

Meeting August 20, 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, Ruszkowski and Stevenson were present. Mayor Lucia was present and the Solicitor was absent. President Bauer stated we have a quorum.

Reading of the Minutes:

A motion was made by Councilwoman Stevenson to dispense with the reading of the minutes of August 6, 2012 since Council has been provided with a copy. Motion seconded by Councilwoman Ruszkowski. Motion carried 8-0.

Public Comment:

Mr. Ed Malone, President of M.P.I.A.A. Girls Softball League, requested use of the Frick Park ball field on three Sundays for games and Tuesdays and Wednesdays for practice. Council agreed to allow the league use of the Frick Park ball field on the requested days.

Speakers:

Rita Borenstein, Mount Pleasant Borough Health & Safety Officer, reminded landlords that if properties do not have utilities they are not fit for human habitation. Ms. Borenstein gave the following report on properties in the Borough:

- 760 W Main Street was without water service for 15 days with a tenant living there. The situation has since been resolved, but the tenant has been evicted.
- 107 Main Street owned by Alfonso Arevalo who lives in Ligonier is in horrible shape. Ms. Borenstein is working with Dr. Arevalo's attorney to clean up the property.
- 11 S. Depot Street has broken windows, garbage and high grass. There were 40 - 50 cats in the home with no litter box. Ms. Borenstein is scheduled to do a re-inspection of the property to see if they have gotten rid of some of the cats.
- 111 S. Depot Street also has broken windows, garbage and high grass. Wells Fargo is the owner of the property. They have since cut the grass and secured the property so that no one can enter.
- 539 Washington Street is a duplex where one side of the property is kept neat and clean and the other side is deplorable with garbage on the porch and high grass etc. Ms. Borenstein is going to request an interior inspection of the problem side because there are reports of roaches, black mold and rats. If Ms. Borenstein finds those conditions and there are children living there, she will notify C.Y.S.
- There is also a problem with property at Rear 539 Washington Street owned by Patrick Duffy. Bank of America is foreclosing on the property. A second floor was added to this property without permits or inspections.
- 200 Eagle Street owned by Mr. Rega has a broken sidewalk. Mr. Rega said he has contracted someone to lay a new sidewalk but there is a problem with a damaged catch basin that needs to be repaired before the sidewalk work is started.
- Ms. Borenstein has also been working with Mr. Rega on the rear parking lot of Salooms Funeral Home. Mr. Rega has sprayed the bank behind the parking lot to get rid of the weeds and is waiting to hear from Mayor Lucia regarding stone.
- 540 Walnut Street, owned by the Sterretts, is being taken over by Tonia Clawson who is a great-niece of the Sterretts. She has no legal rights to the property but she is cleaning the inside and mowing the grass. Ms. Borenstein said she has advised Ms. Clawson to seek legal advice about the property.
- Mr. Jim Rega complained about roaches at Mrs. Christi's property on Church Street. Ms. Borenstein said she inspected the property and found no evidence of roaches. Also, a tree limb from Mrs. Christi's property fell on Mr. Rega's property and Ms. Borenstein informed Mr. Rega that is a civil matter. President Bauer said that he had Ed Howley from B.I.U. re-inspect the Christi property for any safety issues. Mr. Howley said that he recommended Mrs. Christi post no-trespassing signs on the property because the building is empty.
- Ms. Borenstein said she has contacted several properties about high grass and the property owners have taken care of the problem.

Mayor's Report:

Mayor Lucia said he is also working on properties with high grass. Our Street Department has cut some and the youths from the Church of God have done others. There are still a few that have to be dealt with. Mayor Lucia said that it seems to be the same properties every year with high grass. Next year he feels that they should be cited. Ms.

Borenstein said that under the Property Maintenance Code the property owner has to be notified by certified mail at least once each year.

Mayor Lucia said he received a request from "A Dog Gone Pet Salon" for a 15 minute parking sign in front of their business on Church Street. Other businesses in the area could also use the space. Council discussed the request with Police Officer Dan Zilli. Officer Zilli said that the meters in front of The Mount Pleasant Journal on Church Street to Washington Street are not working. Councilman Tate said that removing those meters and replacing them with 15 minute parking.

A motion was made by Councilman Snyder to remove the parking meters on Church Street from Union Alley to Washington Street and put in 15 minute parking signs. Motion seconded by Councilman Tate. Motion carried 9-0.

Mayor Lucia read a letter from West Newton Borough Mayor Mary Popovich. The letter talks about Assistant Police Chief Dan Zilli and acknowledges his assistance during a drug investigation on June 13, 2012. The letter goes on to commend Officer Zilli and the Drug Task Force for the excellent job they are doing.

Officer Zilli, Drug Task Coordinator, explained that he is a liaison between the police departments and the State Attorney General's Office. Officer Zilli oversees drug investigations from Greensburg, PA to Washington County PA.

Solicitor's Report: None

Treasurer's Report:

Borough Manager Landy read the following Treasurer's Report for the month of July 2012:

Mt. Pleasant Borough Treasurer's Report		Jul-12			
		Previous Balance	Deposits	Disbursements	Balance 2012
General Fund Checking	PNC 00-0122-3513	50,652.00	199,238.04	198,635.04	51,255.00
General Fund Sweep	PNC 10-1149-3394	729,042.46	64,216.67	113,453.27	679,805.86
General Fund Budgetary Reserve	PNC 102-457-4388	63,258.73	8.30	0.00	63,267.03
**Fire	30,000.00				
**Police	0.00				
**Streets	10,000.00				
**Contingency Fund	23,266.76				
General Fund Budgetary Reserve	Standard Bank 321615	407,773.18	68.74	3,395.00	404,446.92
**Police	60,000.00				
**Streets	80,000.00				
**Contingency Fund	96,253.71				
**Infrastructure	90,000.00				
**BOMP1 Gas Well	9,250.00				
**BOMP2 Gas Well	4,572.81				
**Frick Park Gas Well	19,423.96				
**Levins	4,365.06				
**Surveillance Cameras	9,000.00				
**Surveillance Camera Grant	10,000.00				
**Early Warning Siren Grant	3,000.00				
**Fire	10,000.00				
**K-9	8,581.38				
Liquid Fuels PLGIT	PLGIT 56980126	105,814.27	1.37	4,641.58	101,174.06
Monument CD	Standard Bank 328188	6,023.34	0.00	0.00	6,023.34
Holiday Lighting Fund	Standard Bank 050004849	1,801.39	0.08	0.00	1,801.47
Payroll Fund	PNC 00-0122-6415	4,509.99	81,455.49	55,656.14	27,309.34
Veterans Park Fund	First Niagara 981293700	3,414.99	0.00	0.00	3,414.99
Veterans Park Fund	PLGIT 5698025	11,261.19	0.15	0.00	11,261.34
Police Drug Enforcement	PNC 10-1291-2642	850.50	0.00	0.00	850.50
Town Clock Fund	Standard Bank 0010038847	613.14	0.02	0.00	613.16
Medic 10 Checking	Standard Bank 0010107643	66,954.57	31,705.66	37,688.06	60,972.17
Medic 10 Savings	Standard Bank 0310000238	121,615.35	1,020.82	0.00	122,636.17
Storm Water Retrofit Phase II	PNC Bank 10-3388-4556	40,154.52	0.00	28,938.30	11,216.22
Total General Fund Balance					1,546,047.57
WWT Operational Acct	Standard Bank 0320012280	269,364.33	79,019.69	45,825.19	302,558.83
WWT Savings	Standard Bank 0050021008	62,268.22	3,018.98	0.00	65,287.20
WWT Budgetary Reserve	Standard Bank 0000287245	147,880.18	25.13	0.00	147,905.31
**Contingency	87,905.31				
**Infrastructure	60,000.00				
Total WWT Balance					515,751.34

A motion was made by Councilman Tate to purchase approximately 21 decorative barriers to be used at the Willows Park parking lot. Motion seconded by Councilman Snyder. Motion carried 9-0.

Councilman Tate reported that the paving is done on College Avenue and Rumbaugh Avenue and Mount Pleasant Township has finished tarring and chipping the streets and alleys we requested. Councilman Tate said that the cost of the tar and chip was less than anticipated.

Public Safety Report:

Councilman Snyder said that Officer Zilli has quotes for a new police vehicle and they will be turned over to the Public Safety Committee for review.

A motion was made by Councilman Snyder to suspend the rules to hire a part-time police officer. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

A motion was made by Councilman Snyder to hire Matt Johnson, Trafford PA as a part-time police officer for the Borough. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

A motion was made by Councilman Snyder to suspend the rules to appoint an interim Medic 10 station manager. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

A motion was made by Councilman Snyder to appoint Rob Govern as the temporary Medic 10 station manager. Motion seconded by Councilman Tate. Motion carried 9-0.

Zoning & Ordinance Report:

Councilman McCloy reported that the Street Department has installed a handicap parking space in front of McCali Manor.

Councilman McCloy said that Solicitor Wolfe would like to know if Council is going to follow through with the change to the Borough contribution to the Library. It will require changing the ordinance if Council wishes to move forward. A discussion ensued regarding what changes Council wants to make to the ordinance and what they will require from the Library Board. Council agreed to move forward with changes to the ordinance.

Community & Economic Development/Grants Report:

Councilwoman Bailey said that she spoke to Councilwoman Stevenson regarding a business outside of the Borough that is interested in relocating to the property owned by the Grimm Funeral Home which is need of some serious renovations. Councilwoman Bailey said that there is an organization called the Progress Fund who help in situations like these and she thought that it would be a good-will gesture to approach the business and put them in contact with the Progress Fund. President Bauer said that the LERTA program may also be beneficial to a new business. The LERTA program allows the business to pay the same amount of property taxes for five years no matter how they improve on the building. Council agreed that Councilwoman Bailey and Councilwoman Stevenson should approach the business with the opportunity.

Borough Manager Landy said that he spoke to representatives from the county who feel that the bid from K.U. may be too high and they will get bids from other sources. Council can review the bids when we receive them from the County. The Borough will be responsible for 25% of the total project. The job of K.U. or another company would be to test the ground water by drilling wells to determine if chemicals are seeping into Shupes Run from the property. D.E.P. is the final say so for Act 2 which means that we can use the property for whatever purpose we choose. K.U. is saying that we may not need Act 2 to utilize the property. County representatives have recommended that we get the Act 2 from the D.E.P., because then our choices are not limited.

Veterans Park Report: None

Parks & Recreation Report:

Councilman McFeaters said that a meeting of the Recreation Advisory Board was held on August 16th. One project that was proposed was extending the backstop on the top and sides at Frick Park to protect from foul balls. They would also like to see the electrical panel upgraded. Councilman McFeaters said that the advisory board said they would like to see security cameras installed to help stop vandalism at the park.

Councilman McFeaters said that Mr. Ed Malone, President of the Mount Pleasant M.P.I.A.A. said he is willing to work with the Borough on some new programs in 2013. Councilman Snyder had a suggestion for a fundraiser in 2013. Councilman McFeaters said that some of the people who attended the meeting feel that they can utilize the volleyball court for batting practice at no cost to the Borough. Mayor Lucia said that the Girls Softball League has done this in the past and it worked out well.

Councilman McFeaters said that the next meeting of the Recreation Advisory Board will be held in October 2012 and anyone who would like to be involved is welcome to attend.

Councilman McFeaters said that he has walked all of the parks in the Borough and the biggest problem he saw is the swings. The baby swings are dry-rotted and he would like to see them safer and more attractive. Councilman McFeaters said that the parks need paint especially Frick Park. If the Borough approves the expense to purchase the materials, Councilman McFeaters said that he will organize a volunteer day September 8, 2012 to get the work done.

A motion was made by Councilman McFeaters to spend up to \$1,500 to paint and repair playground equipment at Frick Park and to purchase new seats & chains at Frick Park and Satcho Park playgrounds. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

Finance & Human Resources Report:

A motion was made by Councilwoman Ruszkowski to hire Lisa Ballew, Front St. Mount Pleasant as part-time secretary in the Borough office to work 11-20 hours per week at \$8.00 per hour. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to sign an Agreement with Westmoreland County Transit for July 1, 2012 to June 30, 2013 in the amount of \$1,373.00. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilman Ruszkowski to suspend the rules for the purpose of a motion to pay a claim for damage to a vehicle. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilwoman Ruszkowski to pay \$1,243.27 for damage to a vehicle. Motion seconded by Councilman Pritts. Motion carried 9-0.

Property Report:

A motion was made by Councilman Pritts to participate in the county-wide demolition program for the property at 100 W Main Street. A \$500 cash match is required from the Borough. Motion seconded by Councilwoman Ruszkowski. Motion carried 9-0.

A motion was made by Councilman Pritts to accept the quote from Fayette Plasma Cut in the amount of \$3,600 for the Welcome to Mount Pleasant sign at the Route 31 property owned by Pate Real Estate. Mount Pleasant Borough will purchase brick for the sign for an additional \$359 and the Mount Pleasant Street Department will prepare the site. Motion seconded by Councilwoman Ruszkowski. After some discussion, motion carried 8-0 with Councilwoman Stevenson casting the only no vote.

A motion was made by Councilman Pritts to withdraw \$3,959.00 from PNC Budgetary Reserve Contingency Fund to pay for the Welcome to Mount Pleasant sign. Motion seconded by Councilman Tate. Motion carried 7-0. Councilwoman Stevenson cast the only no vote and Councilwoman Ruszkowski was not present for the vote.

Councilman Tate said that the Borough may receive funds from the Rotary to help pay for the Welcome to Mount Pleasant sign.

A motion was made by Councilman Pritts to sign an agreement with Pate Real Estate allowing Mount Pleasant Borough to erect a Welcome to Mount Pleasant sign on the Route 31 property. Motion seconded by Councilman McCloy. Motion carried 9-0.

Councilman Pritts said that the Property Committee will discuss what color of brick to use for the Welcome to Mount Pleasant sign.

Councilman Pritts said that he talked to a company regarding an electronic sign for the center of the sign at the PNC drive thru and was told that an electronic sign would be 12 inches wide and would not look right inside our sign. The

cost of an electronic sign would be approximately \$18,000 for double-sided color. Single-sided would cost approximately \$12,000. A double-sided monochrome would be \$14,700 and a single-sided monochrome would cost \$10,000. Councilman Tate said that he has seen signs that had a scene from the area inside the sign that can be changed. President Bauer said that the original purpose of the sign was to have a place to put information about the Borough and upcoming events. Councilwoman Stevenson and President Bauer remarked that it may be better to remove the sign and put up an electronic sign that will serve the original purpose.

Sanitation & Recycling Report:

Councilwoman Stevenson reminded residents that the Borough has an ordinance stating that you are not permitted to put your garbage at the curb until 24 hours before the scheduled pick up.

Communications:

Councilwoman Stevenson said that she is working on the newsletter and has talked to individuals who can do the layout for us. Councilwoman Stevenson said that it is important to keep the cost of the newsletter down because it was not budgeted in 2012. President Bauer said that we could sell advertising in the newsletter that would help pay the costs.

Councilwoman Stevenson said that she spoke to Solicitor Wolfe regarding a letter about the rental inspection ordinance. Councilwoman Stevenson reported that a final version of the letter could be ready by next week.

New Business:

President Bauer said he received notice that the PSAB Fall Leadership Conference will be held at State College PA from October 12th to the 14th.

Borough Manager Landy said that he has spoken with members of the BDA and the Library Board about meeting with Council as part of Council's policy to keep communications open. Mr. Landy said that he has not received an answer from either Board about a time to meet.

Borough Manager Landy said that Luanne Hout has resigned as secretary for the BDA.

Reading of Communications:

Borough Manager Landy said Council received an invitation to attend the Preview Opening of the West Overton Distillery Museum on Thursday August 30th from 7pm to 9pm.

Borough Manager Landy said that Council received a letter from Armstrong thanking the Borough for the letter of support we sent regarding their customer support. Armstrong was named winner of the Independent Customer Service Award by Cable Fax Magazine. Armstrong was named as its top customer service provider in the nation for 2012.

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 Snyder to adjourn the meeting. Motion seconded by Councilman Pritts. Motion carried 9-0.

Meeting adjourned 9:23pm

Motions from August 20, 2012 Meeting

A motion was made by Councilwoman Stevenson to dispense with the reading of the minutes of August 6, 2012 since Council has been provided with a copy. Motion seconded by Councilwoman Ruszkowski. Motion carried 8-0.

A motion was made by Councilman Snyder to remove the parking meters on Church Street from Union Alley to Washington Street and put in 15 minute parking signs. Motion seconded by Councilman Tate. Motion carried 9-0.

A motion was made by Councilman Tate to approve the Treasurers Report as read. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

A motion was made by Councilwoman Stevenson to accept the resignation of Atty. Mark Wible from the position of Solicitor for the Mount Pleasant Zoning Hearing Board. Motion seconded by Councilwoman Ruszkowski. Motion carried 9-0.

A motion was made by Councilman McCloy to appoint Atty. Timothy J. Witt and the law firm of Watson, Mundorff, Brooks & Sepic LLP as solicitors for the Mount Pleasant Zoning Hearing Board. Motion seconded by Councilman Tate. Motion carried 9-0.

A motion was made by Councilman Tate for an Executive Session. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

A motion was made by Councilman Tate to suspend the rules for the purpose of purchasing 21 decorative blocks for Willows Park parking lot. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilman Tate to purchase approximately 21 decorative blocks to be used at the Willows Park parking lot. Motion seconded by Councilman Snyder. Motion carried 9-0.

A motion was made by Councilman Snyder to suspend the rules to hire a part-time police officer. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

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

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