

## Meeting February 16, 2009

The meeting of Mount Pleasant Borough Council was called to order by President Tabita at 7:18pm in Council Chambers at 1 Etze Avenue, Mount Pleasant, PA 15666. The Pledge of Allegiance was said and there was a moment of silence for our deployed troops. President Tabita directed Borough Manager Jeff Landy to take roll. Councilmen Bauer, Beranek, Crivella, and Councilwomen Stevenson and Ruskowski were present. Mayor Lucia, Solicitor Toohey and Solicitor Klimchok were present. President Tabita stated we have a quorum.

### Reading of Previous Minutes:

A motion was made by Councilman Bauer to dispense with the reading of the minutes of February 2, 2009. Motion seconded by Councilwoman Stevenson. Motion carried 6-0.

### Public Comment:

Gerard Rendine, 1361 State Route 31, Mount Pleasant spoke regarding the proposed Landlord Ordinance. Mr. Rendine presented Council with a guideline he feels could be used for rental inspections. He suggests that landlords do self-inspections, sign the inspection and submit it to the inspection agency. Self-inspection would depend on the landlord having no previous violations. If the landlord has no prior violations he would be eligible for self-inspection for up to five years. Mr. Rendine agrees that tenant names should be submitted to the Borough for collection of Per Capita Tax. President Tabita said Council will review the guidelines presented by Mr. Rendine.

### Speakers: None

Mayor Lucia swore in Rich Rega to the Mount Pleasant Business District Authority for a term of 2 years. Mr. Rega will complete the term of Sherry Wingrove.

### Mayors Report:

Mayor Lucia said he felt the public meeting earlier this evening went very well. There were some good points brought up by everyone and the meeting was run very efficiently.

Mayor Lucia said that there will be a NIMS ICS100 session at Medic 10 on Tuesday February 24, 2009 at 7:00pm. Jeff will notify Mario Fontanazza and Norm Stout. Councilwoman Ruskowski is the only one on council who still needs the ICS700 certification because she is a recent appointment to council. Councilman Bauer said he is already certified for ICS100 and said it is possible to take the ICS100 certification online. Mayor Lucia said all Street Department, WWT and Police personnel must be certified, even the part-time employees.

Mayor Lucia said he and Borough Manager Landy went to a session with Senator Kim Ward last week to discuss concerns of local police departments. There is legislation pending that would require Townships to either hire their own police force or charge each family in the Township \$100.

Mayor Lucia said he and Borough Manager also had a meeting with the Westmoreland Housing Organization to discuss help for homeowners and the downtown area of Main Street. The Director of W.H.O. has contact with developers etc. who could be interested in coming into the Borough.

### Solicitors Report:

Solicitor Toohey said he had a meeting with Irene Moore to discuss paving her street.

A motion was made by Councilman Bauer to suspend the rules for the purpose of adopting Zoning Ordinance # 621. Motion was seconded by Councilman Crivella. Motion carried 6-0.

A motion was made by Councilman Bauer to adopt Zoning Ordinance #621. Motion seconded by Councilman Crivella. Roll Call Vote to adopt Zoning Ordinance #621

Councilman Bauer	Yes
Councilman Beranek	Yes
Councilman Crivella	Yes
Councilwoman Ruskowski	Yes
Councilwoman Stevenson	Yes
President Tabita	Yes

Motion carried 6-0.

**Treasurer's Report:**

Borough Manager Landy read the following Treasurer's Report for the month of January 2009

**Mt. Pleasant Borough Treasurer's Report: Jan-09**

		<b>Previous Balance</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>Balance Jan09</b>
General Fund Checking	PNC 001223513	77,260.00	116,686.85	127,291.85	66,655.00
General Fund Sweep	PNC 11493394	494,216.12	43,492.42	62,137.76	475,570.78
General Fund Budgetary Reserve	PNC 102-457-4388	102,250.56	98.66	0.00	102,349.22
Fire	\$ 30,000.00				
Police	\$ 10,000.00				
Street	\$ 10,000.00				
Contingency Fund	\$ 52,349.22				
Liquid Fuels PLGIT	PLGIT 56980126	105,306.60	101.63	0.00	105,408.23
Monument CD	Standard Bank 242781	5,626.71	0.00	0.00	5626.71
Holiday Lighting Fund	Standard Bank 050004849	1,994.74	0.43	0.00	1,995.17
Payroll Fund	PNC 01226415	1,151.38	49,004.87	49,043.90	1,112.35
Veterans Park Fund	National City 981293700	4,258.04	375.00	18.65	4,614.39
Veterans Park PLGIT	PLGIT 5698025	11,189.78	10.80	0.00	11,200.58
Police Drug Enforce.	PNC 1012912642	850.50	0.00	0.00	850.50
Town Clock Fund	Standard Bank 0010038847	610.92	0.13	0.00	611.05
<b>Total General Fund Balance</b>					<b>775,993.98</b>
WWT Operational Acct	Standard Bank 0320012280	271,921.94	98,803.41	53,736.83	316,988.52
WWT Savings	Standard Bank 50021008	0.00	1,504.15	0.00	1,504.15
WWT Budgetary Reserve	Standard Bank 287245	51,034.60	68.73	0.00	51,103.33
<b>Total WWT Balance</b>					<b>368,091.85</b>
<b>Total Borough funds</b>					<b>1,144,085.83</b>

Respectfully Submitted:  
 Councilwoman Susan Ruskowski  
 Borough Manager Jeff Landy

Mr. Landy is confident that in March or April of this year we will be able to add to the Budgetary Reserve Accounts.

A motion was made by Councilwoman Stevenson to approve the Treasurers Report as read. Motion seconded by Councilman Beranek. Motion carried 6-0.

**President's Report:**

President Tabita is happy that the R1-A Zoning Ordinance passed this evening.

President Tabita said he is very happy with the Treasurer's Report. Council has made a great effort to operate in the black for the last ten years. Also, there has been a noticeable difference since Mr. Landy was hired as Borough Manager. The Borough will benefit with infrastructure improvements.

A motion was made by Councilman Bauer to authorize Mark Fox to sign the SS4 form for the Frick communities EIN number. Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

A motion was made by Councilman Bauer to approve \$100 to be transferred to the Frick Communities account from General Fund account line # 480.01. Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

A motion was made by Councilman Bauer to authorize President Tabita to sign the articles of incorporation application for the Frick Communities. Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

A motion was made by Councilman Bauer to appoint President Tabita to The Frick Communities Board. Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

A motion was made by Councilman Bauer to appoint Chairman of the Community and Economic Development Committee Councilman Crivella to The Frick Communities Board. Motion seconded by Councilwoman Ruszkowski. Motion carried 6-0.

A motion was made by Councilman Bauer to appoint BDA Representative Nino Barsotti to The Frick Communities Board. Motion seconded by Councilwoman Ruszkowski. Motion carried 6-0.

A motion was made by Councilman Bauer to appoint Borough Manager Jeff Landy as an alternate to The Frick Communities Board. Motion seconded by Councilwoman Ruszkowski. Motion carried 6-0.

### **Borough Manager's Report:**

Borough Manager Landy made the following report:

- The reimbursement grant for the proposed rain gardens in the Borough has been set aside for the Borough and drawings were done for rain garden locations and Westmoreland Conservation District will be drawing up plans.
- Mr. Landy went to a meeting at Duquesne University regarding The Frick Communities and the motions made tonight were requested by the university. Mark Fox is a member of the Redevelopment Authority of Scottdale and volunteered to sign the SS4 Form.
- Five insurance companies have gathered information from the borough office and will present proposals for the Borough's Workers Comp and Liability Insurance.
- Mr. Landy had a meeting with G.H. Harris who collects our delinquent per capita taxes and they explained how they did collections. We will be scheduling a meeting with the school district to see if it will be possible to make a few combined changes. But it was pointed out by the G.H. Harris representative that without a list of rental tenants it is very difficult to collect per capita tax. A landlord ordinance would help provide this list.
- Mr. Landy had a meeting with T.P. Electric who may be a less expensive source to repair our traffic signals.
- Mr. Landy attended the Chamber luncheon and updated them on the Borough's plan for 2009.
- A list of streets and alleys will be required for the new zoning map since the addition of the R1-A zone. Councilman Bauer said he has a map of alley names that was given to 911. Mr. Landy said we will need that map to give to Glenn Wolfe, Widmer Engineering so that we have an updated map.
- LTAP is offering a course on drainage on March 11, 2009 that Mr. Landy feels Street Superintendent Fontanazza should attend.
- Council received a letter from the Mount Pleasant Municipal Authority about available funds to be used for storm-water. The letter states that the Municipal Authority will make an additional contribution not to exceed \$205,000 toward the cost of sewage related projects in the community.
- Mr. Landy said there are Webinars available for Council to attend. Anyone who is interested can contact the borough office.
- The person who made us an offer on the Gormley building is unable to come up with drawings or a letter from the bank but is still working on it. Councilman Crivella said Council should at least have a letter of commitment. Mr. Landy said he has put the property on the list for demolition.

Councilwoman Stevenson asked Mr. Landy when we should see the start of the rain garden construction. Mr. Landy said that Westmoreland Co. Conservation District has the plans and will come back to us with drawings. Mr. Landy will then take the drawings to Widmer Engineering for their review. After Widmer approves the drawings Council will vote on them, the project will go out to bid and construction could begin approximately July or August 2009. Mr. Landy said that the Borough has applied for a \$250,000 grant for Phase II of the project but has not heard anything yet. Mr. Landy said Phase I would include 4 to 6 rain gardens. The cost of drainage is a major factor. The amount of rain gardens will depend on how low the bids come in.

President Tabita said he is disappointed that the Mount Pleasant Municipal Authority is only offering \$205,000 when they have over \$1.5 million in unencumbered assets. He feels that leaving the money in the bank to collect interest is not in the best interest of the Borough. Councilman Bauer agreed and feels that may be the reason Mount Pleasant is not receiving grant money. Mr. Landy said that in the letter from the Municipal Authority they did say that since the time the money was first discussed "financial circumstances in the money markets have changed dramatically and radically. Interest rates paid on MPMA investments have dropped by half, as has, therefore, MPMA's income stream. Further, since that conversation, MPMA has incurred tens of thousands of dollars of expense on account of the four condemnation cases pending in connection with the CSO Project. Also, MPMA has undertaken payment of the balance on Penn Vest Loan No. 1 in an amount in excess of \$70,000". President Tabita said that he feels there is still a significant amount of money remaining and if interest rates have dropped it is all the more reason to invest in construction when the cost is low.

**Waste Water Treatment Report:**

WWT Superintendent Norm Stout gave a report on looking for ways to resolve the flooding on Quarry Street. Mr. Stout proposes to run a sewer line of approximately 850 feet on Quarry Street. Before the project would begin Mr. Stout would like Council’s permission to meet with property owners to discuss all of the issues involved in running the line. More assessment is needed to identify specific homes with infiltration. A PA One Call would be put in to determine where the gas and water lines are located. Some of the deteriorating storm-water lines could be replaced or repaired at the same time which would mean WWT and Street Department personnel working together. Cost of the project would be approximately \$28,500 for equipment and materials. This money may have to be taken from the WWT Budgetary Reserve Account. Discussion continued and Mr. Stout answered various questions from Council.

**Public Safety Zoning and Ordinance Report:**

Councilman Bauer read the following Fire Report for the month of January 2009:

Total Calls	43
In Town	19
Out of Town	24
10-45’s	19
Fires	10
AFA’s	7
Public Service	5
Stand-Bys	2
Total Men Answering	728
Average Member per call	17
Total Hours	709

Councilman Bauer said that he received a policy manual from Police Chief Ober that he will review.

Councilman Bauer said that the ordinances that Keystate Publishing recommends we include or change before the recodification is complete are Administration of Government, Shade Tree, Graffiti, Dogs, Sign Regulation, Sex Offender Update, Yard Sales, Digital Signs and Mandatory Solid Waste Collection.

Councilman Bauer asked Mr. Landy if we saved the fence that was removed from the Softball Field. Mr. Landy said he believes it was destroyed. Councilman Bauer said he would like to see a fence across the back of Satcho Park at Ramsey Terrace. Vandalism is escalating at the park. He would also like to see a light installed in that area.

President Tabita said that Council should work on a sign ordinance because there has been a moratorium on signs in the Borough for some time. Councilman Bauer said he has a sample ordinance from Keystate Publishing that covers most types of signs.

**Streets/Parks and Recreation Report:**

Borough Manager Landy said that the Borough received a proposal from Remington & Vernick Engineers for the preparation of the conceptual site plan for Frick Park. Council was provided a copy of the proposal and if there is any response from the committee it can go on the agenda for the next meeting.

Borough Manager Landy said that the Council has received proposals from the Mount Pleasant Little League and the Mount Pleasant Soccer League for matching funds from gas well revenues. The application for funds states that Council would make a decision on the proposals in February and disperse the funds in March. Mr. Landy will recommend that the Recreation Committee hold a meeting to discuss the proposals. There is approximately \$10,000 in gas well revenues available which is the cap per proposal. Councilman Bauer said that there are issues in the area of the Little League and Soccer League fields that need to be addressed. Council discussed other recreation projects that could be done. Mr. Landy said that another thing that must be considered is that the Borough owns the properties and anything over \$10,000 must go out to bid.

Council discussed the projects that Career Link could do. Mr. Landy said at the last meeting that Career Link has said that they are willing to do three projects in the Borough will provide materials. One of the projects is to enclose the pavilion at Frick Park and make it a concession stand and the other project is to move the bathrooms at Willows Park to the bottom of the hill nearer the pavilions. Councilman Bauer said that a better

project might be to build a bathroom for the Little League field. Mayor Lucia said that it is difficult for senior citizens to go up the hill to the bathrooms from the pavilions at Willows Park.

**Finance Report:**

Councilwoman Ruszkowski said that she should have insurance proposals for the Borough's workers comp and liability insurance for the next meeting.

**Property Report:**

Councilman Beranek said that the new sign for Veterans Park is being stored at the WWT Plant. Councilman Beranek said that a frame for the signs needs to be made. Councilman Bauer said he would like to see the frame powder coated.

**Community Eco-Green Report:** None

**Human Resource/Employee Contracts Report:**

Councilwoman Stevenson said that there is some dispute with Paychex regarding the Employee Handbook they are supposed to be developing for the Borough. If Paychex cannot clear up the dispute to the Borough's satisfaction Councilwoman Stevenson said we will request that they return any monies already paid.

**Community and Economic Development/Grants Report:**

President Tabita said that the next Frick Communities meeting will be held in Mount Pleasant in Council Chambers on Saturday February 28, 2009 at 8:00am and Council is welcome to attend.

Council discussed LED lights, a grant that may be available, and what type of LED's they would prefer.

**New Business:**

Borough Manager Landy said that Council received a list of streets for paving from Councilman Slater and a list from Councilman Tate. Councilman Bauer feels that Liquid Fuels money should be used to pave streets in Second Ward and half of First Ward because CDBG money cannot be used in these areas. The other streets could be paved with the CDBG allocation. A discussion ensued regarding which streets need paved. Mr. Landy suggested using the list of streets from Councilman Slater and crossing off any streets that Council doesn't want to pave. Mr. Landy said that there is \$100,000 in Liquid Fuels for paving with a 25% change order. Councilman Bauer asked when the next CDBG money would be available. Mr. Landy said he believes next year is the first year of the three-year cycle. Further discussion ensued.

A motion was made by Councilman Bauer to suspend the rules for the purpose of bidding a 2009 paving project. Motion seconded Councilwoman Ruszkowski. Motion carried 6-0.

A motion was made by Councilman Bauer to bid the following streets to be paved with Center Avenue and Summit Street as alternatives:

- S Hitchman( Warden to Cemetery)
- N. Shupe ( Boro Line To Main)

**Alleys**

- Ceidro ( Boro Line to N. Depot)
- Philabaum ( Main to Smithfield)
- Columbus ( E. Smithfield to Kennedy
- Sally,s Alley(North Church to Jordan)

**Note: Scratch coat for smoothness**

- Ken Kalp (Emerson to Mullin)
- Woods Alley (Main to Vine)
- Miller alley (Main to Vine)
- Kalfelt Alley ( S.Church to College)
- Chestnut Way(Washington to Goo,s)

Motion seconded by Councilwoman Ruszkowski. Motion carried 6-0.

Councilman Bauer reported that there will be a meeting of the Central Westmoreland Council of Governments on February 24, 2009 that he will try to attend.

**Reading of Communications:**

Borough Manager Landy read the following communications:

- Laurel Highlands Chamber will have their annual dinner banquet on March 21, 2009 at Nino's Restaurant. The cost is \$35 per person. President Tabita said that the Borough will pay for council members and council people will pay for their guests. The deadline for reservations is March 13<sup>th</sup>. Councilwoman Stevenson said she will be attending.
- Solicitor Toohey sent a letter stating that Mr. Ed Zavatsky is ready to put in the storm water line that Council approved. Mr. Landy will talk to the Street Department about assisting Mr. Zavatsky.
- The 2009 Smart Growth Awards dinner will be Thursday May 21, 2009. The deadline for nominations is March 13, 2009.
- Penn Dot is having their annual Community Outreach on March 5, 2009 at WCCC. Registration begins at 12:30. The program will include GIS map review and Networking. Council must RSVP by February 26, 2009.
- Westmoreland County Borough Association Annual Banquet will be April 24, 2009 at the Youngwood Fire hall. Reservations are due by April 17, 2009. The cost is \$20 per person.

**Discussion and Payment of Bills:**

A motion was made by Councilman Bauer to pay all approved and authorized bills. Motion seconded by Councilman Beranek. Motion carried 6-0.

**Miscellaneous and Adjournment:**

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Beranek. Motion carried 6-0.

Meeting adjourned at 8:50pm.

## Motions from February 16, 2009 Meeting

A motion was made by Councilman Bauer to dispense with the reading of the minutes of February 16, 2009. Motion seconded by Councilwoman Stevenson. Motion carried 6-0.

A motion was made by Councilman Bauer to adopt Zoning Ordinance #621. Motion seconded by Councilman Crivella. Roll Call Vote to adopt Zoning Ordinance #621

Councilman Bauer	Yes
Councilman Beranek	Yes
Councilman Crivella	Yes
Councilwoman Ruskowski	Yes
Councilwoman Stevenson	Yes
President Tabita	Yes

Motion carried 6-0.

A motion was made by Councilwoman Stevenson to approve the Treasurers Report as read. Motion seconded by Councilman Beranek. Motion carried 6-0.

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Ken Kalp (Emerson to Mullin)  
Woods Alley (Main to Vine)  
Miller alley (Main to Vine)  
Kalfelt Alley ( S.Church to College)  
Chestnut Way(Washington to Goo,s)  
Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

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A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Beranek. Motion carried 6-0.