

## Meeting October 1, 2018

The meeting of Mount Pleasant Borough Council was called to order by President Caruso 7:01pm in Council Chambers at 1 Etze Avenue, Mount Pleasant, PA 15666. The Pledge of Allegiance was said and President Caruso asked for a moment of silence for our deployed troops. President Caruso asked Borough Manager Landy to take roll call. Councilpersons present included Bailey, Cholock, Phillabaum, Stevenson and Ruskowski. Mayor Lucia and Solicitor Istik was present. President Caruso stated that a quorum is present. Councilwoman Barnes arrived at the meeting at 7:18pm.

A Motion was made by Councilwoman Ruskowski to approve the minutes of September 17, 2018 since Council has been provided with a copy. Motion seconded by Councilwoman Stevenson. Motion carried 6-0.

### Public Comment:

- Tim Short of 715 N. Geary Street, Ext. Mount Pleasant, PA 15666 spoke to Council regarding property damage, erosion and flooding issues they are having from stormwater runoff from Greenwood Apartments and Pleasant Manor. Councilman Cholock stated that there is a letter that is being sent to Greenwood Apartment offering them recommendations as to rectify the situation. Borough Manager Landy stated that he and Mayor Lucia met with Pleasant Manor, their engineers, their staff, met with the Westmoreland Conservation District who designed the complex for them when it was built. They have indicated that they are going to correct some issues with storm grates. The Borough has built a curb down the street to Church Street to help the issue with the water. Mr. Short believes the majority of the runoff comes from Pleasant Manor and the cemetery. Borough Manager Landy stated that they have received a commitment; and, he will follow up with them. Borough Manager Landy also stated that Greenwood Manor has indicated that they are willing to try and correct the problem.

### Speakers:

- Adam Hlad and Mark Cypher, Mount Pleasant Borough Code Enforcement Officers, updated Council on the property maintenance issues they are handling and the progress that is being made to properties within the Borough.
- Clayton Gregg of McClure & Wolf, Uniontown, PA went through and gave a report to Council regarding the 2017 Annual Audit. Mr. Gregg stated that there were some clerical errors. Solicitor Istik asked Mr. Gregg that after reviewing all minutes, all information and finding any clerical errors that was made, that he was able to find all the funds and that it was only clerical errors. Mr. Gregg stated that he is 100% confident that all funds are accounted for; there are no misappropriations and it was only clerical error that was missed by management. Mr. Gregg also reported that there were approximately 5 - 7 invoices were not readily available to them; however, they were eventually provided. If there is a payment, then there should be an invoice with that payment. Mr. Gregg concluded that the Borough is in excellent shape and in compliance with state regulations.

### Mayor's Report:

Mayor Lucia thanked everyone that helped with and attended the Mount Pleasant Glass & Ethnic Festival. Mayor Lucia also thanked the Business District and asked that residents start visiting and supporting the businesses within the Borough due to the hard times that they have had the past 2 years with the Main Street Project.

Mayor Lucia stated that Trick or Treat will be Sunday, October 28, 2018 between 2:00PM and 4:00PM. The Halloween Parade will be on Wednesday, October 31, 2018 at 7:00PM. Anyone wanting to register to participate in the parade can contact the Fire Station at 724-547-8501.

Mayor Lucia reported that at least 3 of our parks there has been damage by young adults. Mayor Lucia reported that there were drug arrests at the park in the last few weeks; and, it was due to people walking the parks and paying attention and calling 911. Mayor Lucia stressed that when residents see anything happening to please call 911 and report it.

**Solicitor’s Report:**

Solicitor Istik reminded everyone that the letter being sent to Greenwood Apartments is only a request; and, that there are no laws or regulations that they are required to do it. Ms. Istik stated that should they come back and say they are doing nothing, we will notify the affected homeowner; and, the homeowner will have to address the issue directly with Greenwood Apartments.

Solicitor Istik reported that the waste container at Ramsay Elementary has not been removed as of today. Ms. Istik asked Council if she is to take further action or have the Code Enforcement Officers give a warning and cite them after. Solicitor Istik stated that she was contacted by the President of the School Board; and, in turn they contacted the School’s solicitor. She sent a letter to the Solicitor advising them that they would be in violation of the Borough Ordinance if they did not remove the container. Solicitor Istik recommended that the Code Enforcement Officers give a notice to the School District that they are in violation; and, if they don’t remove it within so many days, they will be cited.

**Tax Collector Report:**

Tax Collector Carol Yancosky read the following report for the month of September 2018:

Property Taxes =	\$1,612.10
Supplemental Taxes=	\$ 159.97
Per Capita Taxes =	\$1,612.10
Total Collected =	\$4,049.37

Tax Collector Carol Yancosky reminded residents that the Per Capita Taxes can only be paid through December 31, 2018. Tax Collector Carol Yancosky also reported that the discount period is over and face amount is now due.

**Borough Manager’s Report:**

Borough Manager Landy gave the following report:

- Borough Manager Landy reported that the Mount Pleasant Glass & Ethnic Festival was a great success this year. He thanked everyone that attended the event and everyone that participated in it.
- Borough Manager Landy reported that the Mount Pleasant Library has requested their contribution from the Borough.
- The R&R has been demolished and cleanup has begun. The Arevalo Building will be demolished once the cleanup is completed at the R&R. It is a possibility the demolition could begin before the end of October.
- Penn Dot Officials, Engineers, Business District Authority, Council, and Commissioners were in attendance for the Main Street Grand Opening. The Borough, along with the Business District Authority, handed out \$5 Main Street Money for residents to use at the local businesses. The Main Street Money can be used until October 15, 2018. The money will be reimbursed to the businesses from the line item from the concerts in the park.
- Borough Manager Landy reported that we hired a person for the Waste Water Treatment Plant. Mr. Landy also reported that he received a resignation letter from Derek Hoover who worked at the Waste Water Treatment Plant.

- Borough Manager Landy, Councilwoman Bailey, Councilman Rogacki, Jeff McGuiness and Andy Zelinsky attended an MS4 Meeting regarding Permits for Stormwater. Mr. Landy reported that they are on schedule with the requirements of the Permit. Borough Manager Landy read the following:

***Mount Pleasant Borough Public Service Announcement on Stormwater***

*As part of Pennsylvania DEPs Municipal Separate Storm Sewer System, or MS4, Program the Borough of Mount Pleasant would like to remind all people who live and work within the Borough that our storm sewer inlets, curbs and gutters, drainage ditches and storm pipes discharge directly and untreated into Sherricks Run, Shupes Run and other waterways that feed into the Jacobs Creek watershed. In order to help keep these natural waterways clean and pollution-free, we remind residents and businesses to please:*

- *Do NOT discard leaves, grass clippings, used oil, paints, solvents or other wastes into the storm drains, roadside ditches or stream channels.*
- *Maintain the grass height in your yard at 3 inches or more. Longer grass is healthier and requires less fertilizer.*
- *If using fertilizers or pesticides, always follow the directions and never apply immediately before a rain storm.*
- *If draining your pool, allow your pool to dechlorinate first by keeping it uncovered and waiting ten (10) days after its last chlorination to allow the chlorine to dissipate in the air.*
- *Clean up after your pet. Don't let pet wastes get washed down the storm drain or into the street.*
- *Properly dispose of used motor oil, oil-based paints, solvents, household cleaners and other hazardous household chemicals. Go to [www.pacleanways.org](http://www.pacleanways.org) for more info.*

*Together, we can protect and preserve a very important resource of our community.*

Mayor Lucia reminded residents that they are not permitted to blow their grass cuttings onto the streets and leave it there. It washes into the street drains when not cleaned up. As per Borough Ordinance, residents can be cited for blowing their grass cuttings into the streets.

- Borough Manager Landy reported that in addition to the R&R and Arevalo Building, the County will accept proposals from anyone interested in purchasing either of the properties. Applications can be picked up at the Borough Building.
- Received from the Westmoreland County Controller Auditing Department the Audit of the Mount Pleasant Borough Tax Collector, Carol Yancosky.
- Received a Tax Assessment Appeal from Board of Assessment Appeals for a property on Main Street.
- Received a letter from Trident Public Risk Solutions regarding an insurance claim for tire damage from a pothole on Eagle Street.
- Borough Manager Landy asked that Council again to please review the Budget vs. Actual Report.

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

- Council President Caruso thanked the Street Department for the great cleanup that they did before the Main Street Grand Opening celebration.
- Council President Caruso mentioned that Mario Fontanazza was Grand Marshall for the Mount Pleasant Glass and Ethnic Festival Parade. Council President Caruso requested that the driveway to the Street Department be named Mario's Drive in recognition of his 53 years of service with the Borough. Council President Caruso asked Councilwoman Bailey to order the sign in red with white letters.

### **Property Report:**

Borough Manager Landy discussed two (2) options for the generator at the Quarry Street Pump Station:

The have received a quote from PALCO as follows:

1. Remove existing generator from site with a crane, transport to PALCO for repairs, return to site and reinstall the existing generator with crane. There will be a charge of \$1000.00 per month for a rental of a generator while existing generator is being repaired. The cost for the repair is \$10,981.41 plus \$1,000.00 monthly rental (appx. 12 weeks for repair) until unit is repaired.
2. Remove and replace existing generator with a new Kohler 50REZGB Generator for a cost of \$17,500.00 with free rent of a generator until new unit is installed.

Borough Manager Landy stated that there is a possible issue with the side of the Borough building with water leaking into the building. Borough Manager Landy suggested that the issue be addressed.

Borough Manager Landy reported that when the old traffic signals were removed from Main Street, he requested that they be given to the Borough. Borough Manager Landy stated that there is a gentleman that called and would like to purchase two (2) of them. Mr. Landy asked that the property committee decide what they would like to do with them. Borough Manager Landy said that he will discuss it with the Solicitor on the cost if they decide to sell them.

### **Waste Water Treatment Report:**

A Motion was made by Councilman Phillabaum to amend the Agenda to purchase a generator from PALCO for an amount not to exceed \$17,500.00. Motion seconded by Councilman Cholock. Motion carried 7-0.

A Motion was made by Councilman Phillabaum to approve the purchase of a Kohler 50REZGB Generator from PALCO for an amount not to exceed \$17,500.00. Motion seconded by Councilman Cholock. Motion carried 7-0.

### **Streets Report:**

Councilwoman Bailey reported that the Street Department has been cleaning alleyways, cleaning JackBob Park, equipment maintenance, routine street maintenance and pothole repairs.

Borough Manager Landy asked Councilwoman Bailey to evaluate where the Borough stands with equipment for the winter, possibly eliminating some equipment since there has been some new equipment purchased. Councilwoman Bailey said that she will set a meeting with Council President Caruso, Borough Manager Landy, herself and Jeff McGuinness to determine what equipment they have and what they can get rid of.

**Parks & Recreation:**

Councilwoman Bailey reported that there was some vandalism over the weekend at Frick Park where the new playground was installed. There was broken glass, the markers for the turf to be installed were broken, broke into the contractor’s equipment; and, rolled one of the tires down along the chain link fence. The contractor cleaned up the area. Councilwoman Bailey reiterated the Mayor’s statement by asking residents if they see anything going on to please call 911 and report it. Councilwoman Bailey stated that this is the second time that this has happened. Councilwoman Bailey stated that Mr. Mullin should be finished up in the next day or two; and, suggested a ribbon-cutting ceremony.

Mayor Lucia reported that he received a letter from a five-year-old little girl stating that she is disappointed that it took all summer for the playground to get ready; but, she can’t wait to play on it.

Councilman Cholock asked what it would cost to install a surveillance camera. Borough Manager Landy stated we would have to ask Armstrong what it would cost to have it installed and the monthly fees.

Councilwoman Barnes stated that the Borough should not dismantle parks during the summer; and, possibly begin working on the playgrounds earlier in the spring or after school resumes in the fall so that when children are out of school they can play on the playgrounds through the summer. Councilwoman Barnes also stated that she believes that they should possibly consider things in the park for the older kids, teens and adults; and, that if there were activities for them, they may not be so inclined to vandalize. Councilwoman Barnes suggested outdoor workout equipment; and, that maybe the Borough could possibly look into a grant.

Borough Manager Landy stated that because of Councilwoman Barnes suggestion, he and Councilwoman Bailey should meet with DCNR that offers advice and help. Councilwoman Barnes stated that she had spoken with a gentleman from DCNR and that he agreed that Mount Pleasant should look into something like that for the parks. Borough Manager Landy also said that there is a Westmoreland Parks organization that we could possibly check with.

**Public Safety Report:**

A Motion was made by Councilman Cholock to amend the Agenda to hold an Executive Session. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

A Motion was made by Councilman Cholock to hold an Executive Session regarding personnel matters. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

A Motion was made by Councilman Cholock to reconvene. Motion seconded by Councilwoman Stevenson. Motion carried 7-0.

**Executive Session 9:40pm to 9:50pm**

Council President Caruso announced that the Executive Session was held at to discuss personnel issues.

**Veterans Park Report:**

Councilwoman Barnes stated that they are receiving bids for the new tablet.

**Storm Water Management Report:           None.**

**Community & Economic Development/Grants Report: None.**

**Zoning & Ordinance Report: None.**

**Finance & Human Resources Report:**

A Motion was made by Councilwoman Ruszkowski to amend the Agenda to accept the resignation of Derek Hoover. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

A Motion was made by Councilwoman Ruszkowski to accept the resignation of Derek Hoover of the Waste Water Treatment Plant effective October 6, 2018. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

A Motion was made by Councilwoman Ruszkowski to amend the Agenda to approve McClure & Wolf's Annual Report for the year ended December 31, 2017. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

A Motion was made by Councilwoman Ruszkowski to approve the Annual Independent Auditors Report for the year ended 2017 as prepared by McClure & Wolf. Motion seconded by Councilwoman Bailey. Motion carried 7-0.

Borough Manager Landy reported that they will begin work on the annual budget for 2019. He also reported that he began to gather rates for UPMC; and, there will be an increase by approximately 7% so they will have to budget for the increase. However, Mr. Landy stated that other companies are higher. Mr. Landy reported that budget costs are going up, as he has been previously reporting at the meetings.

Councilwoman Ruszkowski questioned an invoice regarding the Reality Tour of \$500.00 effective December 10, 2018, if this is a one-time cost or an ongoing fee. Borough Manager Landy stated that the invoice is a license fee and we have been paying it. Mayor Lucia stated that the Reality Tour is the best thing that they can do for kids and to promote the program. Mayor Lucia stated that the Reality Tour asked him about contributing towards putting a billboard on Route 30 at a cost to the Borough of \$700.00. Mayor Lucia was going to reach out to Mount Pleasant Township since the Borough and the Township are partners. Mayor Lucia and Borough Manager Landy stated that they do not believe that for 2 reality tours a year that spending the money on a billboard is using the money wisely for the Borough.

**New Business: None.**

**Reading of Communications:**

Borough Manager Landy read the following communications:

- Westmoreland County Chamber of Commerce will hold its Annual Business Meeting and Awards Luncheon on Thursday, October 11, 2018 from 11:30am – 1:30pm at the Ramada Hotel & Conference Center in Greensburg, PA 15601 at a cost of \$35.00 per person and \$50.00 per person for guests and non-members or \$280.00 per table of 8.
- PSAB will be holding its Fall Leadership Conference October 12 – 14, 2018 at Seven Springs Mountain Resort.
- Laurelville will be having their 75<sup>th</sup> Anniversary on Saturday, October 20, 2018 from 2:00pm – 5:00pm at no cost.
- West Penn Power First Responder Electrical Safety Demonstration will be held on Monday, October 15, 2018 at 11:00am, 1:00pm and 6:30pm at the Youngwood Fire Department, 104 South Second Street, Youngwood, PA 15697.

- 3 Rivers Wet Weather Sewer Conference will be held on October 17 – 18, 2018.

**Discussion and Payment of Bills:**

A Motion was made by Councilwoman Stevenson to pay all authorized and approved bills. Motion seconded by Councilwoman Barnes. Motion carried 7-0.

**Public Comment:** None.

**Miscellaneous and Adjournment:**

A Motion was made by Councilwoman Bailey to adjourn the meeting. Motion seconded by Councilwoman Stevenson. Motion carried 7-0.

**Meeting Adjourned 10:04 pm**

### **Motions from Meeting of October 1, 2018**

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