

Meeting September 21, 2009

The meeting of Mount Pleasant Borough Council was called to order by Vice-President Bauer at 7:01 pm 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. Vice-President Bauer directed Borough Manager Landy to take roll. Councilmen Beranek, Crivella, McCloy, and Councilwomen Ruszkowski and Stevenson were present. Mayor Lucia and Solicitor Toohey were present. Vice-President Bauer stated we have a quorum.

Reading of Previous Minutes:

A motion was made by Councilwoman Stevenson to dispense with the reading of the minutes of September 8, 2009. Motion seconded by Councilman Beranek. Motion carried 6-0.

Public Comment: None

Speakers:

Ms. Terri Yurcisin, Westmoreland County Local Government Coordinator Planning & Development spoke to Council about the county CDBG Program. CDBG funds were used for Phase I and Phase II of the Main Street Street-Scape Project in the Borough. CDBG funds can also be used for paving. Money for the CDBG Program comes from HUD and is a Community Block Grant Program. Availability of funds is based on population and housing stock etc. The County uses this formula and projects out for three years. The current funding cycle is 2009 – 2011. The deadline for applications is October 30, 2009 for next years program which starts May 1, 2010. After the County receives our application they look at how much money we have received in the past, what we're asking for and if it meets their guidelines. By the end of January we should know if they are going to submit our project to HUD for funding. At that time we can start the design and bid process. Projects can only be done in low to moderate-income areas. Ms. Yurcisin presented Council with a map showing what areas of the Borough are low and moderate-income areas. 51% of the population in an area must be low to moderate-income for that area to qualify. The 2006 – 2008 allocation was \$108,000 and the county funded \$500,000 for the Main Street Project. The remaining \$90,000 goes back into a contingency fund for other projects that have cost over runs. Ms. Yurcisin said that our current allocation is \$86,000. There is now also a competitive process. With this application we would compete with other municipalities. The \$500,000 approved for the Main Street Project was not a competitive process. With a competitive process we would be competing with other projects in the county. It would be over and above our allocation and would come to approximately \$400,000. Councilman Crivella asked whether CDBG funds could be used to extend the Coal & Coke Bike Trail. Ms. Yurcisin said probably not. There may be funds available from the DCNR to be used for that purpose. Vice-President Bauer said that CDBG funds could be used at Jack Bobb's Park. There are a number of safety issues at the park and it falls into the low to moderate-income area. Other possible projects were discussed. The census process is very important in determining the eligibility of areas in the Borough. Ms. Yurcisin left a Standard Application and a Competitive Application with Council. We can call her with any questions or help with the application. Ms. Yurcisin said that a park in a low-income area does not need to be ADA approved.

Ms. Yurcisin said that the County has received no invoices from Widmer Engineering since May 2009 for Phase II of the Main Street Street-Scape Project.

Mr. George Church of the Westmoreland County Industrial Development Corporation spoke to Council about the Borough property on Bridgeport Street. Mr. Church said that there is natural gas under this area and Marcellus Shale Gas Wells have been a boon to the area. Westmoreland County Industrial Development owns the railroad and has been getting a number of calls about lay down areas for the gas well companies to store materials such as pipe, sand, valves etc. Mr. Church asked Council if they would be willing to let the gas well companies use the property on a temporary basis to store some of this material. There would be no hazardous material. There would be no buildings erected and the railroad would pay rent to the Borough. There is also a possibility of a railroad crossing to extend the Coal & Coke Trail to Main Street. Borough Manager Landy said that until Council decides what to do with the property it is just sitting vacant. With this proposal the Borough would see some income. Councilman Crivella said that the area is close to Willows Park and the Soccer Field and he worries about young people getting hurt. Would the Borough be liable if that happened? Borough Manager Landy said that if the railroad leases the property it would be covered under their liability insurance.

Also, this would be one of only three railroad sidings in Westmoreland County. The railroad would be making approximately \$100,000 worth of improvements to the Borough property, which would remain after the lease is up. A railroad siding would be very attractive to any company who wants to ship product. The lease would have to be long term in order for the railroad to recoup the expense of the railroad siding. Mr. Landy said that they may not need the entire 7 acres which would leave some to be developed. Right now trains go through the Borough about 3 times a week. That may increase with the development of more gas wells. Mayor Lucia said that Mount Pleasant would like to be part of the growth of the county. Mr. Church said that each individual agreement would have to meet with Council approval. Mr. Landy asked if it would be possible to include in the lease the hours that trucks could come and go from the property. Mr. Church said that could be discussed. Solicitor Toohey said that it looks like a good idea since each individual lease proposal would be brought before Council. Mr. Toohey said that in an act of good faith Council could make a motion tonight to give Borough Manager Landy the authority to pursue discussions with the County for the purpose of looking at lease proposals to bring before Council. Mr. Toohey said that the company leasing the property would have to bond the roads.

A motion was made by Councilman Crivella for Borough Manager Landy to work with the County to look at leasing the Bridgeport Street property. Motion seconded by Councilman McCloy. Motion carried 6-0.

Council discussed connecting the Coal & Coke Trail to Main Street. Mr. Church said that there would be a railroad crossing for pedestrians and bicycles only. Mr. Church said he would like a letter of support from the Mayor to Larry Larese, Westmoreland County Planning and Development for their request for a pedestrian crossing.

Council credited Borough Manager Landy for his efforts to develop the property and for working with Mr. Church and Larry Larese on this venture.

Mayor’s Report:

Mayor Lucia swore in the newly appointed member to the BDA Board Frank Crivella. New BDA board member Diane Paul was not present.

Mayor Lucia said that the Mount Pleasant Glass & Ethnic Festival begins this week on Thursday September 25, 2009. Anyone wanting to donate their time to the festival is welcome. Council members presence at the festival is always a show of their support.

Mayor Lucia said he would like a letter from Council to our State Senators in support of the Mount Pleasant VFD. The legislators are purposing a 20% tax on all non-profit organizations games of chance fund-raisers.

A motion was made by Councilman Beranek to have Borough Manager Landy draft a letter to the Pennsylvania Legislature to support our VFD and Glass & Ethnic Festival against the 20% tax on games of chance and other fund-raisers. Motion seconded by Councilman Crivella. Motion carried 6-0.

Solicitor’s Report: None

Treasurer’s Report:

Borough Manager Landy read the following Treasurer’s Report for the month of August 2009:

Mt. Pleasant Borough Treasurer's Report: Aug-09

		Previous Balance	Deposits	Disbursements	Balance Aug 09
General Fund Checking	PNC 00-0122-3513	52,370.00	145,583.25	147,953.25	50,000.00
General Fund Sweep	PNC 10-1149-3394	642,155.13	59,729.61	70,459.24	631,425.50
General Fund Budgetary Reserve	PNC 102-457-4388	102,758.01	71.51	0.00	102,829.52
**Fire		30,000.00			
**Police		10,000.00			
**Streets		10,000.00			

**Contingency Fund		52,829.52				
General Fund Budgetary Reserve	Standard Bank 321615	100,605.51	144.50	0.00		100,750.01
**Police		20,000.00				
**Streets		20,000.00				
**Contingency Fund		20,750.01				
**Infrastructure		30,000.00				
**Recreation Grant Fund		10,000.00				
Liquid Fuels PLGIT	PLGIT 56980126	175,868.20	60.80	4,937.99		170,991.01
Monument CD	Standard Bank 242781	5,626.71	0.00	0.00		5,626.71
Holiday Lighting Fund	Standard Bank 050004849	1,796.78	0.23	0.00		1,796.01
Payroll Fund	PNC 00-0122-6415	1,076.88	47,358.84	46,943.68		1,492.04
Veterans Park Fund	National City 981293700	4,879.83	150.00	60.70		4,969.13
Veterans Park PLGIT	PLGIT 5698025	11,236.31	3.97	0.00		11,240.28
Police Drug Enforcement	PNC 10-1291-2642	850.50	0.00	0.00		850.50
Town Clock Fund	Standard Bank 0010038847	611.57	0.08	0.00		611.65
Storm Water Retrofit Phase 1	PNC Bank 10-2825-9692	14,500.00	0.00	0.00		14,500.00
Total General Fund Balance						1,097,082.36
WWT Operational Acct	Standard Bank 0320012280	231,157.05	79,687.91	53,615.23		257,229.73
WWT Savings	Standard Bank 0050021008	10,579.69	15.20	0.00		10,594.89
WWT Budgetary Reserve	Standard Bank 0000287245	101,837.51	146.28	0.00		101,983.79
**Contingency		61,983.79				
**Infrastructure		40,000.00				
Total WWT Balance						369,808.41
Total Borough funds						1,466,890.77

Respectfully Submitted:

Councilwoman Susan Ruskowski

Borough Manager Jeff Landy

A motion was made by Councilwoman Stevenson to approve the Treasurer's Report as read. Motion seconded by Councilman Ruskowski. Motion carried 6-0.

President's Report: None

A motion was made by Councilman Beranek for an Executive Session. Motion seconded by Councilwoman Ruskowski. Motion carried 6-0.

Executive Session 7:50pm to 8:15pm.

Vic-President Bauer reported that the Executive Session was to discuss litigation.

Borough Manager's Report:

Borough Manager Landy made the following report:

- The Borough will be receiving the next check for gas well revenues in October 2009. Mr. Landy said that revenues will probably remain the same. Mayor Lucia asked Mr. Landy if he spoke to Kriebel Resources about the valves that need changed on the well at Frick Park. Mr. Landy said he has called them twice.
- Mr. Landy thanked everyone for their support of the 9/11 Tribute.
- The Street Department purchased a pressure washer and are cleaning the steps at Veterans Park.
- Mr. Landy thanked Council for their support of the proposed leases at the Bridgeport Street property that he worked on.
- Mr. Landy said that there have been some recent property reassessments and income from our property taxes may be reduced. Our budget is going to be very tight this year.

Waste Water Treatment Report: None

Public Safety, Zoning and Ordinance Report:

Vice-President Bauer said that he has not received the final ordinance re-codification. Council should be able to make a motion to advertise the re-codification at the first meeting in October.

Vice-President Bauer said that with the help of Mr. Landy and Police Officer George Grippo some property maintenance issues in the Borough are being resolved.

Vice-President Bauer said that in the next budget year his committee will be getting quotes on tires and oil changes for the police vehicles.

Vice-President Bauer asked Mr. Landy if the purchase of a new police vehicle will be in the 2010 budget. Mr. Landy say that money is available in the Budgetary Reserve Account.

Streets, Parks & Recreation Report:

Mr. Landy said that he and Councilman Slater met with Skowronek Landscaping and work will begin on the landscaping around the gas well at Frick Park.

Mr. Landy said that he and Councilman Slater also met with Bob Regola of McCormick Taylor Engineers & Planners. Ideas for Frick Park were discussed and Mr. Regola should be presenting Council with a plan sometime next week.

Mr. Landy said that the contract for lawn and park maintenance is up this year and we will be requesting bids.

Vice-President Bauer said that one of the granite benches collapsed at Veterans Park. The back of the bench came loose last year and was glued. This week the back fell off of the bench and the whole thing collapsed. Mr. Landy said he called McColly Memorials/Rock of Ages but has gotten no response so he will draft a letter this week. Mr. Landy said he had a representative from R.K. Schumaker look at the broken bench who said that it was not constructed correctly from the beginning.

Finance Report:

Councilwoman Ruszkowski said that if any council member has a project they would like to see added to the 2010 Budget they should bring it up now so there are no surprises coming into 2010. Her and Mr. Landy have started to work on the budget. As Mr. Landy said, the budget will be very tight this year.

Property Report:

Councilman Beranek said that he has found someone to look at repairing the cracks in the granite of the pyramids at Veterans Park. The main problem is getting an adhesive to match both the granite and the sand blasting.

Councilman Beranek said that the high school students have begun work on the Premoshis Christmas decorations for this year.

Borough Manager Landy said that the Christmas Parade this year will be held on December 5, 2009.

Councilman Bauer asked if anything has been done with the carolons at the Town Clock. Councilman Beranek said that the Borough will have to contact an expert to look at them. Mr. Landy said he will call St. Pius and see who they use.

Community Eco-Green Report:

Councilman McCloy said that he spoke to the Daily Courier about putting something in the newspaper about the proposed curbside recycling and how it would work. The article will run sometime in late October 2009. Councilman McCloy said that he spoke with John McGoran of Allied Waste about a flyer to be included in the garbage bills and Mr. McGoran said it will be completed in about a week.

Councilman Bauer said he still feels that the clubs in town have large quantities to recycle and since curbside recycling will not include commercial businesses they would probably be willing to take their recyclables somewhere if they could. Councilman McCloy said he would speak to Mr. McGoran about it.

Human Resources and Employee Contract Report:

A motion was made by Councilwoman Stevenson to adopt resolution 2009-07 allowing the Borough to increase the municipal pension contribution from \$2.30 per hour worked by a member in 2009 to \$2.45 per hour worked by a member in 2010. Motion seconded by Councilman Crivella. Councilwoman Stevenson said a roll-call vote is required. The vote was as follows:

- Councilman Bauer Yes
- Councilman Beranek Yes
- Councilman Crivella Yes
- Councilman McCloy Yes
- Councilwoman Ruszkowski Yes
- Councilwoman Stevenson Yes

Motion carried 6-0.

Councilwoman Stevenson said that Solicitor Toohey provided her with a lot of changes and additions to the Employee Handbook. In his letter he provided eleven other policies that he thought we should add.

Community and Economic Development and Grants Report:

Councilman Crivella said he, President Tabita and Borough Manager Landy met with Eric Fullmer from Mullin and Lonergan to discuss consulting fees and planning. The fees range between \$70,000 and \$90,000. Typically the state will provide matching funds but they don't have the money to give us. We can start planning now but probably won't be able to do anything until 2011.

Councilman Crivella said he gave Council a copy of the BDA budget. Most of the BDA revenue is going to subsidize the In Town Shops. Councilman Crivella said he would like Council to approve the BDA budget contingent upon them listing the building housing the In Town Shops with a realtor to be sold.

New Business: None

Reading of Communications:

Borough Manager Landy said that Council received one letter. The letter is unsigned and Mr. Landy will have a copy on his desk for anyone who wants to read it.

Discussion and Payment of Bills:

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

Miscellaneous and Adjournment:

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

Meeting Adjourned 8:42pm.

Motions from September 21, 2009 Meeting

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Councilman Beranek	Yes
Councilman Crivella	Yes
Councilman McCloy	Yes
Councilwoman Ruszkowski	Yes
Councilwoman Stevenson	Yes

Motion carried 6-0.

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