

Meeting December 2, 2013

The meeting of Mount Pleasant Borough Council was called to order by President Bauer at 7:01pm 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 Bauer directed Borough Manager Landy to take roll. Councilman McCloy, Pritts, Snyder, Tate, Wojnar and Councilwomen Bailey, and Ruszkowski and Stevenson were present. Mayor Lucia and Solicitor Conlin were present. President Bauer stated we have a quorum.

Reading of the Minutes:

A motion was made by Councilman Snyder to dispense with the reading of the minutes of November 18, 2013 since Council has been provided with a copy. Motion seconded by Councilman Pritts. Motion carried 9-0.

Public Comment:

Kevin McFeaters, Mount Pleasant spoke to Council on behalf of the Mount Pleasant Landlord Association. The Landlord Association will be having a spaghetti dinner to benefit the victims of the fire on Rumbaugh Avenue. The dinner will be held at St. Pius School on December 8, 2013 from 11:30am to 5:00pm and the cost is \$6.00 per person. Mr. McFeaters invited Council to attend.

Jane Altman, McCali Manor, spoke to Council regarding turning a portion of her building at 462 West Main Street into five executive suites. The suites would all include a kitchenette and the bar and restaurant would remain part of the business. Ms. Altman said that she does not want to spend the money needed to apply for a variance, she would like Council to override or amend the Zoning Ordinance to accommodate her proposal to have executive suites in B1 Zone. Ms. Altman said she also proposes to add a front porch to the building. President Bauer said that Council would have to discuss her proposal amongst themselves and with the Borough Solicitor.

Borough Manager Landy explained that when Ms. Altman came to him with her proposal he did not feel that our B1 Zone would permit her to do what she wanted. He suggested a meeting with B.I.U. so that everyone would be on the same page. At the meeting with B.I.U. the majority of those present believed that it would not be permitted under our current zoning. Mr. Landy said that Council cannot override the ordinance and he suggested to Ms. Altman that she file for a variance with the Zoning Hearing Board. After speaking with the Zoning Hearing Board Attorney Tim Witt, Ms. Altman felt that the cost was prohibitive and did not want to apply for a variance, but to speak to Council. Mr. Landy explained to Ms. Altman that if she is suggesting that Council amend the ordinance, that would take time.

Ms. Altman said that she feels the spirit of the ordinance allows for Executive Suites in Zone B1. Councilwoman Bailey asked Ms. Altman how long a period of time people would be renting the suites. Ms. Altman said one month or less.

President Bauer said that the current Council is aggressively seeking new businesses for the Borough and are always open to opportunities. President Bauer said that he has been speaking with different developers who are interested in locations in the Borough. But the current zoning must be followed and if it is to be changed that will take time.

Mr. Tom Altman, Mount Pleasant Township, said that he has invested a good portion of his retirement money into helping his daughter with her business and asked Council to take that into consideration.

Speakers:

Mr. Roger Eckels, Mount Pleasant Drug Awareness presented Council with a check in the amount of \$500 to cover the cost of the license renewal for the Reality Tour. Mr. Eckels said that Mount Pleasant Drug Awareness is a proud sponsor of the Mount Pleasant Area Reality Tour and wants to tour to continue its success. There have been three sessions so far and over 250 children and parents attended and benefited from the tour.

Mayor's Report:

Mayor Lucia read the following Police Report for the month of November 2013:

Report of the Mount Pleasant Police Dept for the month of November 2013

Complaints	55
Requests for assistance	13
Assist Other Departments	9
Accidents investigated	7
Calls Returned	10

Assist Medic 10	5
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The department made 45 arrests during the month as follows

Vehicle Code	43
Crimes Code	2
Borough Ordinance	0
Warning Issued	0

Parking Tickets issued are as follows:

\$4.00 Meter Tickets	13
\$10.00 No Parking Tickets	0
Void / Excused	1

\$1.00 Parking Tickets Paid		\$	-
\$2.00 Parking Tickets Paid			
\$3.00 Parking Tickets Paid			
		\$	
\$4.00 Parking Tickets Paid	12	48.00	
\$5.00 Parking Tickets Paid	0	\$	-
\$10.00 Parking Tickets Paid	0	\$	-
\$15.00 Parking Tickets Paid	0	\$	-
\$10.00 No Parking Tickets Pd	0	\$	-
		\$	
Return from Magistrate Eckels		1,233.59	
		\$	
Return from Clerk of Courts		132.09	
		\$	
Return from Report Fees		105.00	
Return from Parking Permits		\$	-
Return from Restitution		\$	-
		\$	
Total		1,518.68	
1 Meter Collection		Not available	
		\$	
Total Receipts for the month		1,518.68	

Mayor Lucia said that he and Borough Manager Landy are part of the Mount Pleasant YMCA's Ambassador's Group and a meeting was held to discuss how the YMCA is looking to expand the YMCA with more adult classes and other programs.

Mayor Lucia said that he attended the local Emergency Management Coordinators meeting in Greensburg. Storm damage was discussed as well as decision making during a disaster. Mayor Lucia said that after the first of the year he will set up a class for Council so that they are up to date.

President Bauer said that as council member there are certain courses they are required to take and he would like all of the current council to make copies of their certificates for the borough office and schedule classes on-line for anything they do not have. New council members will be given instructions on where they can schedule the courses.

Solicitor's Report:

Attorney Conlin, Tucker Arensberg, reported that her firm has looked at the draft letter of intent from Honeywell and has signed off and Council can act on it between now and the next meeting.

Tax Collector's Report:

Tax Collector Carol Yancosky read the following Tax Report for the month of November 2013:

Property Taxes = \$1,348.52
 Per Capita Taxes = \$645.00
 Total Collected = \$ 1,993.52

Presidents Report:

A motion was made by Councilwoman Stevenson to reappoint Nino Barsotti to the Mount Pleasant Borough Business District Authority. Motion seconded by Councilman Wojnar. Motion carried 9-0.

A motion was made by Councilwoman Bailey to reappoint Jim Sebek to the Mount Pleasant Parking Authority. Motion seconded by Councilman Snyder. Motion carried 9-0.

President Bauer said that he and Mr. Landy met with developers interested in bringing business to Mount Pleasant and will be meeting with Homes For Hope regarding the VFW location sometime next week.

President Bauer said that in January the new year will begin with developing Penn Park, bidding street paving projects and building the storage sheds at the borough property on Bridgeport Street.

President Bauer said that there will be vacation blackout dates for borough employees beginning in 2014. There are events in town when borough personnel are needed. These blackout dates will be July 1,2,3, September 22,23,24,25,26, 29, 30 and December 4,5. On these dates borough employees will not be able to use vacation days.

Councilwoman Stevenson presented Tax Collector Carol Yancosky a gift to thank her for supplying snacks for every council meeting throughout the year.

Borough Manager's Report:

Borough Manager reminded everyone that there are still events to attend in December. December 7th is the Christmas Parade, Santa at the Gazebo and Christmas at the Log Cabin. December 8th will be the Candlelight Procession at 5:30 starting at Central Fire Station.

Mr. Landy said that on Wednesday December 4th between 9am and 11am there will be a meeting with borough employees to go over the new health insurance.

Borough Manager Landy read the following highlights from council meetings in 2013:

January 2013

- President Bauer spoke about the tragedy in Newtown Connecticut.
- Drug Awareness Program and specifically the Reality Tour Program that is being instituted in the Borough.
- Mr. Eckels congratulated the Borough on the success of its K-9 Unit Directed by Patrolman George Grippo.
- Mr. Eckels presented Mayor Lucia, President Bauer and Councilman Snyder a check in the amount of \$4,000 to be used for the purchase of the vehicle.
- Mr. John Sharp, Sharp & CO., Borough auditors, presented Council with copies of the 2011 audit of Borough accounts.
- The Borough received an unqualified opinion which is the highest form of assurance that can be given a Borough.
- The entire Borough funds were audited which included Mount Pleasant EMS Medic 10.
- Mount Pleasant Glass & Ethnic Festival donated \$800.00 worth of Christmas toys to elementary school children in need.
- Met with representatives from Honeywell regarding energy savings in the Borough.
- Borough Manager Landy said that the town clock is not working again.
- Mount Pleasant Borough Police Department is making some good arrests in regards to illegal drugs in the Borough.

February 2013

- Shop Demo Depot spoke to council regarding the new state law which states that garbage companies are no longer allowed to pick up television's or computer monitors and other electronic equipment.
- Carol and Joseph (Coke) Yancosky celebrated their 50th wedding anniversary.
- In 2012 the Borough recycled 162.14 tons for residential customers and 24 tons for commercial customers.
- Borough steer department will concentrate on sealing and tar and chipping this year instead of a paving project.

March 2013

- Surveillance cameras are being installed at Willows Park, the Soccer Field and Frick Park.

- The welcome to Mount Pleasant sign has been installed on the west end of Main Street.
- The Mount Pleasant Glass Museum is open.
- Police have been doing speed control throughout the Borough.
- A monthly Safety Committee meeting was held to review any accident of workers compensation filings for the month.
- Councilman McFeaters resigned.

April 2013

- Mayor Lucia swore in Mr. Wojnar as 1st ward Councilman.
- Construction of the water basin began.
- The Penn Parklet Project was selected by Westmoreland County for a CDBG grant in the amount of 73,000.
- Council made the decision to remove trees at Frick Park is because the roots are lifting the walking track and making it unsafe and pushing out the wall in the alley.
- 2012 gas well royalty totals are disappointing but we still save money on gas usage for the Central Fire Station and the Municipal Building.
- The Quarry Street Project is underway.

May 2013

- Mr. McFeaters, Route 819 Mount Pleasant PA 15666 came back and presented a petition previously submitted to Council to have the Landlord Ordinance repealed.
- Mr. Kukovich, Smart growth Partnership of Westmoreland County, spoke to Council about the past and future goals of smart growth.
- The pamphlet about “The Truth About Mount Rental Inspection Ordinance” will put to rest some of the lies that have been circulating and make the purpose of the ordinance clearer.
- The summer program run by the YMCA will be at different ;locations this year and will be coordinated with the summer program hosted by the Mount Pleasant Public Library and the free lunch program run by Southmoreland School District.
- The Memorial Day Observance at Veterans Park was very successful and well-attended and included the unveiling of the Veterans Park Digital Wall.

June 2013

- High grass in the Borough is becoming a real problem again this year.
- Appoint Mr. Donald Rega to the Mount Pleasant Borough Business District Authority.
- The Mount Pleasant community yard sale was held.
- The old wood stripping business has been demolished to make room for Penn Park.
- Juveniles have been crawling into Satcho’s Park from the Township through a gap in the fence and they have destroyed that Boroughs four foot fence.

July 2013

- Patrick Brien 206 College Avenue proposed to Council that a Homeowners Committee be formed of Mount Pleasant homeowners who will volunteer and work in conjunction with Council.
- Mayor Lucia said that there are still individuals selling door to door in the Borough without a permit. Residents should call the borough office or police department when someone comes to their door without a permit. People should also keep their eyes open for any unusual activity in their neighborhoods.

- Mr. Landy said that the problem with the Veterans Park Digital Wall has been corrected and will be completely functional for the "Party In The Park" on July 3rd.
- Councilman Tate reported that the Street Department is painting the word "stop" on the road at stop signs instead of just a white line. It seems to stand out much better, making drivers more aware.
- K-9 Officer George Grippo purchased a Jeep Cherokee
- The rain garden project outside the Municipal Building is completed and has proven to be successful. There was not water running down Etze Avenue during the last rain event.
- There will be more rain gardens installed at Frick Hospital and should solve the Church Street runoff problem.
- The Frick Hospital Detention Pond Project should be completed this week.
- Finally the rain garden by the Diamond Street parking lot should resolve the water problem on Union Way behind Leo's Grille 31. That will complete the Storm Water Retrofit Project Grant in the Borough.

August 2013

- Mayor Lucia said that he would like Council to think about hiring a zoning officer.
- President Bauer said that a meeting was held with Senator Ward, Representative Harhai, Representative Kula and representatives from Penn Dot about paving Main Street which is a state road and out of our jurisdiction.
- Council discussed repairing the basketball court at Frick Park and solving the problem with the bees in the playground.
- Mayor Lucia said that there was a meeting with B.I.U. and the Borough requested more reporting on landlord registration and inspection. Mayor Lucia said that the Borough told B.I.U. that no landlord who has had an initial inspection will have another inspection until all units in the Borough have been inspected.
- Mr. Landy said that he and Mayor Lucia attended a discussion with county officials and representatives from Greensburg, Irwin and Sewickley Township regarding housing issues in Boroughs and how the County can help municipalities.
- Mr. Tony Splendore was named the 2013 Boys Tennis Coach of the Year by the National High School Coaches Association.

September 2013

- Mike Oplinger, Station Manager, Mount Pleasant EMS Medic 10 was presented a citation for going above and beyond the call of duty.
- The Rain Garden on Diamonds Street is finished and will solve some of the icing problems in the winter. Councilman Tate said that the other rain garden projects in town seem to be a success because there was very little flooding during the recent heavy rainfall.
- Work began on a grant with Jacobs Creek Watershed to solve some of the problems on North Geary Street and then will try to solve the problem of water rushing down Main Street.
- Mr. Landy said again that Council needs to have a plan for the future. Revenue is decreasing and expenses are increasing. It is very important to formulate a plan of action.
- Borough Manager Landy reported that Mike Kroft, Supervisor of Frick Hospital Maintenance, picked up the motors, both the old and the new, for the Town Clock today and also went to look at the clock.
- Borough Manager Landy reported that the Sunoco Gas Station on Main Street has closed.
- President Bauer discussed putting a digital sign inside the Mount Pleasant sign at the old PNC drive-thru.
- There was discussion regarding borough personnel and how they can do a better job and that they should be more closely managed.
- Councilman McCloy had a meeting of his committee to discuss possible changes in the Zoning Ordinance.
- The issue with Dr. Arevalo's building on Main Street needs to be resolved. Mr. Landy said Health Officer Rita Bornstein has been working on it.

- Councilwoman Bailey and Borough Manager Jeff Landy attended the Library Board meeting this morning, but Jeff was asked to leave because he is not a member of Council.
- President Bauer said he will not approve another check from the General Fund to the Library Board until the Board is running more efficiently.
- We had a successful Glass & Ethnic Festival.

October 2013

- Mayor Lucia swore in Mr. Patrick Brien to the Mount Pleasant Planning Commission.
- Mr. Chuck Karadus, President of the Kosiuszko Club presented the Borough with a check in the amount of \$1,000 to be used for the new Christmas wreaths.
- Robert Zelenak Sarp & Company reported to Council on the 2012 Audit. Mr. Zelenak said that the Independent Auditor's Report presents a good opinion on the audit. Mr. Zelenak reported that the audit disclosed no instances of noncompliance. The ratio of assets vs. liabilities is 3 to 1 which is very healthy for the Borough.
- President Bauer said that he and Council are doing the best they can to use borough funds wisely and not waste money. President Bauer said that he is going to expect more out of the department managers in the Borough.
- Borough Manager Landy reported that he and Solicitor Wolfe attended an Economic Growth Summit at Westmoreland County Community College. Solicitor Wolfe was on the panel of professionals at the summit.
- Mr. Landy reported that the final rain garden has been completed and the four-year Storm Water Retrofit Grant Project is done. Mr. Landy said that he is working on funding for other projects in the Borough including construction of Penn Park and the storm water project on North Geary Street.
- Councilman Snyder reported that a meeting was held with Mount Pleasant EMS Medic 10 and there is a problem with patients paying for ambulance service. Their insurance sends the check directly to them and they do not forward payment to Medic 10.
- There will be a pep rally at 6pm before the parade on the 30th to support our Vikings who are going to the playoffs.

November 2013

- Mr. Edmund Davis resigned from the Mount Pleasant Zoning Hearing Board effective December 31, 2013.
- Penn Dot applied for a grant for the Borough to be used to replace the traffic signals from Morewood Street to the Diamond with all new equipment. The timeline for replacing the signals will be approximately 2016. Representatives from Penn Dot are confident the Borough will receive the funds.
- Councilman Wojnar said he would like to reestablish the Citizens Parks and Recreation Committee.
- The preliminary 2014 budget shows a \$10,000 deficit. Councilwoman Ruszkowski said that she would like to see more breakdown for some of the line items in the Mount Pleasant Business District Authority budget and an explanation of the \$30,000 cash carry over before the budget is approved by Council.
- Mayor Lucia said that the first Mount Pleasant Reality Tour was held and was a great success. There are many volunteers for the tour and everything ran very smoothly.
- President Bauer commended the WWT Department for their progress on the Quarry Street Project and the Street Department for their work on the wall at Frick Park.
- Mr. Landy said that Mount Pleasant is one of the communities who were picked by the county to be involved in land banking. The Borough budgeted funds in 2014 for land banking.

Mr. Landy said that tonight, the December meeting ends council's regular scheduled meetings. Council will vote and pass a balanced budget for the 8th consecutive year. This budget does not include a tax increase and does not include a decrease in services. But for the 8th consecutive year it does include moving forward with plans to improve and make the borough better.

All year long this council has worked together, discussed problems, and instituted solutions that have resolved borough issues. This council has been transparent and open with information. Examples are Council meeting on T.V., Council

meetings covered by newspapers, our web site, the Up Close Mt. Pleasant T.V. and Radio Show, and Open Door policy at the Borough building.

The year 2013 was a year of challenges. Challenges of listening to all our residents and responding to their wants and needs. Challenges of fixing problems that should have been dealt with many years ago, but were not and now we are taking care of them. Finally there were challenges to Council performance. This was an election year that several Council members faced challenges on Election Day. When it was all said and done the Council make up will change for 2014. Councilman Tate, Councilman McCloy and Councilman Snyder will not sit in these chairs.

Councilman Snyder, when called upon to serve stepped up and used his knowledge of public safety. Public safety in the borough stayed the course all year under Corey Snyder's term and even added a new police car and K-9 vehicle.

Councilman McCloy, with the 4th longest tenure on council was in charge of zoning and ordinances. One of the hardest committees to chair. Councilman McCloy worked hard, listened, researched and went to a lot of meetings to make sure this Borough Rules and Regulations were appropriate and needed.

Councilman Tate was and is the longest tenured Councilman. He brought experience, common sense and a unique way of analyzing problems to come up with the right answers. Most likely he at one time or another served on all the Borough Committees. His dedication and passion for council is best exemplified at Veterans Park, from beginning to the new Digital Wall, Councilman Tate was heavily involved. His decision not to be on the election ballot shows the personal toll it can take on a person sitting in these chairs running the Borough. These 3 men offered a combined over 28 years of experience and service to the residents.

As I mentioned earlier, 2014 Council will move on with challenges yet to be found such as infrastructure problems, abandoned and blighted property and many unexpected issues. It will battle the everyday challenges with Public Safety which includes the Volunteer Fire Department, Medic 10 and the Police Department. We are especially committed to fight the war on drugs with a K-9 unit, The Director of the South Westmoreland Drug Task Force is in our department and through education with the new Reality Tour program. It will also move on with some exciting new projects. Penn Park, the Bridgeport Street property and our Recreational Parks just to name a few. We have many more ideas on the drawing board too.

In 2014 this Council should move forward with proper planning, exchanging ideas and not rushing to a decision because of personal agendas.

There should be no doubt this borough is run like a business.....there is Council (our Board of Directors) Mayor (our CEO) Council President, a Borough Manager followed by Supervisors and Employees.

The Borough Administration in this building is a large part of this team and why this borough is run like a business. It carries out the wishes of council and is on the front end of the working relationship with our solicitor and insurance company. It is the liaison between council and residents, the liaison between council and other municipal councils and fostered a relationship between us and our partners at the county and officials at the state level. This relationship has brought our town grants and a position in the new Counties Land Banking Program.

All the hard work being done by the Mayor, Council, Administration office and employees should not be taken for granted.

When decisions need to be made Council always steps up to make those decisions. We have a Council President who has stepped up to the plate and attends a lot of meetings and is involved in everything we do.

As for our Mayor Jerry who will be entering his 29th year as Mayor, it is time for his traditional nickname. So for 2013 I chose.....THE STAR. He is the star that guides Council through many decisions. He is "Like a Star at Night" that can lead the borough with his experience and knowledge. And recently he is also a star on T.V. and in printed ads for Excelsior Health Care!

Finally as in the past years, Mt. Pleasant is in good shape, it was confirmed by all our auditors. The Council and Borough Administration will go into 2014 together with vision and the passion to make Mt. Pleasant better. And they again will go into 2014 with the philosophy of "Doing the Right Thing".

God Bless you and God Bless Mt. Pleasant.

Waste Water Treatment Report: None

Streets Report:

Councilman Tate said that the barriers for the wall at Frick Park should be delivered within a week.

Public Safety Report:

Councilman Snyder read the following Fire Report for the month of November 2013:

Total Calls - 44
In town - 8
Out of town - 36
10-45's - 9
10-45's w/entrapment - 1
Fires - 13
AFA's - 10
Standby's - 1
Turnpike calls - 2
Total members answering - 639
Avg. member per call - 14
Total staff hours - 397

Mayor Lucia reminded residents not to let strangers into their homes. Almost everyone who lives in town knows our Street, Police and Waste Water Treatment, Fire and Ambulance personnel. When you see strangers in your neighborhood please call the police so that they can come and check it out. Your name will remain anonymous.

Zoning & Ordinance Report:

Councilman McCloy reported that he attended a hearing last Tuesday December 10, 2013 on the Arevalo property on Main Street. The case has been continued until January.

A motion was made by Councilman McCloy to adopt Ordinance #624 setting the 2014 millage rate at 16.00 mills. Motion seconded by Councilman Snyder. Motion carried 9-0.

Councilman McCloy said he would like to thank Council for the last five years he has been on Council and that it was very nice working with them.

Community & Economic Development Report: None

Veterans Park Report: None

Parks & Recreation Report:

Councilman Wojnar said that he hopes everyone comes out to participate in the Christmas events that are planned for this weekend.

Finance & Human Resources Report:

A motion was made by Councilwoman Ruszkowski to approve the 2014 General Fund Budget with income of \$1,219,634.00 and expenses of \$1,219,634.00. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to approve the 2014 WWT Budget with income of \$614,350.00 and expenses of \$614,350.00. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to approve the 2014 Medic 10 Budget with income of \$518,740.00 and expenses of \$506,774.65. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to approve the 2014 Liquid Fuels Budget with income of \$85,929.48 and expenses of \$110,929.48 with a carryover of \$25,000.00. Motion seconded by Councilman Pritts. Motion carried 9-0.

Property Report:

Councilman Pritts reported that there was a problem with the railing at Central Fire Station and he would like to Council's approval to accept the quote from Handyman Joe to repair it. Councilman Pritts said that it is a safety issue and Council agreed to accept the quote.

Councilman Pritts said that the computer for the surveillance cameras at Willows Park has been replaced. The computer was damaged by the lightning strike in August 2013 and insurance money paid for the replacement.

Sanitation & Recycling Report:

A motion was made by Councilwoman Stevenson to sign a one-year agreement with Allied Waste for garbage collection with a one-year option to renew. Motion seconded by Councilman Snyder. Motion carried 9-0.

Councilwoman Stevenson encouraged residents to attend the events this weekend. The Historical Society will present Christmas at the Log Cabin and will be roasting hot dogs and marshmallows.

Councilwoman Stevenson said that Saturday December 14th the Historical Society will be presenting the Holiday Homes Tour. Tickets are available at a number of locations including JoAnne's Hallmark in Mount Pleasant.

New Business: None

Reading of Communications:

Borough Manager Landy said Mount Pleasant Township has invited Council to their annual Christmas Party on December 13th beginning at 11:30am and all of the surrounding communities have extended holiday greetings to Council.

Discussion and Payment of Bills:

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

Miscellaneous and Adjournment:

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

Meeting adjourned 8:23pm

Motion from Meeting of December 2, 2013

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