

**Meeting March 20, 2023**

The meeting of Mount Pleasant Borough Council was called to order by President Ruskowski 7:00pm in Council Chambers at 1 Etze Avenue, Mount Pleasant, PA 15666. The Pledge of Allegiance was said and President Ruskowski asked for a moment of silence and prayers for our Borough Manager, Jeff Landy, who is recovering from some bumps in the road. President Ruskowski asked Assistant Borough Manager Sharon Lesko to take roll call. Councilpersons present included Barnes, Czekanski, Cholock, Phillabaum, Lasko, Stevenson and Wojnar. Mayor Bailey and Solicitor Istik were both absent. President Ruskowski stated that a quorum is present. Councilwoman Lasko left at 8:05pm.

A Motion was made by Councilwoman Stevenson to approve the minutes of March 6, 2023 since Council has been provided with a copy. Motion seconded by Councilwoman Wojnar. Motion carried 8-0.

**Speakers: None.**

**Public Comment:**

- Zach Gergas, Director of Medic 10 gave the following report on Medic 10:
  - They are currently at 550 calls for the year;
  - They will be holding a fundraiser at Applebees on March 30, 2023 from 11:00am to close;
  - Live Casino will award their donation in July in Mount Pleasant;
  - Representative Eric Davanzo is working to help Medic 10 obtain a LUCAS Device, which is an automatic CPR machine and used to help patients in cardiac arrest.

**Mayor’s Report:**

Council President Ruskowski reported that things have been going well and quiet while Mayor Bailey was on vacation.

**Solicitor’s Report: None.**

**Treasurer’s Report:**

Councilwoman Stevenson read the following Treasurer’s Report for the month of February 2023

<b>Mt. Pleasant Borough Treasurer's Report</b>		<b>Feb-23</b>			<b>Balance</b>
		<b>Prev Bal</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>2023</b>
General Fund Checking	Scottdale Bank 19069335	883,463.15	89,641.98	136,352.45	836,752.68
General Fund Budgetary Reserve	Standard Bank 321615	990,308.22	5,682.26	0.00	995,990.48
**Police	48,591.82				
**Streets	157,131.00				
**Contingency Fund	340,190.15				
**Infrastructure	206,588.62				
**Workers					
Compensation	50,000.00				
**BOMP Gas Wells	25,262.20				
** Frick Park Gas Well	27,520.33				
**Levins	0.00				
**Fire	3,400.00				
**K-9	13,828.76				
**Medic 10	100,000.00				
**Marcellus Impact Fee					
Act 13	23,477.60				
Police Parking Tickets & Meters	Scottdale Bank 1026616	26,904.69	225.43	0.00	27,130.12
Escrow Account	Scottdale Bank 19069343	4,427.00	4.21	0.00	4,431.21
Liquid Fuels / Scottdale Bank	Scottdale Bank 19123645	122,320.85	115.86	7,347.68	115,089.03

Monument CD	Standard Bank 446635	7,382.80	0.00	0.00	7,382.80
Payroll Fund	Scottdale Bank 19069350	26,410.37	47,664.14	48,355.46	25,719.05
Veterans Park Fund	Somerset Trust Co 2003058309	25,385.70	2.14	0.00	25,387.84
Veterans Military Banners Fund	Somerset Trust Co 2004522337	1,625.66	650.16	0.00	2,275.82
Storm Water Retrofit Phase II	Scottdale Bank 19069368	1,228.42	1.17	0.00	1,229.59
ARPA Covid-19 (American Resuce Plan Act)	Scottdale Bank 19123652	445,820.23	424.08	0.00	446,244.31
Standard Bank CD	Standard Bank 432243	215,254.60	0.00	0.00	215,254.60
Scottdale Bank /MidPenn CD	Scottdale Bank 318012650	53,527.71	0.00	0.00	53,527.71
Standard Bank CD (200yr Anniversary)	Standard Bank 6677418044	54,243.17	0.00	0.00	54,243.17
<b>Total General Fund Balance</b>					<b>2,810,658.41</b>
Medic 10 Checking	Scottdale Bank 19069533	136,544.50	98,873.78	4,773.22	230,645.06
Medic 10 Savings	Scottdale Bank 19069723	51,094.67	48.60	0.00	51,143.27
Medic 10 Money Market	Scottdale Bank 19069376	6,049.64	5.75	0.00	6,055.39
Medic 10 Pittsburgh Foundation	Standard Bank 0000358253	9,578.27	1,038.23	0.00	10,616.50
Medic 10 CD	Standard Bank 371917	19,458.71	0.00	0.00	19,458.71
Medic 10 CD	Standard Bank 410053	5,269.88	0.00	0.00	5,269.88
<b>Total Medic 10 Fund Balance</b>					<b>323,188.81</b>
WWT Capital Reserve Account	Scottdale Bank - 19123702	895,182.36	851.53	0.00	896,033.89
Capital Reserve M. A. Savings Acct	Somerset Trust Co 2004521230	461,929.30	1,187.10	0.00	463,116.40
Oceanview Annuity CD	Scottdale Bank - MidPenn	3,088,600.02	0.00	0.00	3,088,600.02
Standard Bank CD WWT Cap.Resv	Standard Bank 464569	0.00	0.00	0.00	0.00
Scottdale Bank /MidPenn CD WWT Cap. Resv	Scottdale Bank 318015215	201,508.38	0.00	0.00	201,508.38
Athene Annuity CD (created Jan. 2021)	Somerset Trust	514,605.11	0.00	0.00	514,605.11
<b>Total WWT Balance</b>					<b>5,163,863.80</b>
<b>Total Borough funds</b>					<b>8,297,711.02</b>

Councilwoman Cynthia Stevenson / Secretary  
Sharon Lesko

Councilwoman Stevenson reported that we have received the annual deposit for the Medic 10 Pittsburgh Foundation.

A Motion was made by Councilwoman Stevenson to accept the February 2023 Treasurer's Report. Motion seconded by Councilwoman Lasko. Motion carried 8-0.

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

Assistant Borough Manager Lesko gave the following report:

- Bridgeport Technology has updated the desktop computer in the Secretary's office and updated quickbooks.
- The Auditor has been in on March 7<sup>th</sup> and March 20<sup>th</sup> and will possibly need to come back out an additional time.
- Met with Councilman Barrick, Council President Ruszkowski, Councilwoman Stevenson, Shawn Ulery and Doug Davis regarding the stained glass for the gazebo renovation.

- Will be holding a safety meeting tomorrow at 9:00am
- Met with Councilwoman Lasko, Rocky Anderson of the Street Department and a representative from the Mt. Pleasant Little League regarding help with maintaining the grounds.

### **President's Report:**

A Motion was made by Councilman Cholock to hold an executive session. Motion seconded by Councilman Phillabaum. Motion carried 8-0.

A Motion was made by Councilwoman Lasko to reconvene. Motion seconded by Councilwoman Czekanski. Motion carried 8-0.

President Ruskowski stated that the executive session was held from 7:07pm to 7:32pm to discuss personnel issues.

### **Property Report:**

A Motion was made by Councilwoman Stevenson to approve and execute the proposal of Steve Sulosky, Electrical Engineer of Sulosky Design Group, LLC for electrical engineering services which include the site investigation and outline specifications for the existing fixtures at Veterans wall, along with the control system for the fountain lights as well as the existing panelboard and the modifications required at the gazebo at a cost of \$6,000.00 (approximately \$2,000 per "project"). Motion seconded by Councilwoman Lasko. Motion carried 8-0.

A Motion was made by Councilwoman Stevenson to advertise for 2 roof top heating units for the 3<sup>rd</sup> floor Borough Building. Motion seconded by Councilwoman Lasko. Motion carried 8-0.

Councilwoman Stevenson gave the following report:

- Met with Councilman Barrick, Council President Ruskowski, herself, Shawn Ulery and Doug Davis regarding the stained glass for the gazebo renovation. Mr. Davis left life size drawings of the what will be on the stained glass. There are 8 panels being installed at a total cost of \$32,000.00. Council all agreed that they approve of the stained glass being included in the gazebo renovation.

### **Streets / Stormwater Report:**

A Motion was made by Councilman Phillabaum to advertise for bids for the approved streets for the 2023 Paving Project. Bids will be due Thursday, April 13, 2023. Motion seconded by Councilman Cholock. Motion carried 8-0.

- Received and email and spoke with Ryan from the School Board regarding people parking on Reservoir Street along the guard rail that is next to the tennis courts at Ramsay Elementary. The property belongs to the school district and they would have to put up no parking signs. Police Chief Grippo and Jeff McGuinness looked at the area. Police Chief Grippo said that is private property and they do not enforce that.

### **Parks & Recreation:**

Councilwoman Lasko gave the following report:

- Councilwoman Lasko, Assistant Borough Manager Lesko and Rocky Anderson met with Ian Hoffman with the Little League. The Little League is requesting the Borough to help maintain the area surrounding the field. Councilwoman Wojnar suggested that there should be Agreements drawn up for each of the ball organizations.
- Councilwoman Lasko suggested hiring an engineer regarding the hillside at Frick Park. We cannot apply for a grant without an engineer cost and drawing. Council agreed to look into hiring an engineer.

Councilman Phillabaum reported that he held the first meeting two (2) weeks ago regarding the dog park. They will be meeting this Wednesday, March 22, 2023 at 6:30pm at Willow Park on the old soccer fields. Muddy Paws and Geary Veterinary Services are excited and willing to participate.

### **Public Safety Report:**

Councilman Phillabaum gave the following report:

- The Mt. Pleasant Volunteer Fire Department will be holding their annual Easter Egg Hunt at Central Fire Station on April 2, 2023 from 1:00pm to 2:00pm.
- The annual community yard sale will be held on Friday and Saturday, May 13 & 14, 2023. Anyone wanting their address listed on the map can call the Borough office. Councilwoman Stevenson said that the Historical Society is willing to have the maps available at the cabins.
- VFW will be holding an Easter Egg Hunt on April 1, 2023 at 9:00am at Frick Park. They will also be holding a pancake breakfast following at 10:00am at the VFW and kids eat free. VFW stuffed 898 eggs. It is open to the public.

### **Veterans Park:**

Councilwoman Barnes gave the following report:

- They now have a total of 20 Military banners applications.
- Councilwoman Barnes and Jim Meredith have given letters to 2 banks and will be delivering letters to 3 other banks asking them to sponsor the maintenance of the Veterans Banners Program. They have received good responses. Scottdale Bank & Trust (MidPenn Bank) was very positive and ready to give a donation.
- Spoke with Spectrio regarding the digital wall. Councilwoman Barnes stated that Solicitor Istik needs to go over their contract. Spectrio is aware that the digital wall is currently frozen. Councilman Cholock thanked Councilwoman Barnes for continuing to keep after Spectrio and pushing this.

### **Ordinances:**

- Discussed the various sections of the Ordinance regarding the library:
  - regarding the payment that is to be paid to the library. Councilwoman Stevenson reported that the Ordinance states that the library must present a copy of their financial report to the Borough At that time, Ms. Jill Cook was in charge and would not give the financial reports at that time. Councilwoman Stevenson believes that is why the funding was lowered due to them not following the Ordinance. Councilwoman Stevenson stated that she and Carol Ober had gone to Commonwealth Bank in Greensburg where there were three (3) trust funds where people have passed away and left money for the library.
  - There are to be 2 members of Council on the Library Board. Currently it was Borough Manager Jeff Landy and Mayor Diane Bailey has been filling in for him during his absence. Councilwoman Stevenson stated that we will have to revisit this Ordinance.
  - Bond of the Treasurer – Ms. Leeper was unfamiliar with bonding. The library is responsible bonding and for showing proof to the Borough that they are bonded.
  - Financial Report – The library is responsible to provide a financial report to the Borough. The Borough in turn is responsible to have it audited. Councilwoman Ruskowski stated that the library does not give the Borough their financial reports.

Councilwoman Stevenson stated that the way that the library works with the Borough has changed a lot over the years because they work under a structure from the state. Councilwoman Wojnar stated that this is why she asking because they are trying to absorb Donegal Township and this would change her state funding. Councilwoman Stevenson stated that she believes that this discussion should be had with the Westmoreland County Library network not with the local library.

Councilman Cholock stated that we need to follow the Ordinance and need to see if the Ordinance had been updated in the past.

Councilwoman Stevenson would like to have a discussion with the library board to see who tells them what they can and cannot do because it is not the Borough; we do not run the library. They answer to a network that goes up to the state level. We need to see who governs them.

- Councilwoman Wojnar suggested that before any amendments or updates are made to the Landlord Ordinance (Residential Safety Inspection Ordinance) we should enforce the current ordinance that we have. Councilwoman Stevenson stated that at one time we did have an Ordinance officer that would do the inspections. Councilwoman Wojnar stated that our current ordinance is court proven and would not want to change something as to where it would not stand up in court. Councilwoman Wojnar asked if we are in favor of enforcing the current ordinance. Councilman Cholock stated if we are going to enforce ordinances, we have to enforce all of ordinances and you can't pick and choose. Councilwoman Wojnar stated that it is not appropriate to create a new ordinance if we are not going to enforce one that we already have and know it will stand up in court. Councilwoman Stevenson suggested speaking with our current code officer regarding enforcing this ordinance. Council all agreed that the current ordinance should be enforced. Councilwoman Wojnar stated that we begin with enforcing our current ordinance, give it some time; and then, if necessary, revisit the Ordinance and change it.

Councilwoman Barnes stated that some of the complaints that she remembers was that when the inspections were done, the landlord were unaware that the inspection was being done and received a large bill after the inspection due to the repairs that needed done. Councilwoman Stevenson said yes because it is a safety inspection and if the inspector goes and finds issues such as water leaking, windows nailed or painted shut, loose unsafe handrails etc., it needs to be fixed. Assistant Borough Manager Lesko stated that K2 Engineering does the rental inspection. Councilwoman Stevenson asked James Meredith if he would like to say what the current position of the Landlord Association with regards to our Ordinance. Mr. Meredith stated that he doesn't think it is the inspections itself that Mayor Bailey had brought up; and that, it was regarding a tenant apparently dealing in drugs and police having to be called to that residence several times and wanted to have him evicted. Councilwoman Stevenson asked if that is something the landlord could put in their lease with their tenant such as if the police are called to the premises at least 3 times you are evicted. Mr. Meredith stated that the police cannot act on this and have someone evicted. When you take them to the magistrate, the magistrate is going to ask multiple questions such as does this person have children, do they pay their rent on time, have the police been called; and, if you answer no to any of those, it will be thrown out and will not hold up in court. Mr. Meredith stated that he has spoken to the Gerard Rendine, President of the Landlord Association, and he is more than willing to discuss this with Council. Councilwoman Wojnar stated that if there is already an ordinance, there is nothing to discuss since it has already passed. Council President Ruszkowski stated that they are not in the position to change the ordinance at this time. Councilman Cholock agreed. Councilwoman Stevenson stated that there is an obligation of the landlord to notify the Borough of when they have a tenant moving in or moving out. Councilwoman Czekanski stated that she does not see how the Borough will be able to enforce this ordinance without knowing what homes are rentals and without the cooperation of landlords.

Councilwoman Wojnar asked if Council wants further action on changing the landlord ordinance at this time. Council all stated no, that they did not want any changes at this time. Councilwoman Wojnar stated that the ordinance will remain as is unless there are further issues that arise down the road at a later time.

**Human Resources: None.**

**Finance / Grants Report:**

Councilwoman Barnes asked about Council members receiving a raise; and that she had spoken with a neighboring municipality who receives approximately \$90.00 per month. Councilwoman Barnes asked how long has it been since they have received a raise and that they currently receive \$700.00 per year. Council President Ruskowski stated that it is in the Borough code and that it does go by the size of your municipality. Councilwoman Stevenson said nobody is here for the money are they. Councilwoman Czekanski replied no and stated that she didn't even know that they received anything.

**New Business:**

Assistant Borough Manager Lesko discussed having the street department cutting the tree down between the Borough Building and Central Fire Station. The tree is overgrown, branches hitting the windows and the roots traveling towards each of the buildings. The tree is trimmed. Council President Ruskowski stated that it is possible that the roots are the cause of the sewage issues on the first floor. Councilman Cholock has stated in the past that the roots could be the issue. Councilwoman Stevenson asked if the tree had to come down. Council President Ruskowski stated that something else could be planted and since we have all the trouble with the sewage that it may be best. Councilwoman Wojnar reported that she has spoken with the arborist society to try and receive free trees for the Borough. Councilwoman Stevenson said that we could replace the tree with one of those. Council President Ruskowski asked if Council agreed that the tree could come down. Council all agreed that it could be taken down.

**Reading of Communications:**

- PSAB will be holding a Police Civil Service Procedures Training on May 9, 2023 at the Westmoreland County Courtyard by Marriott, 700 Power Line Dr., Greensburg, PA 15601 from 9:00am to 4:00pm. Member Cost is \$150.00.
- PSAB will be holding a Webinar: Records Disposition on Wednesday, April 12, 2023 from noon to 1:00pm. Member cost is free.
- Westmoreland County will be holding its Second Annual Blight Remediation Summit on April 21, 2023 at the Westmoreland County Community College in Youngwood, PA.

**Discussion and Payment of Bills:**

A Motion was made by Councilman Stevenson to pay all authorized and approved bills. Motion seconded by Councilwoman Wojnar. Motion carried 8-0.

**Public Comment:** None.

**Miscellaneous and Adjournment:**

A Motion was made by Councilman Cholock to adjourn the meeting. Motion seconded by Councilwoman Stevenson. Motion carried 8-0.

**Meeting Adjourned 8:50pm.**

Respectfully Submitted,

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Sharon Lesko  
Assistant Borough Manager

BOROUGH OF MOUNT PLEASANT

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Susan Ruskowski, Council President

### **Motions from Meeting of March 20, 2023**

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