

Meeting February 4, 2008

The meeting of Mount Pleasant Borough Council was called to order by President Tabita at 7:05pm 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 Beranek, Crivella, Slater, Tate, Wiltrout and Councilwomen Stevenson and Rega were present. Mayor Lucia was present and Solicitor Toohey was absent. President Tabita stated we have a quorum. Councilman Bauer arrived at 7:45pm.

Reading of Previous Minutes:

A motion was made by Councilman Slater to dispense with the reading of the minutes of January 22, 2008. Motion seconded by Councilwoman Rega. Motion carried 8-0.

Special Citation: Dr. Jenkins

Public Comment: None

Mayor's Report:

Mayor Lucia read the following Police Report for the month of January 2008:

Report of the Mount Pleasant Police Department for the month of January 2008

The Department answered 353 calls during the month as follows:

Complaints	113
Requests for assistance	8
Assist Other Departments	8
Accidents investigated	12
Calls Returned	20
Assist Medic 10	19
Assist Mutual Aid	0

The Department made 26 arrests during the month as follows:

Vehicle Code	15
Crimes Code	11

Parking Tickets issued are as follows:

\$1.00 Meter Tickets	12
\$10.00 No Parking Tickets	7
Void / Excused	2

\$1.00 Parking Tickets Paid	10	\$	10.00
\$5.00 Parking Tickets Paid	0	\$	-
\$10.00 Parking Tickets Paid	1	\$	10.00

Return from Magistrate Eckels	\$2,646.52
Return from Clerk of Courts	\$ 111.14
Return from Report Fees	\$ 135.00
Return from Parking Permits	\$ -
Return from Soliciting Permits	\$ -
Return from Restitution	\$ -
Total	\$2,912.66
Meter Receipts 1 Collection	\$ 907.30
Total Receipts for the month	\$3,819.96

Mayor Lucia said that Mount Pleasant lost one of its past police officers and former Chief of Police Joseph Monroe who passed away. Our thoughts and prayers are with his family and friends.

Mayor Lucia swore in two new part-time police officers. Brad Buchsbaum of Acme, PA and Frankie Balistreri of New Stanton, PA.

Mayor Lucia thanked the Mount Pleasant Street Department for a good job of salting the streets during the recent bad weather. Mayor Lucia said that he has been getting calls about the condition of the streets due to the CSO Project. He wants to assure the citizens that in the spring the construction company will restore the streets. The uncommon amount of rain this winter has made the situation worse.

Solicitors Report: None

Tax Collector's Report:

Tax Collector Carol Yancosky reported that she collected \$121.00 in Per Capita Taxes in the month of January 2008. The new county and borough property tax statements will go out on March 1, 2008.

Presidents Report:

President Tabita said he was asked for the Borough's Mission Statement this week. President Tabita said that our mission is to make Mount Pleasant the most livable main street community in Pennsylvania. Every department in the Borough strives to do the best job possible. Council has done some unique things to set Mount Pleasant apart and will continue to do so. The millage rate for the Borough has remained 16.0 mills for many years with expenses increasing and no decrease in services.

President Tabita said that Council is in the process of expanding the R1 Residential Zone with a new R1A Zone to strengthen our single family dwellings and encourage new home owners in the Borough. Buyers can be assured that when they purchase a home that the neighborhood will remain the same. Council has begun the planning process of rezoning with Mullin & Lonergan who said that when they came to look at the Borough they were very impressed with the housing stock in the Borough and the way properties are kept up. Council will be working on this process for the next few months and welcomes public input. President Tabita said this rezoning is critical to Mount Pleasant because our 1.2 million dollar budget is supported mainly with Real Estate Taxes and Earned Income Taxes. So keeping Real Estate Taxes up and bringing more wage earners into the Borough is critical.

The Main Street Street-Scape Project is going forward and more information will be available at the next work session. These renovations will be paid for with a CDBG grant and not our General Fund Budget. President Tabita said that Economic Development is another important issue Councilman Wiltrout and his committee will be working on this year. Also, the Mount Pleasant Municipal Authority has agreed to look at a proposal for improvements to the Borough's infrastructure. All of these things combined will make Mount Pleasant the most livable main street community in Pennsylvania.

A motion was made by Councilman Slater to change the July 7, 2008 council meeting to July 8, 2008 because the Community Picnic is on July 7th. Motion seconded by Councilwoman Rega. Motion carried 8-0.

President Tabita said the Borough started the new year in the black again this year and commended Borough Manager Landy and Council. The Borough has not had to take a tax anticipation loan since 2005. Borough Manager Landy said he transferred funds into the General Fund and WWT Fund Budgetary Reserve Accounts. \$100,000 was transferred into the General Fund Budgetary Reserve Account and \$50,000 was transferred in the WWT Budgetary Reserve Account. The Borough still has a healthy balance and hopefully can continue to add to these reserve accounts for the future.

Borough Manager's Report:

Borough Manager Landy made the following report:

- He had a meeting with the pension administrators regarding excess interest and the police contract.
- Kriebel Resources will be fracking the gas well at Willows Park tomorrow morning beginning at 7:00am and Mr. Landy will be present so that he can understand the process. Kriebel said there will be a smell of gas during the fracking process from Tuesday at noon until evening. Kriebel will come back Wednesday morning to clean up the area and again in two weeks to redo the parking lot and set up the Little League equipment.
- He will compile a list with the help of Street Supervisor Fontanazza of what needs to be done to restore the streets after the completion of the CSO Project. Widmer has provided the Borough with a list of

what roads are complete, what roads are not complete and what work remains to be done. Mr. Landy will set up a meeting with Widmer Engineering, D & M Construction, himself and Mr. Fontanazza so that everyone has the same information. Councilman Slater asked if the Borough could hold final payment to the construction company until everything is completed. Mr. Landy said that Council can ask the Mount Pleasant Municipal Authority to do that. The Municipal Authority is charge of the project even though the Borough will repay the loan. Councilman Crivella said that typically 15% is held until the project is satisfactorily completed.

- Remi Communications, the company that provides the telephone service to borough offices, is going out of business and we must choose another provider. Mr. Landy will meet with Armstrong Cable and Global Communications to get quotes.
- Columbia Gas will be doing a small project in the Borough in 2008 and the Municipal Authority of Westmoreland County has no projects scheduled. Councilman Crivella has a copy of Penn Dot projects and now we can look at what streets the Borough will pave in 2008.
- Mr. Landy received a request for right-of-ways in the Borough. President Tabita and Councilman Beranek said they think the right-of-way is 25 feet from the center of the street. Mr. Landy will check to see if this is correct.
- Mr. Landy said that Allegheny Power will be replacing 308 street lights in the Borough with high pressure sodium heads. This will cost the Borough \$347 more per month. Allegheny Power was unable to provide the Borough with this information before the 2008 budget was passed. President Tabita said that if the street lights throw more light it would be worth the extra cost.

Waste Water Treatment Report:

A motion was made by Councilman Tate to purchase a Bob Cat Skid Loader for WWT from the State Contract for \$29,157.30. Money was budgeted in 2008 for this expense. Motion seconded by Councilman Crivella. Motion carried 8-0.

Councilman Tate said that he and Mr. Landy met with representatives from Allied Waste and Ameresco. Allied Waste wants Mount Pleasant WWT to treat leach water from their facility. He has asked a representative from Ameresco to address Council and we can take a tour of another WWT plant doing this before any decision is made. Borough Manager Landy suggested asking for an opinion from Solicitor Toohey.

Councilman Tate said that WWT Supervisor Norm Stout is off work for knee surgery and Mr. Landy said that he will be returning in a couple of weeks.

Public Safety Zoning and Ordinance Report:

Councilman Bauer read the following Fire Report for the month of January 2008:

Total calls	50
In town calls	9
Out of town calls	41
Total members attending calls	754
Average members per call	15

Councilman Bauer read the following Medic 10 Report for the month of January 2008:

Total calls for the month	150
Medical	122
MVA	10
Fire	6
Transfers	1
Standby	11
In town	75
Out of town	75
Members per call	3.4

Councilman Bauer said that he and Mr. Landy surveyed the site of My Buddy’s Place and looked at other properties in town. He feels that if Council grants the request of My Buddy’s Place for restricted parking on a public street for her business there will be other businesses in town who will want the same consideration. Councilman Bauer’s recommendation is to deny the request for a loading zone in front of My Buddy’s Place on the grounds that they can use the paper alley on the right of their property to park three cars easily and the alley

can not be blocked. And on the other side of the building if she took out the sign she could provide handicap parking there. There are other day care centers in the Borough who have not been granted restricted parking. Councilman Bauer said that he discussed his decision and solutions with the owner.

Councilman Bauer said that the owner of My Buddy's Place told him that a construction company she hired took her money but did not do the work. Councilman Bauer brought up the subject of registering construction companies doing work in the Borough. Mayor Lucia said it would be difficult to do because construction companies come from all over. Mayor Lucia said that we should not be involved. Councilwoman Stevenson said that if the Borough starts keeping a list of "bad" contractors we would be opening ourselves up to a lawsuit. Councilman Wiltrout said the Better Business Bureau provides this service. Councilman Bauer said that he received a request to bring the subject up to Council.

Councilwoman Stevenson said she is in agreement with Councilman Bauer to deny Ms. Hough's request for restricted parking in front of My Buddy's Place. President Tabita said that this issue should have been addressed during the variance hearing. Councilman Tate said that residents have to understand that they do not own the parking space in front of their home. Streets are for the use of all of the public. Councilman Crivella asked if Council has to approve a variance granted by the Zoning Board and President Tabita said no. Councilwoman Rega said that variance hearings are advertised and the public can attend the hearing to voice their opinion. Adjoining property owners are sent a certified letter. President Tabita suggested sending a letter to the Mount Pleasant Zoning Board and ask them to be more conscious of situations like this.

A discussion ensued regarding parking at My Buddy's Place and Councilman Bauer explained the situation. Basically it comes down to being a good neighbor.

Councilman Bauer said that he is working on the ordinance codification and should have information for the next work session. Mr. Landy said he spoke with Keystate Publishing and they agreed that we should wait until we make any zoning changes before completing the codification. A representative from Keystate can attend a council meeting to explain the codification process.

Street Report:

Councilman Crivella thanked Mr. Landy for getting the information from Penn Dot, Columbia Gas and MAWC regarding planned projects in 2008. If anyone has any suggestions regarding which streets or alleys to pave they can present it at the next council meeting. Councilman Crivella said he would like the paving project to go out for bid by March. Councilman Bauer said that Braddock Street from Diamond to Hitchman needs resealed and the alley between College Ave and Church St. is in bad shape. One street Councilman Bauer would like to see paved is Ann Street in Ramsey Terrace from N Geary to S Geary. Also Mullen Ave behind the Mount Pleasant Firemen's Club between Hitchman and Church. The curbing on Joseph and S Geary also needs attention. Councilman Bauer suggested driving around town and looking at all of the streets.

Councilman Crivella said he would contact Widmer for an answer to how D & M Construction is going to restore the streets affected by the CSO Project. Mr. Landy said that Widmer Engineering told him that both sides of the alleys will be paved but the streets will only be paved half way. Councilman Crivella said that maybe the dollar amount allocated to D & M Construction for paving be given to the Borough so that we can pave the whole street. Councilwoman Stevenson suggested that we pay D & M Construction to pave the whole street since they can probably get a better deal on asphalt.

Finance Report:

Councilwoman Rega said that she and Mr. Landy are working with Higbee Insurance regarding the renewal of the Borough's Workmen's Comp. They have gotten quotes for \$42,500 and \$40,000. Current pricing is \$43,500 and \$42,600 so there will be a savings and the new quotes include the Act 477 Municipal Liability Insurance.

Property Report:

A motion was made by Councilman Beranek to open sealed bids for property at 416 Smithfield Street. Motion seconded by Councilwoman Rega. Motion carried 9-0.

The following sealed bids were opened by President Tabita:

Mammoth Contracting Inc., Acme, PA \$509.00

A motion was made by Councilman Crivella to reject the bid from Mammoth Contracting Inc. Motion seconded by Councilman Tate. Motion carried 9-0.

Mr. Landy informed Councilman Beranek that the computers for the Premoshis displays are ready and we have to make arrangements to get them to the Synagogue. Street Supervisor Mario Fontanazza said he would have the Street Department pick up the computers.

Business/Economic Development & Contracts Report: None

Human Resource/Employee Contracts Report:

Councilwoman Stevenson said that the employment letters are ready for a final review before getting signatures.

Councilwoman Stevenson said that there will be activity again at the Log Cabin on Washington Street. By the end of 2008 there will be a second cabin on the property.

Recreation: None

New Business:

David Spina asked Council what price they would like to get for 416 W Smithfield Street. President Tabita said an exact number has not been discussed. Mr. Spina said that after looking at the house he feels that the house should be torn down and replaced with a brand new duplex. He feels that would be a good thing for the Borough. Councilman Tate said that the Borough should at least get the cost of tap-in fees etc. President Tabita said that since the property has gone out for bid twice Council is able to discuss any offer and act on the offer at a Council meeting. Councilman Crivella said that a lot in Mount Pleasant with all utilities is worth \$15,000. Mr. Spina said that there would be costs for demolition and disposal of the house. Mr. Spina said he would meet with Borough Manager Landy to discuss a proposal.

Reading of Communications:

Borough Manager Landy read the following communications:

- A flyer from Penn Dot for a Community Outreach meeting on March 13th at the Arnold Palmer Regional Airport at 12:30pm on 2008 construction projects. Registration deadline is 2/29/08.
- Information on the Robert C Edwards Scholarship Foundation. Deadline for applications is May 2nd.
- The Laurel Highlands Foundation Adult Training Facility is accepting newspaper to recycle. This project will enable the people they serve to work on a daily basis. The address is Rear 112 Diamond Street, Mount Pleasant, PA 15666.

Discussion and Payment of Bills:

A motion was made by Councilman Bauer to pay all authorized and approved bills. Motion seconded by Councilman Beranek. Motion carried 9-0.

Miscellaneous and Adjournment:

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Beranek. Motion carried. 9-0.

Meeting adjourned 8:29pm.

Motions from February 4, 2008 Meeting

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