

Meeting July 10, 2017

The meeting of Mount Pleasant Borough Council was called to order by President Caruso 7:0pm 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, Barnes, Cholock, McCloy, Pritts, Rogacki, Ruszkowski and Stevenson. Mayor Lucia and Solicitor Liptak were present. President Caruso stated that a quorum is present.

A motion was made by Councilwoman Ruszkowski to approve the minutes of June 5, 2017 since Council has been provided with a copy. Motion seconded by Councilman Cholock. Motion carried 9-0.

Public Comment:

Phyllis Newill, Summit Street, Mount Pleasant spoke to Council about the upcoming "Ghost Walk" scheduled for August 5, 2017 from 6pm to 8pm. The tours will run every 20 minutes and the price is \$5.00 for adults, \$3.00 for children and veterans. The Historical Society will donate all profits to "Healing Heroes" a partnership of "Guardian Angels" that provide disabled veterans with highly trained service dogs. Armstrong Cable sponsors the service dog program and will film the "Ghost Walk".

Mr. Joe Bauer, N. Geary Street, Mount Pleasant thanked Councilwoman Ruszkowski for her help at the Firemen's Fair and Councilman Cholock for his assistance during the recent heavy rain that caused flooding in the Borough.

Mr. Bauer said that he feels Council is making a mistake by waiting to pave Church Street and the alley behind Harmon House is in very bad shape.

Mr. Bauer said that Harmon House is still waiting for the cross walk that he feels is necessary for Harmon House employees safety.

Mr. Bauer asked Councilwoman Barnes why the Mount Pleasant Recreation Board was not approved by Council.

Mr. Bauer said that he feels that the Landlord Ordinance is not being enforced and that it may lead to a lawsuit against the Borough. He would like to see the ordinance repealed.

Mr. Bauer said that the Mount Pleasant Volunteer Fire Department is in the process of recruiting Junior and Senior Firemen. Anyone interested can contact Central Fire Station. Mr. Bauer also asked Council to look into replacing the concrete apron in front of Central Fire Station. Councilwoman Bailey said that Council has applied for CDBG Grant funds to replace the concrete apron and were denied the funds because the fire station is not in a depressed area.

Speakers:

Mr. Peter Mullin, PPR Hardscapes LLC spoke to Council about his volunteer work at Jack Bobb's Park. Mr. Mullin said that his family has a long history in the Borough and he would like to do what he can for the town. Mr. Mullin said that he will use his equipment to re-mulch, add some benches, re-touch the paint and replant the hemlock trees that were planted incorrectly. Mr. Mullin said that he will also be doing work at Penn Park. Borough Manager Landy said that with the help of Mr. Rick Meason of the Mount Pleasant Historical Society they put together a history of the Mullin family in the Borough. Mr. Landy said that he told Mr. Mullin that the Borough would give him the Mullin Avenue street sign when it is replaced and put a bench with a small plaque for Mr. Mullin's mother at Jack Bobb's Park.

Mr. Kellen Douglas, EADES Group spoke about the N. Geary Storm Sewer Project. The Borough authorized an inspection which has been done and the pipe shows little or no sediment buildup. At the same time they cleaned the sanitary sewer and it also looked to be in good condition. The resident at 601 N Geary Street will take a look at their lateral and Mr. Kellen said that he will ask them to consider replacing it because there is root infiltration. Mr. Kellen said that his company will continue to look at options to solve the problem with the storm sewers in that area. EADES Group will meet with representatives from Mount Pleasant Township to

explore options on their end to see if there are issues there causing problems. Mr. Kellen stated that there is no clear cut solution. Council continued to discuss the situation on N Geary Street.

Ms. April Kopas, Westmoreland County Redevelopment Authority spoke to Council about the borough property on Bridgeport Street. The Redevelopment Authority in coalition with the Borough has been involved in analyzing, developing and marketing the property. This project is priority 1. There is a non-hazardous environmental issue with the property. Ms. Kopas provided Council with a copy of the environmental study. The recommendation from the study is to develop the property for commercial or industrial use. The cost for Phase II of the study was approximately \$80,000 and was paid for with EPA Grant funds provided to Westmoreland County Redevelopment Authority. The County would like to now initiate the Act 2 Clearance process which would relieve the Borough of any liability. The study will determine what the property can be used for. The cost of the Act 2 Clearance would be covered under the EPA. The time line for this clearance would be approximately 9 months. The Borough will need this in order to lease or sell the property. When the clearance is received a full market analysis will be done. The analysis will provide an appraisal and a lease rate and much more.

Ms. Kopas said that priority 2 is the Willow Park Soccer Field parking. The County sees no problem developing the property for parking. This will be looked at in depth after the Bridgeport Street property is ready to move forward. EPA funds are available for the parking study.

Ms. Kopas also talked about the Westmoreland County Land Bank and the R & R Station property. The property has been listed with Prudential Preferred Realty. The sale will be contingent not only on price but on what plans the buyer has for the property. There is also a property on Washington Street. The Redevelopment Authority will use their funds to rehabilitate this property for resale.

Mr. Peter Mullin demonstrated to Council the piece of exercise equipment he has designed and would like to donate and install in one of the borough parks.

Mayor's Report:

Mayor Lucia read the following Property Maintenance Report for the month of June 2017:

33 Warning Citations issued

Trash / Garbage	5 issued	5 resolved
High Grass / Weeds	17 issued	16 resolved
Encroachment	7 issued	6 resolved
Dangerous Conditions	4 issued	1 resolved

Red Door Tags

Grass Discharged on Street	3 issued
Trash on Porch	6 issued
Swimming Pool Water	1 issued
Vehicle Sticker Warnings	4 issued

Borough Manager Landy spoke about the property on Church Street where the owner has passed away and there are no living relatives. The property will be put up for a tax sale. The Land Bank will not look at the property until it is up for judicial sale and all of the liens are waived. The Borough can't issue property maintenance violations until the property is deeded to someone. The Borough will have to maintain the grass and lien the property. For the first cut the Borough will have to pay someone to go in with a brush hog. Mr. Jeff McGuinness, Street Department Crew Leader said he will evaluate the property and let Council know if the Street Department can handle the first clearing.

A motion was made by Councilman Rogacki to amend the agenda. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

A motion was made by Councilman Rogacki to allow the borough office to hire a sub-contractor to mow the property on the corner of Church Street and Smithfield Street if the Street Department is unable to do it. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

Mayor Lucia said that Medic 10 has hired two more paramedics through Allegheny General staffing. These new employees will bring the department back up to full coverage. Medic 10 is doing very well under the new management.

A motion was made by Councilwoman Rogacki to appoint Mr. Cory Snyder as the Assistant Emergency Management Coordinator. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

Solicitor's Report:

Solicitor Liptak said that the issues she needs to discuss will be covered in the Executive Session and under Councilwoman Stevenson's report:

Tax Collector's Report:

Tax Collector Carol Yancosky read the following report for the month of June 2017:

Property Taxes = \$31,963.55
Per Capita Taxes = \$583.00

Total Collected = \$32,546.55

Borough Manager's Report:

Borough Manager Landy gave the following report:

- Interviews for all open positions are moving forward. A candidate has been selected for the summer help at the Street Department. The dates for summer help have been changed with agreement from the Union to June 10, 2017 to October 30, 2017.
- A company by the name of Hunt Valley Environmental will be working getting grant funds to help the Borough with storm water issues on Church and Eagle Streets and Warden Avenue.
- The Borough has been in constant contact with the gas company doing work on Main Street. The deadline for completion is August 1, 2017. After the gas company is finished Penn Dot will put mill Main Street and apply a smooth coat before starting the concrete work at the intersections.
- Next week will be the first management meetings with Police, WWT and Street Department.

Borough Manager Landy presented Councilman Rico Cholock with the "Above and Beyond" award because he was instrumental in obtaining the help of Mr. Peter Mullin who will be volunteering his time and equipment etc. at the borough parks.

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

Executive Session 8:29pm to 8:53pm

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

President Caruso said that personnel and legal issues were discussed during the Executive Session.

President's Report: None

Waste Water Treatment Report:

A motion was made by Councilman Rogacki to authorize the award of a lateral installation on Main Street for the house located behind 353 and 357 Main Street to Petrakis Contracting Inc. in the amount of \$15,000. The Borough received 3 quotes for this work and they are the low bidder. Motion seconded by Councilwoman Barnes. Motion carried 9-0.

A motion was made by Councilman Rogacki to authorize the award of a manhole replacement and sewer line replacement near station 179 on Main Street near Brown's Candy to Petrakis Contracting Inc. in the amount of \$18,000. The Borough received 3 quotes for this work and they are the low bidder. Motion seconded by Councilwoman Barnes. Motion carried 9-0.

A motion was made by Councilman Rogacki to amend the agenda. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

A motion was made by Councilman Rogacki to approve the final payment in the amount of \$41,908.34 to R & B Construction for the Main Street Sewer Project. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

Councilman Rogacki reported that the Main Street Sewer Project is estimated to go over budget by \$600 from the original amount of \$1,600,000. Borough Manager Landy said that this overage is to cover addition engineering costs etc.

Mr. Andy Zelinsky, WWT gave the following report for the month of June 2017:

- Finished sampling for NDPES Permit
- Met with EADS Group on S. Geary Project.
- Installed a mister on bar screen
- Installed new compressor on Quarry Pump Station
- Took scrap to Zelmore's
- Cameraed later at 303 College Avenue
- Met with owner at 615 W Smithfield Street about odor. Clogged lateral
- Cameraed lines at 111 E Main Street and 217 Mullin Avenue
- Fixed broken lateral at College and Main Street
- Meth with Northern Pipe about laterals at N. Depot Street and Levin Furniture.
- Westmoreland Conservation put out mosquito traps at plant for West Nile Program
- Met with Street Department at Mike Koehler's residence about storm line and cameraed the line.
- Took out window at borough office and replaced it.
- Met with Bob Hudec about sanitary line on Liberty Street in Mount Pleasant Township.
- DEP plant inspection on 7/7/17. No violations or citations.

PA One Calls – 52

Emergency PA One Calls – 11

Call Outs – 3

Home Inspections – 4

Streets Report:

A motion was made by Councilwoman Bailey to approve expenditure of up to \$3,000 for Gibson Thomas Engineering Co. Inc. to prepare and furnish to the Borough a draft Pollutant Reduction Plan (or PRP) by July 31, 2017 that is required to be submitted with the Borough's Municipal Separate Storm Sewer System (or MS4) General Permit renewal application to the Pennsylvania Department of Environmental Protection (PADEP) by September 16, 2017. The PRP outlines how the Borough will accomplish the mandated objective by PADEP to reduce sediment pollutant loads from its MS4 by at least 10% over the next 5-year MS4 permit term which will commence on March 15, 2018. The draft PRP to be furnished by Gibson Thomas is required to be advertised and undergo a 30-day public review and comment period. All received comments must then be addressed within 15 days after the public comment period before the final PRP can be submitted to PADEP along with the MS4 permit renewal application. Expenses associated with advertising, public comment review and responses to public comments and permit renewal fees are not included in the \$3,000 expenditure. Motion seconded by Councilman Rogacki. Motion carried 9-0.

A motion was made by Councilwoman Bailey to approve hiring of Julia Specht, Mount Pleasant PA for the position of Summer Help at the Street Department from July 11, 2017 through October 27, 2017 at a rate of \$8 per hour. Motion seconded by Councilman Rogacki. Motion carried 9-0.

Borough Manager Landy stated that Ms. Specht will be focusing on the parks. If the weather does not permit her to work in the parks she will be working with the Street Department.

A motion was made by Councilwoman Bailey to approve the purchase of 30” storm water pipe plus #3 stone and 2B modified stone needed to repair a damaged storm water line at 213 Church Street property. The cost is not to exceed \$6,600. Motion seconded by Councilman Rogacki. Motion carried 9-0.

Mr. Jeff McGuinness, Street Crew Leader made the following report for the month of June 2017:

- General maintenance of borough streets.
- Clean up of lots and parks.
- Patching holes
- Marking storm drains
- PA One calls
- Equipment maintenance
- Brush pickup
- Ramsay Terrace drainage project.
- Lawn maintenance of Land Bank properties.
- Clean drains at Frick Park Softball Field.
- Repaired sinkhole on Hoza Way
- Cleaned rain gardens at Levin’s parking lot
- Cleaned debris from recent storm

Mr. McGuinness said that his list going forward include Frick Park, line painting, patching holes, sealing basketball court and cleaning catch basins.

Councilwoman Bailey said that the 2017 paving project will begin July 19, 2017. The project will include portions of Walnut, Eagle, Joseph and Hitchman.

Public Safety Report:

Councilman Cholock read the following Fire Report for the month of June 2017:

Total Calls - 51
10-45’s - 15
Entrapment Calls - 1
Fires - 4
Public Service - 24
AFA’s - 7
Drills - 1
Turnpike Calls - 5
Total Members Answering - 1,266
Average Member Per Call - 24
Total Staff Hours - 641

A motion was made by Councilman Cholock to hire Steven Zubach, Mount Pleasant AP for the position of part-time Police Officer for the Borough of Mount Pleasant with pay scale according to the contract. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

Councilman Cholock said that a resident requested that the Borough install a blinking light on the stop sign at the corner of Sliver and Washington streets. Mayor Lucia said that intersection is getting much more traffic during the construction on Main Street. Councilwoman Bailey said that she will check with Police Chief Sam and if he approves of the blinking light at that intersection the Street Department will install it.

Councilman Cholock brought up the subject of permit parking on Washington Street and a discussion ensued.

Policies Report: None

Zoning & Ordinance Report:

A motion was made by Councilwoman Stevenson to approve Resolution 2017-03 supporting the creation of a Housing Court in Westmoreland County. Motion seconded by Councilwoman Bailey. Motion carried 9-0.

Councilwoman Stevenson said that Act 90 at the state level allows municipalities to address blighted properties. But in order to do that Westmoreland County must establish a Housing Court. This resolution will show the Borough's support of Act 90.

Councilwoman Stevenson said there will be a meeting with the Landlord Association on Tuesday July 7, 2017 at 5pm.

Community & Economic Development/Grants Report:

Councilwoman Bailey said that if any council member has an idea for inclusion in the CDBG Grant application to please give her a call.

Parks & Recreation/Veterans Park Report:

Councilwoman Barnes asked Solicitor Liptak for clarification regarding the establishment of the Recreation Advisory Committee. Solicitor Liptak said that no motion was necessary by Council to appoint members to the advisory committee. Councilwoman Barnes presented Council with a list of members on the Veterans Park Committee and the Recreation Advisory Committee.

Councilwoman Barnes announced that there will be a meeting held on July 19, 2017 from 6pm to 7pm at Central Fire Station to register any teen age 10 to 17 years old interested in being on the Mount Pleasant Borough Teen Council. Parents must accompany the teenager to registration. Any person 18 years or older who participate in the program must have a background check. Anyone under the age of 12 must be accompanied by a parent at all times.

A motion was made by Councilwoman Barnes to amend the agenda. Motion seconded by Councilman Rogacki. Motion carried 9-0.

A motion was made by Councilwoman Barnes to establish a Mount Pleasant Borough Teen Council. Motion seconded by Councilman Rogacki. Motion carried 9-0.

Councilwoman Barnes said that after the Teen Council is established they will work on a mission statement.

Councilman Rogacki said that if there is no money in the budget to repair the Frick Park basketball court and there is a safety issue it should be shut down. Borough Manager Landy said that the budget may be able to handle \$3,500 to seal the cracks on the court and make it safe. Councilwoman Bailey said that the Street Department does not have the equipment to seal the basketball court. Borough Manager Landy said that research needs to be done before and final decision is made.

A motion was made by Councilwoman Barnes to ratify renaming Frick Park basketball court "J.R. Gustafson Court". Motion seconded by Councilman McCloy. Motion carried 9-0.

A motion was made by Councilwoman Barnes to purchase up to \$2,000 of mulch at \$17 per ton from Superior Mulch of Connellsville for Jack Bobb's Park. Motion seconded by Councilman Cholock. Motion carried 9-0.

Councilwoman Barnes said that she spoke to the Senior Center and they are not opposed to allowing the Borough a right-of-way to extend Veterans Park around the back of the wall. Solicitor Liptak said that she will speak to a representative from the Mount Pleasant Area School District who owns the Senior Center property.

Councilwoman Barnes said that there will be a Family Fun Day at Frick Park on Sunday August 27, 2017 before the Concert In The Park.

Councilwoman Barnes said that a resident asked her why the gas well is still at Frick Park. Council explained that the gas well provides gas to heat and air condition the Municipal Building and Central Fire Station.

Finance & Human Resources Report:

A motion was made by Councilwoman Ruskowski to transfer funds from General Fund to General Fund Budgetary Reserve in the amount of \$7,221.45 to the following line item:

#325.34 = \$4,219.08 for 2015 and \$3,002.37 for 2016 Marcellus Shale. Motion seconded by Councilwoman Stevenson. Motion carried 9-0.

Property Report:

Councilman Rogacki said that there is a problem with water leaking through the roof of the Medic 10 building. A company is going to determine if it is the shingles or the skylight and correct the problem.

Sanitation & Recycling Report: None

New Business:

Councilman Pritts asked if the bollards at Frick Park walking track could be dimmed because people have reported that they are too bright when walking on the track and it may cause a safety issue.

Borough Manager Landy said that several people commented to him that the reason they attended the Party in the Park on July 3, 2017 is because they saw it on the Borough's facebook page. Mr. Landy thanked Andrea Pritts for volunteering to start and maintain the page.

Councilman Cholock said that the Westmoreland Drug & Alcohol Commission is looking for any donations that can be used for Chinese auction baskets for National Night Out.

Reading of Communications:

Borough Manager Landy read the following communications:

- A letter from the attorney representing Robert Karfelt regarding the purchase of the property on Bridgeport Street.
- West Overton's 2nd annual Blind Pig Party will be held on Thursday July 20, 2017. The cost for tickets is \$50.
- Jacobs Creek Watershed will hold a public meeting about the watershed implementation plan on July 26, 2017 from 6pm to 8pm at the West Overton Museum.
- United Steelworkers sent a letter advising us of the staff representative that will be assigned to represent them for the crossing guards and street department union discussions.
- Westmoreland County will be selling properties for delinquent real estate taxes on September 11, 2017.
- Armstrong is doing a fund raiser for the "Healing Heroes Project" which trains service dogs to assist Veterans.

Discussion & Payment of Bills:

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

Miscellaneous & Adjournment:

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

Meeting Adjourned 10:13pm

Motions from meeting of July 10, 2017

A motion was made by Councilwoman Ruszkowski to approve the minutes of June 5, 2017 since Council has been provided with a copy. Motion seconded by Councilman Cholock. Motion carried 9-0.

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

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