

**Meeting September 19, 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 and Solicitor Erin Conlin, Tucker Arensberg were present. 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 September 4, 2012 since Council has been provided with a copy. Motion seconded by Councilman Pritts. Motion carried 9-0.

**Public Comment:** None

**Speakers:** None

**Mayor's Report:**

Mayor Lucia presented a citation to Colonel Lozier and Lieutenant Barnhart proclaiming September 30, 2012 Gold Star Mother's Day in Mount Pleasant Borough.

Mayor Lucia said he is working with Mount Pleasant Township to try and save Medic 930 from being disbanded.

Mayor Lucia said that on the 28th of September at 11:00am the YMCA is having a light lunch to present expansions that have been done to their facility. All of Council is invited to attend. Mayor Lucia said that the Borough is very fortunate to have a YMCA facility so close and they have run the Borough's parks program for the last two years.

Mayor Lucia asked Council to let him know who will be riding in the Glass & Ethnic Festival Parade on September 29th at 2:00pm. Anyone who would like to help with the Glass Festival can contact Mayor Lucia or Jeff Landy.

Mayor Lucia asked Council to look at the property at 344 Washington Street that was recently condemned. The property will now start costing the Borough money to keep the grass cut and the property cleaned up. The Borough will charge the owner \$100 every time we cut the grass, and lien the property for the costs. It's important to Mount Pleasant that all homeowners clean up their properties because the Borough will be showcased during the Mount Pleasant Glass & Ethnic Festival.

**Solicitor's Report:**

Solicitor Erin Conlin, Tucker/Arensberg Attorneys, reported to Council the outcome of the lawsuit brought against the Borough by the Greater Mount Pleasant Landlord Association. Judge Marsili granted our preliminary objection and dismissed the first three counts in their entirety, which is a victory for the Borough. With respect to the last count of the complaint, the judge has some problems with the appeals process, but denied that without prejudice, giving the Borough time to make some revisions. On November 28, 2012 the Judge has scheduled a status conference. Borough Solicitor Fred Wolfe will work with the Borough to address some of the language that needs to be changed.

**Treasurer's Report:**

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

**Mt. Pleasant Borough Treasurer's Report**

**Aug-12**

		<b>Previous Balance</b>	<b>Deposits</b>	<b>Disbursements</b>	<b>Balance 2012</b>
General Fund Checking	PNC 00-0122-3513	51,255.00	182,563.70	183,818.70	50,000.00
General Fund Sweep	PNC 10-1149-3394	679,805.86	80,956.06	92,533.90	668,228.02

General Fund Budgetary Reserve	PNC 102-457-4388	63,267.03	8.03	0.00	63,275.06
**Fire	30,000.00				
**Police	0.00				
**Streets	10,000.00				
**Contingency Fund	23,274.79				
General Fund Budgetary Reserve	Standard Bank 321615	404,446.92	68.70	0.00	404,515.62
**Police	60,000.00				
**Streets	80,000.00				
**Contingency Fund	96,322.41				
**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	101,174.06	3.22	11,268.69	89,908.59
Monument CD	Standard Bank 328188	6,023.34	0.00	0.00	6,023.34
Holiday Lighting Fund	Standard Bank 050004849	1,801.47	0.07	0.00	1,801.54
Payroll Fund	PNC 00-0122-6415	27,309.34	53,075.56	78,741.30	1,643.60
Veterans Park Fund	First Niagara 981293700	3,414.99	100.00	2.15	3,512.84
Veterans Park Fund	PLGIT 5698025	11,261.34	0.37	0.00	11,261.71
Police Drug Enforcement	PNC 10-1291-2642	850.50	0.00	0.00	850.50
Town Clock Fund	Standard Bank 0010038847	613.16	0.03	0.00	613.19
Medic 10 Checking	Standard Bank 0010107643	60,972.17	46,521.68	24,887.15	82,606.70
Medic 10 Savings	Standard Bank 0310000238	122,636.17	1,021.01	0.00	123,657.18
Storm Water Retrofit Phase II	PNC Bank 10-3388-4556	11,216.22	0.00	0.00	11,216.22
<b>Total General Fund Balance</b>					<b>1,519,114.11</b>
WWT Operational Acct	Standard Bank 0320012280	302,558.83	41,949.60	59,184.58	285,323.85
WWT Savings	Standard Bank 0050021008	65,287.20	1,515.32	0.00	66,802.52
WWT Budgetary Reserve	Standard Bank 0000287245	147,905.31	25.12	0.00	147,930.43
**Contingency	87,930.43				
**Infrastructure	60,000.00				
<b>Total WWT Balance</b>					<b>500,056.80</b>
<b>Total Borough funds</b>					<b>2,019,170.91</b>

Respectfully Submitted:  
Councilwoman Susan Ruszkowski  
Secretary Beverly Fedorchak

A motion was made by Councilman Pritts to accept the Treasurer's Report as read. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

Borough Manager Landy said that when Council is looking at the numbers they should know that the only money that is available for unplanned or emergency projects is the contingency line items. All of the other monies are earmarked for projects.

Mayor Lucia said that for years there was no contingency fund in the Borough. Since Borough Manager Landy has been hired the Borough has not had to apply for a tax anticipation loan and Council has not had to raise Borough Property Taxes. Councilman Tate said that in the past we have received grant money to fund projects in the Borough and those grants are not as available now. It is a very good thing that we have contingency funds for emergency.

### President's Report:

President Bauer said that he, Borough Manager Landy and Mayor Lucia met with representatives from the County and the DEP to discuss the Levin property on Bridgeport Street. The County has been provided with copies of the environmental study done in 2007. The Borough will proceed with Act 2 clearance. Storage buildings on the far end of the property have been approved. One of the members from the DEP was formerly the Mayor of McKeesport and was involved in tearing down vacant buildings and cleaning up McKeesport. He recommended that the Borough raise taxes one mill to clean up the property so that industry can move in there. When that happens the tax base is raised and the Borough can lower property taxes again. Once we get the reports back from the County and the DEP we will know in what direction to proceed.

President Bauer said that next year the Borough will get the equipment in the playgrounds painted and cleaned up. President Bauer said that he got comments on refusing free labor from the Mount Pleasant Area Landlord

Association to paint the playground equipment. President Bauer said that if the Landlord Association would like to help the Borough, they could help clean up the rental property abandoned on Washington Street. Councilman McFeaters said he will approach the Landlord Association with that suggestion, but they were initially interested in adopting a park in the Borough.

President Bauer said that the Mount Pleasant Vets and the Glass Festival have already agreed to donate money for the digital insert for the new sign on Main Street and he feels that Council can make it happen.

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

### **Executive Session 7:30pm to 8:15pm.**

President Bauer reported that the Executive Session was held to discuss contract issues.

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

Borough Manager Landy reported the following:

- The minimum obligation for the Uniform Pension Plan in 2013 will be zero.
- Mr. Landy spoke to Terri Yurcisin from the Westmoreland County Redevelopment Authority regarding CDBG funds. The Borough must apply for funds by October 24, 2012. Mr. Landy said that a meeting will be held on Wednesday to discuss using CDBG funds for the proposed parklet at 100 W Main Street.
- The motor for the Town Clock has been repaired for the cost of \$250.00.
- The Gingerbread Competition for the holiday season is moving forward. Levin Furniture has agreed to sponsor the competition so there will be money for prizes and ribbons for the winners. When the gingerbread houses that are on display are sold, the money will go to the Wounded Warrior Project.
- Mr. Landy reported that the demolition project of the old theater at 100 W Main Street is progressing. It has been decided that the wall of the theater connecting it to Millers Appliances will remain intact and a mural can be painted on the wall. The wall will have to be reinforced.

Councilman Tate said that he would like to see the Borough draw up an agreement to give the standing wall that was part of the Gormley building to the owners of CG Wraps as requested. Michael, the owner of CG Wraps has agreed to paint the wall with pictures of Mount Pleasant history. Council agreed to have Solicitor Wolfe draw up and agreement.

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

President Bauer said he spent some time at the Waste Water Treatment Plant to determine what repairs will be needed. A roof will need to be replaced and the aerator and comminutor will need to be repaired. President Bauer said that if anyone from Council wants to meet at the Waste Water Treatment Plant before the next work session on October 22nd at 6:00pm please let him know.

President Bauer said that money has been set aside for the Quarry Street Project and the plans have been drawn up. It may be too late in the season to do the whole project, but a portion of it could be done. Waste Water Treatment Superintendent Norm Stout said that he would like the project to start as soon as possible because there is an overflow problem that needs to be addressed.

### **Streets Report:**

Councilman Tate reported that the bumpers were put in down at Willows Park and it looks very good and the walk at Frick Park will be repaired correctly. Council discussed the performance of the Street Department and that they expect better work from personnel and more input from Street Supervisor Fontanazza. Council agreed to have an executive session with all employees of the Street Department at 6:00pm on October 1, 2012.

**Public Safety Report:** None

### **Zoning & Ordinance Report:**

Councilman McCloy reported that there will be a meeting of the Zoning & Ordinance Committee on October 3rd at 6:30pm in council chambers to discuss pending ordinance changes.

Councilman McCloy said that he has looked at some properties in the Borough that are in violation of the Property Maintenance Code and he will meet with Health & Safety Officer Rita Borenstein to discuss them. Councilman McCloy said that owners of a property on Main Street below the Vets put in a new sidewalk and it is only 40" wide. The ordinance requires the sidewalk to be 60" wide so he will also report that to Ms. Borenstein.

Councilman McCloy said that he received a request from the owner of Joe's Pools to redo the sidewalk in front of his business on Main Street. He requested that Council permit him to dye the cement blue and put a pattern in the cement making it look like water. Councilman McCloy said that he told the owner to submit plans and he would present them to Council.

President Bauer said that the Borough should remind Gerard Rendine about the Special Events Ordinance because he has heard that The Greater Mount Pleasant Landlord Association is planning to have a food stand on a porch during the Mount Pleasant Glass & Ethnic Festival and it is against the ordinance.

#### **Community & Economic Development/Grants Report:**

Councilwoman Bailey reported that the National Road Heritage Corridor is offering mini grant opportunities and her and Mr. Landy discussed whether grant funds could be used for the proposed Parklet at 100 W Main Street. Councilwoman Bailey said she was told that the Borough could use CDBG funds to match, but we would have to have it in hand by October 12, 2012 and that would not be possible. Borough Manager Landy said that the Borough would hear about receiving CDBG Grant funds sometime in March or April 2013.

**Veterans Park Report:** None

#### **Parks & Recreation Report:**

A motion was made by Councilman McFeaters to allow the Mount Pleasant Library to hold its annual Walk In The Park Fund Raiser at Frick Park on Saturday October 6th from 8am to 12pm. The rain date would be October 13th. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

Councilman McFeaters said that he will be attending the Coal & Coke Trail committee meetings in the future.

#### **Finance & Human Resources Report:**

Councilwoman Ruszkowski reminded Council that she and Mr. Landy will begin work on the 2013 budget. Mr. Landy said that some fees may have to be raised in 2013 in order to balance the budget.

#### **Property Report:**

A motion was made by Councilman Pritts to accept the quote from Handyman Joe to remove and replace the steel door and frame on the second floor of the Municipal Building and install panic hardware and door closer in the amount of \$1,243.90. Motion seconded by Councilwoman Ruszkowski. Motion carried 9-0.

Councilman Pritts said that the committee has decided what brick to use for the Welcome to Mount Pleasant Sign, but they have not received a start date from the contractor. Borough Manager Landy said that Solicitor Wolfe will do the agreement between the Borough and Pate Real Estate to allow the Borough to use the property on Route 31 for the Welcome to Mount Pleasant Sign and that should be done before the contractor starts putting up the sign.

Borough Manager Landy reported that the computer server is out of space and a decision has to be made on how to proceed. He suggested asking Bob Rizzo, the IT Manager from the Mount Pleasant Area School District, to come and look at our system and give us a suggestion on what we need. Councilman Pritts agreed that would be a good idea. Councilman Pritts said he would like to see what is on the server and what backup options are available.

Councilman Pritts said that one of the surveillance cameras on Main Street failed over the weekend and he took it down to look at it. It still won't power up and he hasn't determined the problem yet. Councilman Pritts said that it's possible the camera was struck by lightning.

**Sanitation & Recycling Report:** None

Borough Manager Landy said that the garbage contract with Allied Waste is up this year and we will have to go through the bidding process.

**Communications Report:** None

**New Business:**

President Bauer said he will try to attend the next Mount Pleasant Area School Board meeting to thank them for all of the cooperation we have received from the School Board regarding the tennis courts etc.

Councilwoman Bailey reported that she and Mr. Landy attended the Library Board meeting today at 10am and Board Member Jill Cook to issue with the fact that Mr. Landy is breaking tradition by being a representative on the Board because he is not a member of Council. Councilwoman Bailey said that she explained that council members are unable to attend the Library Board meetings that are scheduled at 10am because they are all working at that time. The Library Board is unwilling to change the time to the evening when Council is able to attend. Ms. Cook stated that their by-laws do not state that the representative has to be from Council. At that point Councilwoman Bailey asked to see a copy of the by-laws and Ms. Cook said that they are in the process of finishing the by-laws and they should be finished by October and available to everyone by the November meeting. The other members of the Library Board asked about the \$7,500 yearly contribution from the Borough and Mr. Landy explained that as soon as Council received copies of the most recent audit, financial review and by-laws they will receive a check in the amount of \$7,500 which was budgeted in 2012. Councilwoman Bailey said that she assured the other members of the Library Board that she would be able to attend every board meeting.

**Reading of Communications:** None

**Discussion and Payment of Bills:**

A motion was made by Councilman Tate 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 Councilwoman Bailey. Motion carried 9-0.

**Meeting adjourned 9:30pm**

### **Motions from September 17, 2012 Meeting**

A motion was made by Councilwoman Stevenson to dispense with the reading of the minutes of September 4, 2012 since Council has been provided with a copy. Motion seconded by Councilman Pritts. Motion carried 9-0.

A motion was made by Councilman Pritts to accept the Treasurer's Report as read. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

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