
- 3:10: Restated this order fully determines the pending conditional use application.

Upon the reading of these changes, there were no questions, therefore council will vote at the March 3 meeting.

COMMITTEE REPORTS: Progress Report

No reports

EQUIPMENT, BUILDINGS & RECREATION:

Betty Figels reported she met with Playworld representative on Feb. 19 at the site and reports there is ample space for numerous pieces of equipment. She will continue to work on acquiring an estimate and fill out grant application for this fall. Submissions due in September and awarding is usually around Thanksgiving.

Betty reported on the sign progress with Ryan of Turbotville Landscape resubmitting a new estimate due to footer needed with the sign as required by Code Inspections.

Jeremy LeBarron reported that the slide stairs have been removed and are currently being dipped and cleaned.

FINANCIAL COMMITTEE:

Tom Barrett supplied council with two banking institutions with their current rates on CD's Committee will review the maturing CD and report their suggestions on where to place all the funds for a vote at the March 3 meeting.

STREETS/HIGHWAYS:

Steve Snyder reported that Jeremy LeBarron met with Barry Garverick of PennDOT and the estimate was beyond our reach. Suggested council select what street(s) they wish to resurface with asphalt seal coat and double application along with asphalt fog seal. Council selected Colonial St Wahington St. to cherry and Cherry Tree Lane. Jeremy LeBarron will contact Barry Garverick of PennDOT and get quote ASAP since we need to submit jointly for a discount by March 10th.

CODE ENFORCEMENT:

MAYOR: No report

EMERGENCY MGT:

GRANTS:

Nothing to report

MEETING DATES:

COG:	COMMUNITY HALL:	TCC:	FIRE DEPT.:	CARNIVAL
Mar 18	Mar 18	Mar. 5	Mar 13	Mar 17

OLD BUSINESS:

Secretary informed council that there are computer issues that should be addressed; PennCore Engineering is NOT helping with the partnership submission; and EMC Insurance cannot locate the Jan. 27th payment that was mailed. Therefore, a stop payment was made (2/24/25) and a new check must be issued, and likely electronically.

NEW BUSINESS:

EMERGENCY MGT:

PERSONNEL:

ORDINANCE COMMITTEE:

Adam Kocher made the motion to go into executive session for ordinance discussion at 7:44 p.m and motion was seconded by Betty Figels.
Meeting was reconvened at 8:18p.m, motion made by Steve Snyder and seconded by Adam Kocher.

ADJOURNMENT: A motion to adjourn was made by Betty Figels and seconded by Tom Barrett at 8:19p.m.

Next meeting Monday, March 3, 2025 at 7:00 p.m. at the Borough Building.