

MONT ALTO BOROUGH COUNCIL MEETING

CALL TO ORDER – Council President M. Gossard called the Regular meeting of October 6, 2008 of the Mont Alto Borough Council to order at 6:32 p.m.

ROLL CALL – Thomas Lawson, Debra Lee, Dennis Monn, Beverly Spicer, Michael Gossard, Shannon Strizziere and Rick Lee present.

MAYOR – Mayor John Esser present.

BOROUGH STAFF – Maurice Gossert Nassaux-Hemsley, Inc., Jeff Evans Solicitor, Michael Hansen Zoning Officer, Patti Strite Treasurer, and Patricia Kocek Borough Secretary

INVOCATION – P. Kocek

PLEDGE OF ALLEGIANCE

VISITORS

Robyn Stoops Antenna on Constitution Avenue

Larson Wenger New employee

Council President M. Gossard recognized visitor Robyn Stoops. R. Stoops appeared before Council because of the letters he has received instructing him to remove the antenna from the pole outside his home.

R. Stoops told Council that the antenna has been there for at least 15-16 years and it does not belong to him. It was on the pole when he moved into the property. R. Stoops does not feel it is his responsibility to remove the antenna since it does not belong to him.

Council Vice President D. Monn said that he didn't realize it had been there for such a long time and that the antenna did not belong to R. Stoops. D. Monn will have G. W. Electric Co., Inc. remove the antenna.

R. Stoops left the meeting at 6:35 p.m.

Larson Wenger attended the Council meeting this evening at the request of D. Monn so he could meet the Council members and the Council members could meet him. Council and Mayor Esser welcomed L. Wenger to the Borough.

ACCEPTANCE OF ZONING OFFICERS REPORT

September 2008 – D. Monn made a motion to accept the Zoning Officer's Report for September 2008, D. Monn seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

BOROUGH OF MONT ALTO

ZONING OFFICERS REPORT TO THE BOROUGH COUNCIL

Michael Hansen
for Accredited Services, Inc.
Zoning Officer

Report Period: April 2008

LAND USE PERMITS

<u>Date</u>	<u>Name</u> <u>Project Address</u>	<u>Inspections</u>	<u>Comments</u>
4/17/2008	Jennie A. Gilbert 217 University Drive	4/17/2008 Install Manufactured Home	Permit # 08-02
4/23/2008	Joseph & Connie McGill 303 Park Street	4/23/2008 Install Above Ground Pool	Permit # 08-03
4/29/2008	Robert G. Spencer 227 Park Street	4/29/2008 Repair Existing Garage	Permit # 08-04
4/29/2008	Brandon Nolan 304 Constitution Ave,	4/29/2008 Construct New Deck	Permit # 08-05
4/29/2008	Jayme Rhone 104 Elm Street	4/25/2008 Construct Storage Shed	Permit # 08-06
4/29/2008	Michael Chandler 14 Reynolds Avenue	4/28/2008 Above Ground Pool	Application # 08-07 DENIED
<u>DEMOLITION PERMITS</u>			
4/30/2008	Steve Knepper 524 Park Street	4/29/2008 Remove Accessory Shed	Permit # 08-01

SUBDIVISION REVIEWS

NONE

Land Use Permits Issued This Month	5	Demolition Permits Issued This Month	1
Land Use Permits Denied This Month	1	Demolition Permits Denied This Month	0
Land Use Permits Issued To Date	6	Demolition Permits Issued To Date	1
Subdivision Reviews This Month	0		
Subdivision Reviews Year To Date	1		

Building Code Officials Report September 2008 and Complaint Log

1. **Fence** 414 Spruce Street
 2. **Fire Hydrant** corner of Beech and Park Street - M. Hansen has provided the information to J. Evans and he will draw up the complaint letter to be sent to the property owner.
- 13 Beech Street Stumps** – M. Hansen has not served this property as of this time. M. Hansen will give J. Evans the information so he can draw up a complaint letter to be sent to the property owner.

Commonwealth Code Inspection Service, Inc. Report - For your information.

Accredited Services Report – For your information.

Student Housing Development Update – A lengthy discussion ensued between the members of Council, the Solicitor and M. Hansen. Following are the highlights of the discussion:

1. A Cease & Desist Order was issued by M. Hansen
2. Revised plans were received by M. Hansen for residential use
3. M. Hansen read the Covenants to Council. At the April 4, 2008 the Covenants were passed on a R. Lee/B. Spicer motion – The Covenants allow this use
4. Council feels this is a violation of the approved Development Plans
5. J. Evans feels this could be made to be an accessory building – Take one lot with 3 buildings and make it into 2 buildings with an accessory building. The developer would have to reapply to do a re-subdivision.
6. If a sleeping and food preparation area is included in the club house unit, then it would be allowable. M. Hansen has received new plans for this unit that shows two sleeping areas and a food preparation area
7. M. Hansen will remove Cease & Desist Order tomorrow
8. Commercial applications are not allowed in that area but would have to decide whether or not the use is commercial since the facilities will only be used for the students
9. Council has to approve changes to the original development plans, but M. Hansen can approve floor plans
10. Council essentially said okay for the club house, but Council did not tell them how to go about doing this
11. If it is built as residential it is not in violation
12. M. Hansen will write a letter to the developer stating that in concept the Council agrees with the club house but the original Land Development Plan needs to be revised to show the club house and the developer needs to develop a strategy to make the Plan comply with the zoning requirements.

APPROVAL OF MINUTES

September 16, 2008 Special Meeting

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“.....Elections Board faxed S. Strizziere case law” Change to “**Elections Board faxed S. Strizziere ethical opinions**”

Short discussion about S. Strizziere’s duties as a Constable and if and when there would be any conflict with her serving as Constable and on Council.

D. Lee made a motion to approve the Minutes of September 16, 2008 as amended, B. Spicer seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

ACCEPTANCE OF TREASURER'S REPORT

August 31, 2008 – D. Monn made a motion to accept the Treasurer's Report of August 31, 2008, T. Lawson seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

Table the September 30, 2008 Treasurer's Report until the November 2008 meeting.

ADOPT RESOLUTION NO. 471 TRANSFER OF FUNDS SEPTEMBER 2008 – D. Monn made a motion to adopt Resolution No. 471, Transfer of Funds for September 2008, D. Lee seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

FINANCE AND ADMINISTRATION COMMITTEE

Fixed Assets – P. Strite and T. Lawson are working on this Project.

Budget – P. Strite is in attendance this evening to discuss the Budget. Council briefly reviewed various items on the Budget.

D. Monn pointed out that money will need to be budgeted for 2009 for the new County Radio System. The County will be receiving grants but no one has any idea how much will be received. Cost of radios – approximately \$22,000.00 for the following units for the Borough.

4 Mobil

2 Portable

1 Base Station

Short discussion on where the funds will be taken from to pay for the radios. No decision made at this time.

Mayor J. Esser asked to have \$600.00 budgeted under the Line Item for the Mayor.

Continued discussion on various Budget items.

M. Hansen left the meeting at 7:36 p.m.

Change in Natural Gas Supplier – T. Lawson reported that the Borough is now served by Interstate Gas Company and over the next few years their cost will be 1.292. T. Lawson has received information from Dominion Gas Company and they will be offering natural gas until 2012 at \$1.099. This is a very good savings. T. Lawson is asking Council if they want to change gas companies. Discussion on how many cubic feet of natural gas the Borough uses during a heating season.

D. Monn made a motion to change from Interstate Gas Company to Dominion Gas Company, B. Spicer seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

VACANCIES – None

ATTORNEY'S REPORT

Recreation Fees for developers – J. Evans is working on setting up a meeting to discuss this matter. J. Evans also has to talk to M. Gossert about some items pertaining to the Recreation Fee for Developers.

Ordinance #35 "An Ordinance regulating Hawking, Peddling" – Discussion on various ways to change the fees and fines for the various Ordinances. Discussion on doing an annual update to all Ordinances and Resolutions that involve fees.

P. Kocek to send a copy of the Index of Ordinances to the members of Council and Mayor Esser. Council will review and later discuss the Ordinances that need to be worked on.

MAYOR'S REPORT

October 6, 2008 – The October 6, 2008 report was provided to Council in their packets on October 3, 2008.

Mayor J. Esser very briefly reviewed the October 6, 2008 Mayor Report with the members of Council. (COPY ON FILE)

Memo of Understanding – Mayor Esser reminded J. Evans that the Record Herald requested a copy of the Memo of Understanding. J. Evans will have to do some more research to see if this document falls under the Right to Know law.

Short discussion about students parking near the intersection of University Drive and Willow Street. Mayor Esser suggests passing an Ordinance and erect signs to restrict the parking on the upper part of University. J. Evans pointed out that a Traffic Study would have to be done in order to pass an Ordinance.

Two discussions ensued at the same time and I could not get either one written properly even when I listened to the tape recorder. The outcome of the two conversations is that J. Evans will provide information to J. Esser concerning the steps they have to be taken to install No Parking signs. Council continued discussing No Parking signs.

Burning Ordinance – Mayor Esser and Council provided information to each other by email concerning their thoughts about the Burning Ordinance.

Council and Mayor Esser discussed the burning of rubbish and brush versus recreational burning. Many opinions and options were offered in order to make changes to the Burning Ordinance to make the Ordinance fair to all residents.

Council President M. Gossard feels the Burning Ordinance should be enforced as is, by using a Constable.

S. Strizziere told Council that she would need something in writing from the Borough showing that she has been appointed to enforce the Ordinances.

It was pointed out that S. Strizziere can be appointed as an additional Code Enforcement Officer but she will not be paid for this position.

D. Lee made a motion to appoint S. Strizziere as an additional Code Enforcement Officer for the Borough of Mont Alto, T. Lawson seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

All complaints will be in writing. J. Esser will be the person to investigate the situation and he would be the one to contact S. Strizziere or M. Hansen to enforce the ordinances if necessary.

Trick or Treat – P. Kocek sent the letter asking the Fire Police to participate in Trick or Treat night. The Captain of the Fire police contacted P. Kocek and told her that they would be glad to participate that evening.

ENGINEER'S REPORT

M. Gossert said he will address his issues under Item #17.

WATER/SEWER COMMITTEE

Antrim Township Water Agreement – Councilman T. Lawson told the members that since Larson Wenger has been hired, the Agreement between Antrim Township and the Borough of Mont Alto will be cancelled. Council discussed dates to terminate the Agreement due to reports that have to be filed by the 10th of the month. The Borough has to give Antrim Township a 30 day notice of cancellation.

D. Monn made a motion to proceed with the termination of the Agreement between Antrim Township and the Borough of Mont Alto effective November 14, 2008, T. Lawson seconded, P. Kocek will prepare the letter of cancellation to be signed by M. Gossard, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

STREET COMMITTEE

Change Order #3 Phase II Storm water Project University Drive – T. Lawson reported the following:

Change Order #3 – Delete Item #7 \$2500.00 – This money was to pay Columbia Gas to move services. To date they have not submitted an invoice.

Council has to approve Change Order #3.

M. Gossert reported that the Project total will be \$179,225.79 after deducting Change Order #3. If Columbia Gas would submit a bill, the Borough would be responsible for paying the bill. M. Gossert does not think Columbia Gas will submit an invoice.

R. Lee made a motion to accept Change Order #3 to delete Item #7 in the amount of \$2500.00, S. Strizziere seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

M. Gossard made a motion to approve the final payment for R & D Contractors in the amount \$6586.29, D. Monn seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

Council President M. Gossard signed the necessary documents for the Change Order and final payment to R & D Contractors.

Joint road maintenance with Quincy Township – This subject was not discussed but went directly to the discussion about salt.

Salt – Council Vice President D. Monn discussed salt with the members of Council. The cost of salt is going to go up in the near future.

Discussion about partnering with Quincy Township as the Borough has in past years to buy salt. D. Monn will call Quincy Township to make sure the Borough can still partner with them to purchase salt.

T. Lawson pointed out that there is a quantity of salt at the shed that is already prepped. D. Monn will discuss this with L. Wenger as to the quantity that the Borough will need for this winter.

Basketball net/Paint cart way on Verdier Street – The basketball net has been removed and is at the Borough shed. The cart way has been painted.

Center Square Update – T. Lawson told Council that this will probably happen in the spring. Remove from Agenda until further notice.

PROPERTY & SUPPLY COMMITTEE

Glessner's Alarm and Communications

Alarms (fire & intrusion)/Card Access System – Nothing at this time.

ELECTRIC COMMITTEE

Council Vice President D. Monn reported that he will be attending the Pennsylvania Municipal Electric Association annual conference later this month.

PERSONNEL COMMITTEE - Nothing

SANITATION & SAFETY COMMITTEE - Nothing

RECREATION COMMITTEE

Recreation Grant

T. Lawson reported that most of the items have been installed with the exception of the backboards at the tennis court.

Little pavilion – T. Lawson has not heard from D. Knepper as to whether or not he will be working on the pavilion this fall or if he will be waiting until spring to do the work.

T. Lawson told Council that the little pavilion has been used almost every evening this summer. When the water patches are done on the streets the ADA work will be done at the Recreation Area.

Veteran's Memorial – B. Spicer reported that the work at the Veteran's Memorial is completed and she will be sending out the certificates to those that purchased bricks.

Veteran's Day Service – B. Spicer told Council that this is up in the air. The person that was taking care of the arrangements has not followed through. B. Spicer will know more after the Historical Society meeting on Thursday night.

Fallen Fire Fighter's Memorial Service Sunday October 5, 2008 – The President ordered that the flags be lowered to half mast in the morning and raised in the evening. Council President D. Monn wanted to thank and recognize Borough employee Chad Miller for lowering the Borough flags for this occasion. D. Monn raised the flags in the evening.

REPORT ON COG (COUNCIL OF GOVERNMENT) ISSUES

Prevailing Wage Review Committee - Council Vice President D. Monn attended the meeting. COG once again discussed Prevailing Wages. D. Monn said the important thing is to make sure that all elected officials are aware of the Prevailing Wage issue and that something needs to be done about it. There are persons within the State Legislature that are working on this item and are trying to make changes.

Prevailing Wages cause the small boroughs to spend an excessive amount of money to get contracted work done.

T. Lawson told Council that Ben Thomas from Antrim Township was spearheading the fight against Prevailing Wages. Because of what happened at Antrim Township, Ben Thomas is no longer a member of COG. A volunteer is needed to replace B. Thomas on the COG.

Contractors are also attending the COG meeting because they are interested in getting this matter resolved. Discussion.

VISION 2015 – No meeting.

OLD BUSINESS

Appointment of committees – Council President M. Gossard provided the information to P. Kocek and the Committee list was on the table this evening for the members of Council and Mayor Esser.

NIMS Certification – Nothing new at this time.

Public Gathering/Festival Ordinance – There is one more festival on October 10, 11 and 12, 2008, which will include fireworks. There will also be a Craft Show on the afternoon of October 11, 2008.

Ditch at the Donald Eberly property – Council Vice President D. Monn reported that there was a meeting recently with local entities. The ditch will be reworked by Penn Dot and the various entities involved. This will not cure the problem completely but it will help. The Borough will be providing grass seed and straw for the Project.

NEW BUSINESS

Thank you letter – The Borough received a thank you letter from the Ladies Auxiliary of the Mont Alto Volunteer Fire Company thanking Council for the donation of food. This was food left over from the Penn State Welcome Picnic.

Notice of Estimated Allocation Municipal Liquid Fuels – For your information.

Franklin County Drug Task Force 2008 Fall Breakfast – T. Lawson, D. Monn and S. Strizziere will attend the Fall Breakfast. P. Kocek will make the reservations.

2009 Contribution/Franklin County Drug Task Force – The contribution to the Drug Task Force is based, as in previous years, on a per capita basis. The amount is \$419.76.

D. Monn made a motion to approve the 2009 contribution to the Franklin County Drug Task Force in the amount of \$419.76, B. Spicer seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

Penn Dot – Winter Services/Expectations Meeting – Council Vice President D. Monn will attend and take one or two of the maintenance employees with him. The meeting date is Thursday October 23, 2008 at 9:00 a.m. at NORLO Park.

Digital Camera – T. Lawson told Council that the digital camera owned by the Borough has disappeared. Discussion on what happened to the camera. T. Lawson proposes that the Borough purchase another camera.

D. Lee made a motion to authorize no more than \$300.00 for the purchase of a digital camera, S. Strizziere seconded, any further discussion, any further discussion, all in favor Aye, opposed No, motion carried.

T. Lawson will take care of purchasing the camera.

EXECUTIVE SESSION

Council President M. Gossard called for an Executive Session at 9:00 p.m. to discuss personnel matters.

Council President M. Gossard called the Regular meeting of October 6, 2008 of the Mont Alto Borough Council back to order at 9:45 p.m.

P. Kocek reminded Council that she will be having surgery on October 20, 2008 and will return to work on November 3, 2008.

Adjournment – R. Lee made a motion to adjourn the Regular Meeting of the Mont Alto Borough Council of October 6, 2008 at 9:46 p.m., S.Strizziere seconded, all in favor Aye, opposed No, motion carried.

Respectfully submitted,

Submitted to Council for their approval on
November 3, 2008.

Patricia A. Kocek
Borough Secretary

Michael Gossard President

Dennis Monn Vice President

Debra Lee President Pro Tem