

Meeting October 1, 2012

The meeting of Mount Pleasant Borough Council was called to order by President Bauer at 7:02pm 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, McFeaters, Pritts, Snyder, Tate and Councilwomen Bailey, Ruskowski and Stevenson were present. Mayor Lucia and Solicitor Wolfe 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 September 19, 2012 since Council has been provided with a copy. Motion seconded by Councilman Pritts. Motion carried 9-0.

Public Comment:

Gerard Rendine, Route 31, Mount Pleasant PA spoke to Council representing the Mount Pleasant Greater Landlord Association regarding rental housing in the Borough. Mr. Rendine stated that there are 1,198 owner-occupied dwellings and 632 rental units in the Borough and talked about the revenue from the rental units. Mr. Rendine requested that a member of the Mount Pleasant Greater Landlord Association be seated on the Mount Pleasant Business District Authority. Mr. Rendine read the Mount Pleasant Greater Landlord Association mission statement. Mr. Rendine spoke about issues discussed at the September council meetings.

Mr. Bob Karfelt Sr., 809 John Avenue, Scottsdale PA spoke to Council about roots growing in the alley between S Church Street and College Avenue. He would like Council to address the issue of the bamboo at the property at College Avenue. Mr. Karfelt said that there are trees blocking the alley behind 320 W Main Street and something should be done about them.

Borough Manager Landy said that the Borough has already tried to enforce the Property Maintenance Code for bamboo at the property on College Avenue it resulted in an appeal before the Central Westmoreland Council of Governments and the ruling was in favor of the property owner. Mr. Karfelt said that when snow collects on the bamboo it blocks the alley completely. Mr. Landy said that when that occurs the Borough has the right to make her cut the bamboo, but there is a legal process that must be followed. Mayor Lucia told Mr. Karfelt that a couple of times during the previous winter he asked the owner of the property with the bamboo to cut it back and she complied with his request.

Mayor's Report:

Mayor Lucia reported that Trick or Treat in the Borough will be held on Sunday October 28th from 2pm to 4pm and the Halloween Parade will be on October 31st at 7pm. Anyone wishing to be in the parade can call 724-547-8501 or mail a request to the Mount Pleasant Volunteer Fire Department, 100 S Church Street, Mount Pleasant PA 15666.

Mayor Lucia asked homeowners in the Borough to leave their porch lights on between October 27th and October 31st to try and deter people who are going into unlocked cars. Mayor Lucia also asked residents to lock their cars.

Mayor Lucia thanked the departments of the Borough for all of their help during the Mount Pleasant Glass & Ethnic Festival over the weekend as well as the residents of Washington St., Spruce St., Hitchman Ave., Diamond St. and Main St. for their inconveniences sacrifices during the festival. Mayor Lucia said that the 2012 Glass Festival was very successful.

Solicitor's Report: None

Tax Collector's Report:

Tax Collector Yancosky read the following report for the month of September 2012:

Property Taxes:	\$2,118.16
Per Capita Taxes:	\$1,891.40

Total Collected: \$4,009.56

President's Report:

President Bauer said that he spoke to county representatives regarding the borough property on Bridgeport Street and the Borough will be permitted to erect storage facilities on the property.

President Bauer said that the county should demolish the old theater building at 100 Main Street by the end of October.

President Bauer said that there is a bill before the Pennsylvania House of Representatives, House Bill 20555 covering landlord registration. The bill will require registration and municipalities could see approximately \$125.00 a year per residential property and up to \$400 for commercial properties for a total income of approximately \$63,000. President Bauer said that he would like to send a letter from Council supporting the Bill. If the state passes this bill it would supersede the Borough Landlord Ordinance.

President Bauer said that the motion to allow the Mount Pleasant Greater Landlord Association to paint the playground equipment at Frick Park died without a second at the last council meeting. Each council member had their reason for killing the motion.

President Bauer defended his request at the last meeting for the Landlord Association to help clean up some abandoned rental properties in the Borough. If the Borough is forced to clean up these properties it will be an expense paid for with tax payer money and even if the Borough liens the property it is very unlikely that we will recoup the money.

Borough Manager's Report:

Borough Manager Landy asked Council to look closely at the Budget Vs. Actual Report because he and Councilwoman Ruszkowski will begin work on the 2013 budget this month. Each committee should look at the money spent in 2012 and determine how they would like their budget numbers to look in 2013.

Mr. Landy said that the second phase of the Rain Garden Project on North and South Geary Streets is coming to an end. All of the properties have been reviewed and the only problem is that some of the grass that was planted has not grown as well as anticipated. That may be due to the weather this past summer. It is the contractor's responsibility to bring the grass back to where it was before the construction.

Mr. Landy said that the Westmoreland County Redevelopment Authority will take care of the demolition at 100 Main Street and will also provide CDBG funds to build the proposed parklet.

Mr. Landy reported that the cost of the Braddock Road signs will be less than anticipated. The Borough will provide five signs for a total of \$175.00.

Mr. Landy thanked everyone who helped and participated in the Mount Pleasant Glass & Ethnic Festival for making it a success again this year.

Mayor Lucia read the following Police Report for the month of September 2012:

Report of the Mt. Pleasant Police Department for the month of Sept. 2012

The Department answered 332 calls during the month as follows

Complaints	80
Requests for assistance	6
Assist Other Departments	5
Accidents investigated	5
Calls Returned	10
Assist Medic 10	12
Assist Mutual Aid	

The Department made 16 Arrests during the month as follows:

Vehicle Code	10
Crimes Code	6
Borough Ordinance	

Warning Issued

Parking Tickets issued are as follows:

\$1.00 Meter Tickets			
\$4.00 Meter Tickets	12		
\$10.00 No Parking Tickets	5		
Void / Excused	1		
\$2.00 Parking Tickets Paid	0	\$	-
		\$	
\$4.00 Parking Tickets Paid	6	24.00	
\$5.00 Parking Tickets Paid	0	\$	-
		\$	
\$10.00 Parking Tickets Paid	3	30.00	
\$15.00 Parking Tickets Paid	0	\$	-
		\$	
\$10.00 No Parking Tickets Pd	1	10.00	
\$20.00 Parking Tickets Pd	0	\$	-
		\$	
Return from Magistrate Eckels		1,234.42	
		\$	
Return from Clerk of Courts		111.53	
		\$	
Return from Report Fees		105.00	
		\$	
Return from Parking Permits		30.00	
Return from Soliciting Permits		\$	-
Return from Restitution		\$	-
		\$	
Return from Fence Permits		23.00	
		\$	
Total		1,537.95	
		\$	
1 meter collection		1,090.39	
		\$	
Total Receipts for the month		2,628.34	

Waste Water Treatment Report:

President Bauer said that there will be a tour at the WWT Plant on October 22nd at 6:00pm to go over repairs that need to be made. All council members are invited to attend.

Streets Report:

Councilman Tate said that a very productive meeting was held with personnel from the Mount Pleasant Street Department. Councilman Tate thanked the Street Department for all of their help at the Festival. Councilman Tate reported that the department will begin crack sealing the streets this week or next week. Council discussed the benefits of sealing. Councilman Tate said that the \$22,000 spent to defend the lawsuit filed by the Greater Mount Pleasant Landlord Association could have been used to pave a street or tar and chip several allies.

Public Safety Report:

A motion was made by Councilman Snyder to approve Revision #1 dated 10/1/2012 of the Mount Pleasant Borough Police Manual. Motion seconded by Councilman Tate. Motion carried 9-0.

President Bauer said that he, Mayor Lucia and Borough Manager Landy met with the CEO and Board of Directors of Frick Hospital regarding the status of Medic 930. It looks like Medic 930 will be closed. The Board of Directors suggested that Mount Pleasant EMS could be a solution to ambulance service in Mount Pleasant Township. President Bauer discussed improvements that have been made at Frick Hospital and said he has invited a representative from the hospital to attend a council meeting to talk about the advancements.

Zoning & Ordinance Report:

Councilman McCloy stated that he would like the Greater Mount Pleasant Landlord Association to know that as chairman of the Ordinance Committee he has backed the Landlord Ordinance from the beginning.

Councilman McCloy reported that he will accompany Health & Safety Officer Rita Borenstein to some properties in town that have property maintenance issues.

Councilman McCloy said that there will be a meeting of the Zoning & Ordinance Committee on Wednesday October 3, 2012 at 6:30pm at the borough office.

Community & Economic Development/Grants Report: None

Veterans Park Report:

Councilman Tate talked to Council about the progress being made on the Mount Pleasant Veterans Park Video Wall. ITS Enclosures will begin work as soon as they received a check for 50% of the invoice price.

Parks & Recreation Report:

Councilman McFeaters said that he does not want his name attached to the letter being sent supporting House Bill #2555.

Mayor Lucia asked Councilman McFeaters when repairs are going to be made to the walking track at Frick Park. Councilman McFeaters said that there was a meeting with members of the Mount Pleasant Street Department and they are going to remove the bad portion of the walk and replace it. There are a total of nine portions that need to be replaced and the Street Department will start with the worst section and eventually replace all nine sections.

Borough Manager Landy said that young people from the Mount Pleasant Church of God have helped cut grass at properties in the Borough that have been abandoned or foreclosed on. This is the second year these young people have helped and Council agreed that they should be thanked publicly.

A motion was made by Councilwoman Stevenson to send a letter to members of the Pennsylvania House of Representatives voicing Council's support of House Bill #2555. Motion seconded by Councilman Tate. A roll call vote was taken as follows:

Councilwoman Bailey	Yes
Councilman McCloy	Yes
Councilman McFeaters	No
Councilman Pritts	Yes
Councilwoman Ruszkowski	Yes
Councilman Snyder	Yes
Councilwoman Stevenson	Yes
Councilman Tate	Yes
President Bauer	Yes

Motion carried 8-1.

Finances & Human Resources:

A motion was made by Councilwoman Ruszkowski to approve check to Deborah Hovanec in the amount of \$996.61 changed from \$1,243.27 for damage done to her vehicle. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to approve Resolution 2012-11 increasing the Borough pension fund contribution to \$3.00 per hour in accordance with the Street Department Contract. Motion seconded by Councilman Snyder. Motion carried 9-0.

Property Report:

Councilman Pritts reported that members of the Property Committee held a meeting to discuss the problems with the computer server. It was decided to purchase a new server and use an off-site company to back up the data. The Borough will be getting revised quotes to show the price without the tape drive.

Councilman Pritts said that he feels Council is doing an excellent job and works hard for the Borough and he stands behind all of the decisions that have been made.

Sanitation & Recycling Report:

Councilwoman Stevenson said that she has received a copy of the last garbage contract with Allied Waste. The Borough saved money by extending the contract for two years. The contract extension will expire at the end of 2013 and will have to go out for bid.

Communications Report:

Councilwoman Stevenson said that Denise DeSabato from CL Designs is preparing a quote for the proposed newsletter and that quote should be ready for the next council meeting.

Councilwoman Stevenson said that she is a member of two different organizations that are represented at the Mount Pleasant Glass & Ethnic Festival and she feels it is a great event for both of the organizations. Councilwoman Stevenson said that she spoke to several out-of-town visitors who said that they make a point of coming to the Festival every year.

Councilwoman Stevenson thanked Solicitor Wolfe for all of his work on the suit brought against the Borough by the Greater Mount Pleasant Landlord Association. Solicitor Wolfe told us from the very beginning that we were on the right track and Councilwoman Stevenson said that if the Landlord Association had been paying attention they would have known also, and tax payer money would not have been wasted on defending the suit.

New Business:

Mayor Lucia asked Councilman McFeaters what changes could be made to the Landlord Ordinance. Councilman McFeaters said that there are a lot of ideas out there and he feels that the problem is not so much the landlords as it is the bad economy, the decline in population and morals. Mayor Lucia said that homeowners have to make repairs to their property and landlords have income from tenants to make repairs to their rental properties. Councilman McFeaters said that he feels tenants should take responsibility and file a complaint with the Borough if the property they live in has safety issues. Councilman Tate said that tenants are afraid to report problems because they may be evicted or their rent may be increased.

Reading of Communications: None

Discussion and Payment of Bills:

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

Miscellaneous and Adjournment:

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

Meeting adjourned 8:13pm.

Motions from October 1, 2012 Meeting

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Councilman Snyder	Yes
Councilwoman Stevenson	Yes
Councilman Tate	Yes
President Bauer	Yes

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