

Meeting February 18, 2008

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 Bauer, Beranek, Crivella, Slater, Tate, and Councilwomen Stevenson and Rega were present. Mayor Lucia arrived at 7:13pm and Solicitor Toohey was absent. President Tabita stated we have a quorum.

Reading of Previous Minutes:

A motion was made by Councilman Bauer to dispense with the reading of the minutes of February 4, 2008. Motion seconded by Councilman Slater. Motion carried 8-0.

Public Comment: None

Speakers:

Don Morchesky, Service & Design Manager, Allegheny Power addressed Council regarding changing a number of street lights in the Borough from mercury vapor to high pressure sodium. Mr. Morchesky said the reason for the change is the Energy Policy Act of 2005 which outlaws the manufacturing or importing of mercury vapor ballasts. 303 streetlights will be converted within the next six months. These new lights will have 12% more light output. This will result in at \$.24 per light per month increase in the cost of electricity because of the cost of equipment. The project will take approximately one month and will be done in March or April 2008. Mount Pleasant is the only community being done this year because we were scheduled to have the mercury vapor lights replaced in 2008. Councilman Bauer asked what the change would look like and Mr. Morchesky said that the public will see a golden yellow light as opposed to a bright white light. There is an option that would produce white light but it would be five to ten dollars more per fixture and would have to be replaced every two years vs. every four years for the high-pressure sodium. Councilman Crivella asked if the Borough is required to do this. Mr. Morchesky said that the Borough is not required to do this but Allegheny Power is required to do something to continue to maintain a light source to the Borough. Councilman Crivella questioned why the cost of these new lights will be higher if they are supposed to be more energy efficient. Mr. Morchesky said that the lights are more energy efficient but the fixture itself is more expensive. The billing includes energy used, equipment replacement and maintenance. The 175-watt mercury vapor lights will be replaced with 100-watt high-pressure sodium, the 250 with 200 and the 400 with 200. All of the lights will increase in lumen. Councilman Slater pointed out that Allegheny Power is profiting from the product itself and Mr. Morchesky agreed. Mr. Morchesky said that electric rates will not change before 2011. Generation rates continue to increase.

A motion was made by Councilman Bauer to allow Allegheny Power to change the streetlights in the Borough from Mercury vapor lights to high-pressure sodium lights. Motion seconded by Councilman Crivella. Motion carried 8-0.

President Tabita said that during the Main Street Project Allegheny Power was very cooperative and did the work in a timely manner. There were no complaints from anyone when the power was switched etc. He thanked Mr. Morchesky for coming to explain this recent change to Council.

Brian Higbee, Higbee Insurance addressed Council regarding insurance coverage. During a recent review of the Borough's insurance coverage Borough Manager Landy and Mr. Higbee discovered that the Borough does not have Heart and Lung Coverage required by Act 477. According to legislation, paid police officers and paid fire fighters are entitled to 100% wage reimbursement for workers comp instead of the 66 2/3% offered with the state workers comp insurance we have now. This state insurance does not offer Heart and Lung Coverage. There is an insurance company that is part of Blue Cross/Blue Shield that does offer it. In 2007 the Borough paid \$43,521 for workers comp. Ameri-Health Casualty will cost the Borough \$40,041 which includes the Heart and Lung Coverage. Borough Manager Landy said that the biggest issue right now is that if one of our police officers is hurt on the job the Borough would have to self-fund one third of the policeman's salary. Mr. Higbee said that one of the reasons it will be possible to choose another carrier is because of the low accident ratio that the Borough has maintained. The Safety Committee is a big part of that. Mr. Higbee said that if Council makes the decision to switch carriers he would take care of all of the paperwork and the Borough would receive a pro-rated credit from our current carrier.

A motion was made by Councilwoman Rega to suspend the rules for the purpose of changing workers comp insurance carriers. Motion seconded by Councilman Crivella. Motion carried 8-0.

A motion was made by Councilwoman Rega authorizing Borough Manager Landy to change the Borough's workers compensation insurance carrier from State Workers Insurance Fund to Ameri-Health Casualty through Higbee Insurance. Motion seconded by Councilman Crivella. Motion carried 8-0.

Glenn Wolfe, Widmer Engineering reported that 100% of the lines for the CSO Project are installed. Mr. Landy gave Council a copy of a Widmer report outlining the paving schedule for the streets affected by the project. Mr. Wolfe explained that some of the alleys will be completely repaved and only the trenches will be repaired on the streets due to Penn Vest loan restrictions.

Councilman Bauer felt that some of the streets should be completely paved. Councilman Crivella said that he spoke to Dick Widmer, Widmer Engineering and was told that only the trenches would be paved because there will be settlement. The construction company has a one-year bond on the paving so that when the asphalt settles they will fix it. It is best to wait a year before paving the entire street. Councilman Bauer said that it might be better for the Borough to pay the contractor the addition money to pave the entire street because they may be able to get a better price for asphalt than the Borough. Mayor Lucia said he would like the Borough, Widmer and the construction company to sit down and see if it is possible and cost effective. Councilman Tate said that it might be a problem because paving projects must go out to bid. Councilman Tate suggested that the Street Department measure the area that will need paved and ask Penn Dot to calculate the cost for the Borough. Councilman Bauer said he would like to see Council ready to advertise for paving bids at the next meeting.

Mr. Wolfe said that if possible, the Borough should wait one year before paving over any trenches more than five feet deep because there is a good chance that there will be settlement in these areas.

Mayor's Report:

Mayor Lucia said that there was a problem on Union Alley today. One of the garbage trucks caught the wires on a Verizon utility pole. Over the years the poles have started leaning and the wires were drooping. Councilman Tate said that they are in the process right now of replacing the utility pole.

Solicitor's Report: None

Borough Manager Landy said that Mr. Toohey's secretary phoned and said he would not be able to attend tonight's meeting due to illness. President Tabita told Mr. Landy to contact Mr. Toohey and have him come to the March 3, 2008 council meeting.

Treasurer's Report:

Borough Manager Landy read the following Treasurers Report for the month of January 2008:

Mt. Pleasant Borough Treasurer's Report:		Jan-08			
		Previous Balance	Deposits	Disbursements	Balance
General Fund Checking	PNC 001223513	61,356.00	138,824.09	147,438.09	52,742.00
General Fund Sweep	PNC 11493394	438,205.59	42,185.26	90,108.21	390,282.64
Total General Fund Balance					443,024.64
WWT Operational Acct	Standard Bank 0320012280	312,200.72	73,502.58	124,038.52	261,664.78
WWT Certificate of Deposit		150,000.00	0.00	0.00	150,000.00
Total WWT Balance					411,664.78
Liquid Fuels PLGIT	PLGIT 56980126	82,549.95	280.89	11,181.91	71,648.93
Monument CD	Standard Bank 242781	5,435.94	0.00	0.00	5435.94
Holiday Lighting Fund	Standard Bank 050004849	256.92	0.06	0.00	256.98
Payroll Fund	PNC 01226415	1,311.14	47,508.14	47,519.68	1,299.60
Recreation Account	Standard Bank 5003289	1,902.16	0.40	0.00	1,902.56
Veterans Park Fund	National City 981293700	7,325.30	975.00	16.05	8,284.25
Veterans Park PLGIT	PLGIT 5698025	10,910.53	37.74	0.00	10,948.27
Police Drug Enforce.	PNC 1012912642	850.50	0.00	0.00	850.50
Town Clock Fund	Standard Bank 0010038847	609.39	0.13	0.00	609.52
					29587.62

A motion was made by Councilwoman Stevenson to accept the January 2008 Treasurer's Report as read. Motion seconded by Councilman Slater. Motion carried 8-0.

Mr. Landy reported that he set up the Budgetary Reserve bank accounts for General Fund and WWT and these accounts will be reflected in the February Treasurers Report.

President's Report:

President Tabita said that the meeting with the Mount Pleasant Municipal Authority was very productive. The Borough should be able to solve some of the storm-water problems on N Church Street, Ramsey Terrace and N Geary Street.

Congressman Murtha is still willing to provide grant money to the Borough. We have to put a proposal on paper to present to him. One thing he may be interested in helping with is a Fine Art Center in the Borough. Perhaps renovating the upstairs of the Synagogue to house a center for music, poetry, paintings, chess etc. Another possibility would be to purchase the property housing Steve's Muffler and put some furnaces in there for glass, pottery and maybe iron. Some classes could be held there and possibly at the Senior Center. It could all be tied together at the In Town Shops where people could sell the products they create. That would be a solution to the issues at the In Town Shops. Erect 10 ft by 10 ft cubicles where people can sell arts and crafts. Hopefully they can eventually move to a more permanent location somewhere on Main Street that would draw more people to the Borough. We should take advantage of the people who come to the Lenox Shop and Levin Furniture. President Tabita said Congressman Murtha may be interested in helping with something of this nature.

Borough Manager's Report:

Borough Manager Landy reported the following:

- The Borough of Mount Pleasant has been selected to be part of an intern grant program for undergraduate and post-graduate students. Mr. Landy and President Tabita will be going to Carnegie Mellon on Wednesday to interview some of the interns. The intern will be at the Borough for the summer months and will be a great help on all of the projects we have going on. Councilman Crivella said that Carnegie Mellon is a school strong in the Arts and maybe we can get someone knowledgeable to help with revamping the In Town Shops as previously discussed. President Tabita said that he and Mr. Landy will conduct interviews and choose the person best able to help the Borough reach some of its goals. Mr. Landy said there were 38 municipalities who received this grant so they will all be there holding interviews.
- In two weeks Kriebel Resources will be doing the reclamation at the Little League field gas well and are almost ready to start the piping.
- He put up a for sale sign at 416 Smithfield Street. We have received another offer and he will get all offers together to review with the Property Committee.
- The new names for Veterans Wall were sent to McColly Memorials to be engraved for Memorial Day. After these names there should be approximately 120 spaces left for names and applications will be taken for the Veterans Day engraving.
- The Borough office has started work on the permits required for the Parks Ordinance.

Waste Water Treatment Report:

Councilman Tate said that a meeting is scheduled with Michelle Kinter who does our sewage billing to discuss rate changes. After looking at rates from other communities it was discovered that it is possible that we have not been billing our commercial accounts correctly. Rates for these accounts should not be calculated the same as residential customers. If these accounts are billed correctly the Borough may not have to raise the minimum for most residential customers. Councilman Tate said it is important to him not to affect the rates of the elderly residents. The most residential rates should have to be raised is \$1.00 per month. Reports show that Borough sewage rates are lower than the surrounding communities.

Councilman Tate said that Supervisor Stout is back to work already after knee surgery. He was only off a little over two weeks.

Public Safety, Zoning and Ordinance Report:

A motion was made by Councilman Bauer for an Executive Session to discuss the Police Contract. Motion seconded by Councilman Slater. Motion carried 8-0.

Executive Session 8:21pm to 8:49pm.

Mayor Lucia and Councilman Slater left the meeting at 8:49pm and returned at 9:09pm.

Councilman Bauer said that he will have Mr. Landy turn over the police contract to Solicitor Toohey to make the current changes.

Councilman Bauer asked Mr. Landy to turn the Law Enforcement Questionnaire from the Pennsylvania Governor's Center For Local Government Services over to our police department to be filled out. He would like the questionnaire back to the borough office by February 29th.

Councilman Bauer would like to see our police department join the Take 25 campaign which is a preventative child safety campaign that the U.S. Department of Justice is promoting in partnership with the National Center for Missing & Exploited Children.

Councilman Bauer would like Police Chief Ober to attend the Civil Service Training brought to his attention by Borough Manager Landy. He will try to attend himself if his work schedule permits. It will cover employment applications and background checks. Mr. Landy said that Chief Ober and himself have already attended two of these training seminars and he was hoping it would benefit someone else to attend.

A motion was made by Councilman Bauer to suspend action on any sign permit requests until the ordinance is reviewed, amendments considered and further approval of Borough Council terminating the suspension of the issuance of sign permits. Motion seconded by Councilwoman Stevenson. Motion carried 8-0.

Councilman Bauer said the sign ordinance needs to be reviewed because we have been getting requests for permits for new electronic signs. Too many of these signs would not be good for Main Street.

Councilman Bauer began a discussion on the ordinance codification being done by Keystate Publishers and what they are requesting from Council. He asked Mr. Landy to contact Keystate Publishers and schedule a meeting for next Monday or Tuesday at 6:00pm to start the process of going through the ordinances.

Councilman Tate said he has received a complaint about a property in town that has been empty for five or six years and not being maintained. They would like the Property Maintenance Code enforced. Councilman Tate suggested that each councilperson make a list of properties in their Ward that need cited and then have the ordinance committee look at the property and see if they agree. Councilman Bauer said he would like to take pictures of the properties he thinks should be addressed and bring them to Council for their opinion. President Tabita said that the final list of properties will contain about 10 or 15 homes that are the worst in the Borough. Mr. Landy asked what criteria Council wants to follow. Councilman Tate said that properties that look like they need torn down need to be on the list. President Tabita said that properties with partially finished construction should be on the list. Councilman Bauer asked Council to have a list by the next work session on March 24, 2008. Councilman Bauer said that recently the Brownsville building code fines were upheld in the courts. Tax Collector Carol Yancosky asked if the Property Maintenance Code included sidewalks and Mr. Landy said yes. She said there are some sidewalks in the Borough that are in bad shape.

President Tabita reported that the Mount Pleasant Planning Commission met regarding the Woodfield Estates development. The lots are all of adequate size and the set backs meet Borough requirements. A motion will be required to approve the subdivision.

A motion was made by Councilman Bauer to suspend the rules for a motion for zoning purposes. Motion seconded by Councilman Tate. Motion carried 8-0.

A motion was made by Councilman Bauer to approve the Woodfield Estates Subdivision. Motion seconded by Councilman Tate. Motion carried 8-0.

Street Report:

Councilman Crivella said that compiling a list of streets to be paved this year has been difficult. In order to make a list we need to know exactly what the contractor for the CSO Project is going to do with the streets

affected by the project. It may be necessary to hold some money over until next year when that project is completely done and they have paved what they are required to pave. Council does not have the information required to make the decision what streets should be paved. President Tabita said he would like Street Supervisor Mario Fontanazza to give Council a list of streets he thinks need paved the most. He would also like to see the Street Department sweep Eagle Street, Smithfield Street, W Washington and Quarry Street. Councilman Bauer asked the status of a new street sweeper and Mr. Landy said that we are waiting to see if Senator Regola can get us a grant. A used street sweeper would cost between 60 and 90 thousand dollars. Councilman Bauer said he would like Anne Street put on the paving list.

Finance Report:

Councilwoman Rega asked if anyone is interested in attending the Senator Regola workshop on March 13, 2008.

Property Report:

Councilman Beranek said that he received quotes for a new copier for the borough office that is in the 2008 budget.

Ricoh Americas Corp.

- Ricoh MP400
- 40CPM
- 4 Paper Drawers
- \$.0088 per copy maintenance contract
- \$4,800.00

RTR Business Products Inc.

- Kyocera 3040
- 30 CPM
- 2 Paper Drawers
- \$.01 per copy maintenance contract
- \$4,600.00

Copier Corporation of America

- Toshiba e-Studio 352
- 35 CPM
- 2 Paper Drawers
- \$.0095 per copy maintenance contract
- \$4,800.00

Keystone Business Machines

- Ricoh MP3500
- 35CPM
- 2 Paper Drawers
- \$.01 per copy maintenance contract
- \$4,900.00

A motion was made by Councilman Beranek to purchase a copier from Ricoh Americas Corporation for \$4,800.00. Motion seconded by Councilwoman Rega. Motion carried 8-0.

Mayor Lucia asked Councilman Beranek to get three quotes for smoke detectors for the Synagogue. They should be wired to an outside audible alarm.

Business/Economic Development & Contracts:

Mr. Landy reported that tentative locations were chosen for the recycling bins in the Borough. Allied Waste is evaluating the locations and will get back to us. The recycling program should begin within the next couple of months. President Tabita said that hopefully that will lead to curbside recycling as early as January 2009. These recycling bins will be one dumpster for all recyclables.

Human Resources/Employee Contracts Report:

Councilwoman Stevenson said she and Mr. Landy attended the Library Board Meeting and she found it interesting. The board was receptive to Mr. Landy's idea of attending council meetings a couple of times a year and reporting on progress they have made and what their needs are. Councilwoman Stevenson said that she was told that their first need is money and their second need is space. Mr. Landy said that the Borough donates \$7,500 to the library each year and they receive only \$32,000 from the state. Councilwoman

Stevenson said that the percentage the Borough donates is impressive but they would like to see us increase the donation in 2009 if possible. The Library is used by one-third of the residents of the Borough. Mayor Lucia said that the library also serves Mount Pleasant Township and East Huntingdon Township. The success of the Library is primarily based on "door count". Our Library has an award winning Children's Program and has won various other awards.

Mr. Landy asked Councilwoman Stevenson if he could meet with her regarding the Employee Handbook soon. Councilwoman Stevenson said she has been going over a handbook she received and has made some changes.

Recreation Report:

Councilman Slater said he will be meeting with his committee to discuss trees at Veterans Park.

Mr. Landy said that he has almost completed the schedule for the 2008 Concert In The Park Series. There will be one sponsor for food at all of the concerts except July 3rd. This sponsor has very generously given the Borough more per concert than we received in the past.

New Business:

Mayor Lucia told Councilman Crivella that there is a storm water problem on the corner of Oak Street and Spruce Street. Ice forms there because 3 homes have to discharge their spring water onto the streets. The catch basin on the corner of Oak St goes under Spruce Street and only goes about 15 feet before it stops and goes to an open ditch on Oak St. This is causing ice to build up. The only solution to the problem is to pipe the water from Spruce St to the creek. Mayor Lucia said that more and more springs are going to be popping up in the Borough and if we don't have the catch basins to handle them we're going to have ice on the roads. Mayor Lucia asked Councilman Crivella and the Street Department to review this problem.

Reading of Communications:

Borough Manager Landy read the following communications:

- A letter from Senator Regola's office regarding a workshop on Thursday, March 13, 2008 in Greensburg.
- Laurel Highlands Chamber of Commerce is presenting "Club Laurel" on Saturday, March 29, 2008 beginning at 6:00pm at the Pleasant Valley Country Club. President Tabita suggested paying for any councilmember who wishes to attend and they can pay for their spouse.

Discussion and Payment of Bills:

A motion was made by Councilman Bauer to pay all approved and authorized bills. Motion seconded by Councilwoman Rega. Motion carried 8-0.

Miscellaneous and Adjournment:

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Slater. Motion carried 8-0

Meeting adjourned 9:45pm.

Motions from February 18, 2008 Meeting

A motion was made by Councilman Bauer to dispense with the reading of the minutes of February 4, 2008. Motion seconded by Councilman Slater. Motion carried 8-0.

A motion was made by Councilman Bauer to allow Allegheny Power to change the streetlights in the Borough from Mercury vapor lights to high-pressure sodium lights. Motion seconded by Councilman Crivella. Motion carried 8-0.

A motion was made by Councilwoman Rega to suspend the rules for the purpose of changing workers comp insurance carriers. Motion seconded by Councilman Crivella. Motion carried 8-0.

A motion was made by Councilwoman Rega authorizing Borough Manager Landy to change the Borough's workers compensation insurance carrier from State Workers Insurance Fund to Ameri-Health Casualty through Higbee Insurance. Motion seconded by Councilman Crivella. Motion carried 8-0.

A motion was made by Councilwoman Stevenson to accept the January 2008 Treasurer's Report as read. Motion seconded by Councilman Slater. Motion carried 8-0.

A motion was made by Councilman Bauer for an Executive Session to discuss the Police Contract. Motion seconded by Councilman Slater. Motion carried 8-0.

A motion was made by Councilman Bauer to suspend action on any sign permit requests until the ordinance is reviewed, amendments considered and further approval of Borough Council terminating the suspension of the issuance of sign permits. Motion seconded by Councilwoman Stevenson. Motion carried 8-0.

A motion was made by Councilman Bauer to suspend the rules for a motion for zoning purposes. Motion seconded by Councilman Tate. Motion carried 8-0.

A motion was made by Councilman Bauer to approve the Woodfield Estates Subdivision. Motion seconded by Councilman Tate. Motion carried 8-0.

A motion was made by Councilman Beranek to purchase a copier from Ricoh Americas Corporation for \$4,800.00. Motion seconded by Councilwoman Rega. Motion carried 8-0.

A motion was made by Councilman Bauer to pay all approved and authorized bills. Motion seconded by Councilwoman Rega. Motion carried 8-0.

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Slater. Motion carried 8-0.