

Meeting November 19, 2007

The meeting of Mount Pleasant Borough Council was called to order by President Tabita at 7:05pm 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 Tabita directed Borough Manager Jeff Landy to take roll. Councilmen Beranek, Crivella, Tate, Wiltrout and Councilwomen Stevenson and Ruszkowski were present. Mayor Lucia and Solicitor Toohey were present. President Tabita stated we have a quorum.

Reading of Previous Minutes:

A motion was made by Councilwoman Stevenson to dispense with the reading of the minutes of November 5, 2007. Motion seconded by Councilman Wiltrout. Motion carried.

Councilman Bauer arrived at 7:34pm.

Public Comment: None

Doug Hauser from the Business District Authority was present to present and discuss the 2007 Budget for the BDA. Mr. Hauser said that this year in addition to the regular BDA Budget he presented Council with the Incubator Budget Projection. President Tabita said that one of the concerns of Council is the cost of \$26,000 to maintain the Incubator. Mr. Hauser said that this proposed budget is higher than projected and the BDA has always planned that the building would be subsidized but right now the occupancy level is down. The subsidy was lowered from \$29,000 because the apartments upstairs were rented earlier than anticipated and for a higher rent. President Tabita asked when it was time to stop putting money into the incubator and sell the building. Mr. Hauser said that is a legitimate question. Mr. Hauser said that there are two outstanding loans. One to the Housing Authority for \$57,000 which the BDA is waiting to have absolved. The BDA had an original commitment to the to rent to low and moderate income housing for 10 years and that obligation was completed in June or July of 2007. The BDA is waiting for a letter from the Housing Authority confirming that the obligation has been met. There is a loan to Standard Bank and a no interest loan to the Redevelopment Authority. Mr. Hauser said there are still loans totaling over \$100,000 on the building. The original cost of the building was \$400,000. Councilman Crivella requested a copy of the BDA Audit and Mr. Landy said the Borough has a copy of the 2006 Audit.

Mayor's Report:

Mayor Lucia said the Police Department has made some significant arrests. They apprehended the person slashing tires on Frick Ave and Spruce St and made arrests in several robberies. Mayor Lucia commended the Police Department on a job well done.

Mayor Lucia said that Light Up Night will be Sunday November 25th at 7:00pm and the parade will be on December 1st at 11:00am and he hopes to see a good turn out.

Mayor Lucia wished everyone a happy and safe Thanksgiving. Mayor Lucia said he attended the Thanksgiving service at St. Pius Church last night and it was very well attended.

Mayor Lucia said that the police car that was damaged is back in service.

Mayor Lucia said that the Borough has not been getting any response to the ads for part-time policemen. He has spoken to Mayors in other communities and they are having the same problem. The Borough may not have as many part-time policemen available. The Police Academy will have graduation this month and there may be some available recruits. President Tabita asked if we have a shortage of part-time police and Mayor Lucia said we do not have a shortage right now but the Borough always has to look ahead to the possibility that some of our part-time police take full-time positions elsewhere. Mayor Lucia said that Jim Santmyer and John Grabiak have been assets to our Police Department as experienced patrolmen. Mr. Landy said that the eight-hour shifts have proven to be working well.

Borough Manager Landy said that the Borough saved about 2/3 of the cost of having the police car repaired by going to a service station in Everson, PA.

Solicitor's Report:

Solicitor Toohey reported that he worked with Westmoreland County and was able to get the Borough a \$1 per year lease agreement on a pick-up truck. The lease documents should be arriving from the County Solicitor within the next few days.

President Tabita asked Solicitor Toohey is there has been any progress on the DiNicola property. Solicitor Toohey said that the petition has been prepared and the parties have been served. Mayor Lucia asked if Solicitor Toohey has contact information on all of the owners in case the Borough needed permission to enter the building. Solicitor Toohey said he will forward that information to Borough Manager Landy

President Tabita asked Solicitor Toohey if he looked at Medic 10 Bylaws. Solicitor Toohey said that he did look at the Bylaws and Medic 10 is an arm of the Borough created by ordinance. The question is whether Medic 10 can have paid employees. Solicitor Toohey said that the Bylaws do not provide for that but Council could amend the ordinance to authorize Medic 10 to hire employees. The existing organization would still function with no need to form a new organization. But Medic 10 is an arm of the Borough and can not do anything without the permission of the Borough as indicated by the Ordinance and the Bylaws. All of the equipment is to be titled to Mount Pleasant Borough and reverts to the Borough is the unit is ever disbanded. But no action can be taken until the Ordinance and Bylaws have been amended. Mayor Lucia asked if Medic 10 employees would be employees of the Borough and Solicitor Toohey said yes. Employees of Medic 10 would be employed by the Borough and covered under any Borough workers comp and liability insurance. Solicitor Toohey said that the Borough could incorporate Medic 10 as an entity and have it run separately and just report to the Borough but Medic 10 has always been an arm of the Borough in the past. Mayor Lucia said that you can be a volunteer or an employee of Medic 10, but not both. President Tabita asked if it would benefit the Borough to have another entity such as Frick Hospital or another ambulance service supply the employees for Medic 10 if Council amends the ordinance. Solicitor Toohey said that the advantage would be that the personnel would not be employees of the Borough and not covered under the Borough's workers comp or liability insurance. The contracted entity would have it's own insurance and would have to provide the Borough with proof of that insurance. The Borough would simply be purchasing a service. Councilman Tate asked if the contracted entity would be driving vehicles owned by the Borough and Solicitor Toohey said that would have to be part of any agreement. Mayor Lucia said that before Council makes any decision regarding amending the ordinance there should be a meeting with Medic 10. Councilwoman Stevenson asked where the funds would come from to pay Medic 10 employees and President Tabita said that it would come from the Medic 10 budget. President Tabita said that there are very few all-volunteer ambulance services in the country.

A motion was made by Councilman Tate to suspend the rules for the purpose of making a motion to have Solicitor Toohey prepare an amendment to Medic 10 Ordinance #470. Motion seconded by Councilwoman Stevenson. Motion carried.

A motion was made by Councilman Tate to have Solicitor Toohey prepare an amendment to Medic 10 Ordinance #470 and send a letter to Medic 10 recommending a change to their Bylaws. Motion seconded by Councilwoman Stevenson. Motion carried.

Councilman Crivella asked for the status of the Gormley Building. Mr. Landy said that the Judge suspended the judicial sale because the county had not served their papers properly. Westmoreland County will have to re-file their papers and attempt to serve Mrs. Gormley. Solicitor Toohey has not been notified of a reschedule of the judicial hearing. Mr. Landy said that he recalled that the hearing was to be delayed for six months and rescheduled some time in November or December assuming the County was able to serve Mrs. Gormley. President Tabita asked Solicitor to look into the status of the hearing.

Treasurer's Report:

Borough Manager Landy read the following Treasurer's Report for the month of October 2007.

Mt. Pleasant Borough Treasurer's Report:		Oct-07			
		Previous Balance	Deposits	Disbursements	Balance
General Fund Checking	PNC 001223513	82,433.00	209,748.02	239,722.02	52,459.00
General Fund Sweep	PNC 11493394	529,901.06	105,637.37	122,840.50	512,697.93
Total General Fund Balance					565,156.93
WWT Operational Acct	Standard Bank 0320012280	302,367.60	79,001.55	114,964.85	266,404.30
WWT Certificate of Deposit		150,000.00	0.00	0.00	150,000.00
Total WWT Balance					416,404.30

Liquid Fuels PLGIT	PLGIT 56980126	123,113.40	390.07	41,560.41	81,943.06
Total Liquid Fuel Acct Balance					81,943.06
Monument CD	Standard Bank 242781	5,000.00	435.94	0.00	5435.94
Holiday Lighting Fund	Standard Bank 050004849	67.79	500.03	0.00	567.82
Payroll Fund	PNC 01226415	1,630.25	70,916.01	64,163.16	8,383.10
Recreation Account	Standard Bank 5003289	1,900.96	0.40	0.00	1,901.36
Veterans Park Fund	National City 981293700	3,778.79	0.00	15.00	3,763.79
Veterans Park PLGIT	PLGIT 5698025	10,786.63	43.69	0.00	10,830.32
Police Drug Enforce.	PNC 1012912642	850.50	0.00	0.00	850.50
Town Clock Fund	Standard Bank 0010038847	609.01	0.13	0.00	609.14
					32341.97
Respectively Submitted:					
Councilwoman Susan Ruskowski					1,095,846.26
Borough Manager Jeffrey Landy					

A motion was made by Councilman Bauer to accept the October 2007 Treasurer's Report as read. Motion seconded by Councilman Beranek. Motion carried.

President's Report:

A motion was made by Councilman Bauer for an Executive Session to discuss real estate acquisition and police personnel. Motion seconded by Councilman Tate. Motion carried.

Executive Session 7:48pm to 9:02pm.

Borough Manager's Report:

Mr. Landy made the following report:

- He asked Council to provide the borough office with a phone number to be given to people trying to contact them or whether they prefer the borough office to take a message and pass it along to them.
- There has been no response to Council's request for candidates to serve on Mount Pleasant Boards or Authorities. It was published in different venues and no one has called to say they are interested in serving.
- WWT personnel are working on the lighted fountain at Veterans Park.
- He showed the property at 416 W. Smithfield Street. The Borough will be accepting bids on this property.
- He attended a seminar on signage at the PSAB Fall Conference and Scottdale Borough has asked him to attend a meeting to provide input on a proposed Sign Ordinance in Scottdale. Perhaps in the future Mt. Pleasant and Scottdale can share committees on signage.
- Luminaries will be put up around the Diamond on Light-Up Night by a local Boy Scout Troop.

Waste Water Treatment Report:

Councilman Tate said that there was a problem with the sewage project. One of the residents had sewage in their home. A cleaning company was brought in the owner is satisfied. Also, some of the blacktopping that was scheduled for Spring was done ahead of time on Washington and Bridgeport Streets.

Councilman Tate said that the Safety Committee received one bid for the surveillance cameras from 911 Nerds. Councilman Tate and Mr. Landy will meet with them on Wednesday of this week to discuss whether to go with a wireless system or not. If we decided to use wires, Armstrong Cable has offered to run the wires for us.

Public Safety Zoning and Ordinance Report:

A motion was made by Councilman Bauer to advertise the proposed 2008 Tax Ordinance #615 setting the millage rate at 16.0 mills. Motion seconded by Councilwoman Ruskowski. Motion carried.

A motion was made by Councilman Bauer to pay Police Officer George Grippo \$500 for ordinances from money that was budgeted for that purpose. Motion seconded by Councilman Tate. Motion carried.

Street Report:

A motion was made by Councilman Crivella to hire John Gulisek as a full-time employee in the Street Department at contract wages and benefits. Motion seconded by Councilman Beranek. Motion carried.

Councilman Crivella asked Council to look at the copies of a memorandum he gave to the Street Department employees outlining how complaints are to be handled. This memorandum will be included in the Employee Handbook being prepared by Councilwoman Stevenson. Councilman Crivella said he got an ok from the Steelworkers Union on the wording of the memorandum.

Finance Report:

A motion was made by Councilwoman Ruszkowski to advertise the 2007 General Fund, WWT and Liquid Fuels Budgets. Motion seconded by Councilman Bauer. Motion carried.

Mr. Landy said that at the next meeting Council will have to make some line item adjustments. Any suggestions regarding these adjustments will be welcome. The cost of gasoline is the biggest cost adjustment. The Street Department's budget was affected by the Storm Water Project on Main Street.

President Tabita reminded Council that the owner of Wooden Reflections asked for a parking time limit on Cherry Street because of a people parking their vehicles there all day. Brown's Candy would probably appreciate a parking limit also. A discussion ensued on how long the limit should be.

A motion was made by Councilman Bauer to have Solicitor Toohey prepare an ordinance for have a 3 hour parking limit on Cherry Avenue for one block back from Main Street. Motion seconded by Councilman Wiltout. Motion carried.

Property Report:

Councilman Beranek said he and Mr. Landy met with some businesses in town to put a Premoshis display in their window. Work on the displays is progressing nicely. Council was provided with a copy of a Display Sequence.

A motion was made by Councilman Beranek to suspend the rules for a motion to proceed with a Phase II Soil Delineation of the Levin Property on Bridgeport Street. Motion seconded by Councilman Bauer. Motion carried.

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Councilman Beranek said that there will not be a meeting at the Synagogue this Wednesday to work on the Premoshis displays but they will meet again on Wednesday November 28th. A discussion ensued regarding the work being done on the displays. Councilman Beranek said that the students working on the displays are extremely talented. President Tabita suggested having the students and Mr. Premoshis ride in the Christmas Parade. Mr. Landy said the Historical Society offered their help setting up the displays.

Business/Economic Development & Contracts Report:

A motion was made by Councilman Wiltout to advertise for bids for the Garbage Contract to be opened at the Council Meeting on December 3, 2007. Motion seconded by Councilman Tate. Motion carried.

Councilman Wiltout asked if Mr. Landy has heard anything further on the events the BDA is planning for the first couple weekends in December and Mr. Landy said he has not heard anything. Councilwoman Stevenson said she spoke with someone from the BDA who was asking local businesses to stay open late on those evenings and so far no one has agreed. Mayor Lucia said that they started to organize the events too late. They should have started in September. A discussion ensued on developing Main Street businesses. Leo and Sons Grille 31 will be a great addition to Main Street. Free parking in the parking lots on Main Street would help businesses.

A discussion ensued regarding passage of the BDA and Incubator budgets. Some of the expense line items were questioned. Council agreed not to pass the BDA and Incubator budgets until a meeting is scheduled to discuss questions Council has. Council was in agreement that the Incubator building should be sold. President Tabita said he will contact Doug Hauser of the BDA to schedule a meeting.

There was a discussion regarding the need and legality of the Mount Pleasant Parking Authority. A motion was made by Councilman Crivella to have Solicitor Toohey research the legality of a Borough Parking Authority according to Borough Code. Motion seconded by Councilman Wilttrout. Motion carried.

Human Resource/Employee Contracts: None

Recreation Report:

A motion was made by Councilwoman Stevenson to lease the Freedom of Speech Area at Veterans Park to the Nativity Scene for \$1 from November 2007 to February 2008. Motion seconded by Councilman Beranek. Motion carried.

A motion was made by Councilwoman Stevenson to hold Christmas activities including Santa Claus at the Gazebo on November 25, 2007 at 7:00pm. Motion seconded by Councilman Beranek. Motion carried.

New Business:

Councilman Bauer said that the Boy Scouts want to camp at Willows Park and need to clear out some brush for a campsite. The Scouts would like to know what area they can clear out. They meet every Tuesday evening at the VFW. Councilman Bauer agreed to meet with the Scouts.

Councilman Bauer asked Borough Manager Landy where the Freedom of Speech Area is at Veterans Park. Mr. Landy said the area is where the Nativity Scene is located.

Mr. Landy said that Columbia Gas sent Council a letter stating that they are planning a 2008 street rehabilitation program which will require them to cut into some of our streets to put new pipe in and they are asking to get together with anyone else planning road construction so that they can plan together.

The Coal and Coke Trail requested \$2,000. President Tabita and Mr. Landy suggested spending money on street signage for directions to the Trail and will not donate the \$2,000. President Tabita suggested that Council that it would be better if Council had more input into the Coal and Coke Trail instead of leaving it totally up to Mr. Barrick.

Council discussed raising the salaries of the Mayor and Council.

There was a discussion regarding Oxbridge Associates. A letter was sent to him saying that it would be better if he found a new location for his office and the letter was never acknowledged. Council agreed that the rent on that Suite should be raised or Mr. Lupka should be evicted. Councilman Beranek said that rent for all of the Suites should be brought up to \$1.00 per square foot.

Discussion and Payment of Bills:

A motion was made by Councilman Bauer to pay all approved and authorized bills. Motion seconded by Councilman Beranek. Motion carried.

Miscellaneous and Adjournment:

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Beranek. Motion carried.

Meeting adjourned 10:43pm.

Motions from November 19, 2007 Meeting.

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