

# BOROUGH OF MANSFIELD

November 12th, 2025

The regular meeting of the Mansfield Borough Council was held on Wednesday, November 12, 2025, in the Council Room of the Municipal Building, Mansfield, Pennsylvania with the following people present:

Robert Strohecker  
Robert Fitzgerald  
Steven McCloskey  
Adrienne McEvoy  
William Schlosser  
Kelvin Morgan

Casandra Cowles, Borough Manager  
Kurtis Tice, Superintendent  
Kathryn Barrett, Mayor  
Zach Stager, Police Chief

Absent: Karri Verno  
Jackie Kurzejewski, Secretary-Treasurer

Visitors: Cheryl Clarke; Wellsboro Gazette,  
Susan Coole; Mansfield Thrive

Residents/Business Owners/Employees: Aiden Oldroyd, 64 Morris Drive; Dan Styborski, 87 West Elmira St; Matt Simpson, Real Disposal; Court Reporter; Ryan Lightner, 97 Morris Ave

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President Strohecker called the Public Hearing to order at 6:00 PM. The Pledge of Allegiance was recited.

Strohecker announced that the purpose of the hearing was to consider an amendment to the Borough Zoning Map to create an additional High-Density Residential (R-3) district. The proposed amendment would include existing lots of record currently zoned Medium-Density Residential (R-2) located north of the B-2 zoning district on the north side of West Wellsboro Street, between Morris Avenue, the Tioga River, and the C-1 zoning district.

Strohecker opened the floor for public comment.

- Dan Styborski, 87 West Elmira Street, stated that he is in favor of the amendment, noting that it will support future growth within the Borough. His only concern is the potential for increased traffic and the impact on intersections that are already less than ideal.
- Ryan Lightner, owner of 97 Morris Avenue, spoke in support of the amendment and expressed interest in developing townhouses on his property, beginning with one four-unit building.

With no further public comments, the hearing was adjourned at 6:04 PM.

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President Strohecker called the regular meeting of Council to order at 6:05 PM. Strohecker called for recognition of visitors:

Susan Coole, representing Mansfield Thrive, attended the meeting to provide an update on the organization's recent progress. She reported that the group has completed a series of interviews and community engagement activities. Mansfield Thrive is planning to hold public meetings to review and discuss the information gathered through these interviews and to continue developing community priorities.

McEvoy moved to approve the October 8, 2025 meeting minutes. Schlosser seconded the motion. Fitzgerald requested a correction to the minutes. Under Standing Committee Reports – Section A, the minutes stated that the Borough would move forward with annualizing the expected flows of the townships using the “new” formula for the IMA. This should be corrected to reflect that the flows will be annualized using the “existing” formula for the IMA.

With this correction, the minutes were approved.

The Treasurer's report for the month of October has been reviewed. Upon a motion made by McCloskey and seconded by Fitzgerald, the Council approved the report.

McEvoy 96 St. James Street made the motion to approve the bills paid reports for October for the following accounts: General Fund: \$212,464.65; Sewer Fund: \$86,426.84; Liquid Fuels Fund: \$12,915.52 and Payroll Fund: \$94,542.81 and to draw vouchers for unpaid bills. Schlosser seconded the motion, and it passed.

## Mayor's Report:

The Mayor's Report was included in the meeting packet. Mayor Barrett also reported that she recently toured the Vayansky property following the tree planting project and was highly impressed with how effectively the swales are functioning. She noted that Anne Vayansky would be willing to attend a future meeting to share this information directly with Council.

## Police Report

McEvoy moved to accept the police report. Morgan seconded, and it passed.

## WWTP Report

McEvoy motioned to approve the WWTP Report. Schlosser seconded the motion and it was approved. Kurtis gave an update; the new pump came in today and is being installed. The mixer pump went down Tuesday, they are getting quotes for replacement pumps.

## MMA Minutes

The MMA minutes were included in the packet.

## Deputy Codes Report

The Deputy Codes report was included in the packet.

## Borough Manager's Report

The written report has been included in the packet.

## Standing Committee Reports:

- A. Finance Committee met, McCloskey provided an update on several items. The committee discussed the C2P2 grant for the swimming pool feasibility study and reviewed the 2026 budget, which is now balanced after transferring a small amount from the investment account. Each year, funds are designated for potential transfer from the investment account to the General Fund, though these funds have not yet needed to be utilized. The Borough is planning to purchase a Ford 550 with a stainless-steel flatbed, to be funded through the Liquid Fuels Fund. McEvoy commented on the recent improvements to curb appeal throughout the Borough, noting that Melissa Underwood from the Chamber of Commerce, along with the

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Mayor, Mansfield Thrive, and Loving Mansfield, have played a significant role in enhancing the appearance of the community.

- B. Public Works Committee met and discussed leaf collection, snow prep, North Penn Mansfield students painting the snow plows, 2026 work that is planned, roads and drainage and finalizing the 2025 Street work.
- C. Personnel Committee has two recommendations for hires on the agenda.
- D. Shade Tree Committee has 10 trees that will be planted tomorrow.
- E. Fitzgerald updated on the sewer budget. The updated charges are based on if 2026 flows are similar to this year. The townships rates are based on the current formula. An increase in residential and commercial prices in the borough by \$0.50 and \$1.00, respectively along with an increase in the EDU price. Fitzgerald discussed the EDU rate increasing by \$1.00. Schlosser motioned to increase residential rates by \$.50 (\$8.50), commercial rates by \$1.00 (\$9.50) and to increase the EDU rate by \$2.00 (\$18.00) McEvoy seconded the motion and it was approved.

Old Business: no old business

New Business:

- A. McEvoy motioned to adopt Ordinance 512, Zoning Map Amendment this would change the R-2 area North of the B-2 zoning district on the North side of the B-2 zoning district on the North Side of West Wellsboro Street and between Morris Avenue and the Tioga River, to R-3. Schlosser seconded the motion and it was approved.
- B. Morgan made a motion to approve St. James Street change order #9, adding the drainage at the St. James Apartments in the amount of \$7,226.00. Schlosser seconded the motion and it was approved.
- C. McEvoy motioned to approve advertising the 2026 budget as presented. Morgan seconded the motion. Strohecker discussed looking at a different health insurance that could save the Borough money while continuing to offer the employees the same coverage. The motion was passed.
- D. There were two garbage disposal bids received (attached to the minutes); one from Real Disposal and the other from Northern Tier Solid Waste Authority. McEvoy motioned tabling the decision until full council had a chance to review the bids. Schlosser wrote out the bids on the white board. After seeing the comparison, McEvoy rescinded her motion to table awarding the bid. Schlosser motioned to award the bid to Real Disposal. Fitzgerald seconded the motion and it was approved.
- E. Schlosser motioned to advertise Ordinance 513, setting 2026 sewer rates with the amendments to the EDU charges. Morgan Seconded the motion and it was approved.
- F. Schlosser motioned to approve hiring Hayden Yeager as a part-time as needed police officer. McEvoy seconded the motion and it passed.
- G. Morgan made a motion to accept the resignation of Codes Officer Rob Carleton. Schlosser seconded the motion. The motion was approved with McEvoy and Fitzgerald opposing.
- H. McEvoy made the motion to hire Cheyenne Clark as a full-time Waste Water Treatment Operator. Schlosser seconded the motion and it was approved.
- I. Schlosser motioned to add Tioga County Emergency Operation Plan to the agenda. McEvoy seconded the motion and it was approved.
- J. Schlosser made a motion to approve Resolution 2025-8, Tioga County Emergency Operation Plan. Fitzgerald seconded the motion and it was approved.


Correspondences: no correspondences

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Strohecker called the board into executive session at 7:57 pm for contractual discussions with no action to be taken after. Regular session of council reconvened at 8:16 pm.

There being no further business, McEvoy made a motion to adjourn the meeting at 8:17 pm.



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Casandra J. Cowles  
Acting Secretary