

**BELLEFONTE BOROUGH COUNCIL MEETING**  
**FEBRUARY 17, 2014**  
**www.bellefonte.net**

**CALL TO ORDER**

The regular meeting of the Bellefonte Borough Council was called to order at 7:30 p.m. by Council President Frank Halderman in the Bellefonte Borough Municipal Building.

Pledge of Allegiance:

Following the Pledge of Allegiance, Council remained standing for a moment of silence. It was requested that cell phones either be placed on vibrate or turned off.

**ROLL CALL**

Members Present: Brachbill, Brown, DeCusati, Dunne, Halderman, Harvey, Schneider, Spicer,

Members Excused: Beigle, Li, Ramish, Mayor Tom Wilson

Officials Present: Ralph Stewart, Borough Manager  
Don Holderman, Assistant Borough Manager

Staff Present: Vana Dainty

Guests: Brandon & Denise Snook;

**CONSENT AGENDA**

(The following items listed on the Consent Agenda are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of Council request specific items to be removed for separate action.)

- Minutes - Approval of February 3, 2014 meeting minutes.
- Mayor - Police Report - January 2014
- Mayor - Police Exonerations - January 2014
- Finance - January 2014 Voucher Summary: \$653,934.93
- Finance - January 2014 Treasurer's Report

Mr. Schneider made a motion to approve the Consent Agenda. Mrs. Dunne seconded the motion. Mrs. Dunne requested removing the two finance items from the consent agenda. There were some minor spelling adjustments and word corrections in the minutes. A voice vote was unanimous.

## **COMMUNICATIONS**

### **WRITTEN**

- A notice from the Clearwater Conservancy informing that the 18th Annual Watershed Cleanup Day will be held on Saturday, April 26, 2014 from 8:00 am - Noon followed by a picnic at Spring Creek Park.

- An email from Patrick North is in the packet for review.

- A copy of a letter from Mr. Holderman to Mr. Joseph Thayer, FEMA PA Project Specialist in regard to the Appeal of FEMA - 4149 - DR PA, which is the findings and results related to the West Lamb Street damage that was received in 2013. Council feels it was a very well written letter.

- January 2014 Building Code Officer's report for review.

- A letter from Kathleen N. DePuy, President, Pennsylvania State Association of Boroughs with information regarding proposed constitution amendments.

- Information regarding the PSAB Spring Conference to be held April 6-9 at the Penn Stater. A delegate will need to be appointed.

### **ORAL**

- None.

## **SPECIAL COMMITTEE REPORTS**

- None.

## **MAYOR'S REPORT**

- None.

## **OFFICE OF COMMUNITY AFFAIRS**

### **ZONING/PLANNING**

The Planning Commission is recommending that Council consider approval of the Ingram Market Project at 1086 Zion Road. Mr. Stewart and the Public Works Director would like to add a condition to the approval because the property owner plans to use Triangle Road, which is to the rear of the gas station, for fuel trucks to fill the tanks. The condition they would like to add is that a core boring sample be done at their

expense to determine the structural integrity of Triangle Road. If deemed necessary from the sample, the road would be upgraded or overlaid at their expense as a condition of using the road. Triangle Road is very narrow, but it is a public road and it is paved. Mrs. Brown made a motion that the condition be met as part of the approval before they proceed. Mr. Brachbill seconded the motion. The question was raised whether the road could be bonded, but Mr. Stewart stated the bond would only be good for eighteen months. There are entities that do core sample analysis. Mr. Schneider asked what grounds it would be requested under and is it conditional use that it can be required. There is an ordinance that states how the road should be constructed. A voice vote was unanimous.

## **HARB**

- 1) 120 West High Street/Bellefonte Elks roof replacement and soffit repairs.
- 2) 131 South Allegheny Street - signage.

Mr. Schneider made a motion to approve this request. Mr. DeCusati seconded the motion. Faith Centre purchased the building at 131 South Allegheny Street. A voice vote was unanimous.

- HARB Draft meeting minutes from the February 11, 2014 meeting are in the packet for review.

**BUILDING AND PROPERTY** - Mr. Schneider reported there will be a meeting of the Building and Property Committee on Thursday evening on site at the Armory and then at the Borough Building.

**FINANCE AND GOVERNMENT PERFORMANCE** - Mrs. Dunne made a motion to approve the January 2014 vouchers in the amount of \$653,934.93. Ms. Harvey seconded the motion. A voice vote was unanimous.

- Mrs. Dunne reported proposals were reviewed from various banks placing bids on financing of the Armory. Mrs. Dunne made a motion to pursue Option #2 offered by Reliance Bank for a 20-year loan. The motion is to accept their proposal pending confirmation of all the conditions. Mr. Schneider augmented the motion with it is a maximum \$750,000.00 at 2.85% interest for the first five years and interest capped at 5.5% for the remaining fifteen years. Mr. Schneider seconded the motion. Mr. DeCusati questioned whether this is the time to do this. He stated there is still not a full understanding of why this is being done. He questioned does this mean, if the loan is awarded, Council is in agreement to buy the property. Mr. Halderman stated there is already an agreement to purchase the property from the government. Mr. Stewart stated financing needs to be in place so when the state sets up closing the financing is in place. There is no prepayment penalty on the loan. Mr. Halderman stated unless there are unforeseen circumstances, there will not be taxpayer money used to purchase the property. The money would be used from the bulk water fund. Mrs. Brown would like more clarity on the options. Her understanding is if things do not change this option would be used, and if things changed then option #2 from the other one would be used.

There may be additional costs associated with processing paperwork so Mr. Schneider made a motion to amend the motion and make the amount to not exceed \$770,000.00. Mr. Spicer seconded the amendment. A voice vote of the amendment was unanimous. The motion passed with Mr. DeCusati voting no.

- Mr. Schneider made a motion to accept the treasurer's report. Mrs. Dunne seconded the motion. A voice vote was unanimous.

- Mr. DeCusati made a note of gratitude to Kay Zinsner for the time she put in as Borough Treasurer. Her help was very much appreciated.

**PARK AND RECREATION** - Mrs. Brown had a copy of a poster the YMCA is circulating regarding the pool. There are early bird specials for season passes purchased by June 1, 2014. You can call the YMCA for further information.

**HUMAN RESOURCES** - Mr. Spicer reported there was a brief discussion prior to this meeting regarding the School Resource Officer. They are still reviewing the information.

- With the passing of Kay Zinsner, the Borough is searching for a treasurer.

**SAFETY** - Mr. Brachbill stated the Ladder Truck bid would be opened. The bid is from Company 2 Fire Apparatus in Warrenton, SC. They are bidding on a 1997 Spartan 1982 LTI 100' Ariel Ladder. The bid is contingent on inspection of the vehicle. The amount bid is \$25,000.00 and is good for thirty days from the time it is submitted. The bid was turned over to the Safety Committee for review and recommendation.

- Risk Management - Mr. Brachbill attended the newly elected municipal officer's training. Mr. Stewart did a good job as one of the trainers. They learned that you need to be sure that all staff required to operate Borough vehicles have a current driver's license. Mr. Stewart stated policies are being developed. They will be reviewed, adjustments will be made and they will be discussed in a work session and then will be implemented with Personnel.

- Mr. Brachbill attended the Safety Committee meeting on February 12, 2014. The draft meeting minutes are in the packet for review.

- Mr. Schneider requested Council and the Bellefonte residents be careful how vehicles are being parked with all the snow. It is very difficult for fire apparatus to get through the streets. Mr. Schneider also asked that all fire hydrants be kept open with a 3' circumference around them.

**WATER AND SANITATION** - No report.

**STREETS** - Mr. DeCusati stated the Borough crews are doing the best they can managing the snow on the streets. He asked that residents be patient and helpful. He

asked residents to pile the snow up in their yards rather than out on the streets. Salt supplies are being managed very critically. Approximately three times the normal amount of salt has been used.

- Borough staff will begin placing barriers to block areas so snow can be removed to widen the streets.

- The two issues mentioned at the Safety Committee meeting will be reviewed by the Streets Committee.

**ENERGY AND ENVIRONMENTAL CONSERVATION** - No report.

**JUNIOR COUNCIL REPORT** - No report.

**OLD BUSINESS**

- Mr. Stewart provided Council with a memo that stated in looking through past minutes Council has allowed religious services in Talleyrand Park and waived the fee as is commonly done with other non-profit entities. Mr. DeCusati made a motion to allow the church the use of Talleyrand Park, but the fee will not be waived. Mr. Schneider seconded the motion. Mr. Brachbill stated an issue he has with waiving the fee is the Borough is pinching pennies to make things work and it doesn't make sense to turn down income. A voice vote was unanimous.

- Mr. Stewart reminded Council there are unfinished business items which will be scheduled into work sessions ASAP. One in particular is the Solicitation Ordinance.

- Mr. DeCusati made a motion to approve Ordinance 02172014-01, an ordinance of the Borough of Bellefonte amending the Codified Book of Ordinances, Chapter 575 Zoning, § 575-33 Building Requirements. Mr. Brachbill seconded the motion. The motion passed with Mrs. Brown voting no.

- Mr. Holderman informed Council that the Letter of Intent for the Industrial Site Reuse Grant with DCED for the Waterfront Property was approved to submit the application. It would be for approximately \$100,000.00.

**NEW BUSINESS**

- Mr. Stewart stated there will be work with the Finance Committee to look into the General Fund conditions and have committee meetings to address that.

- Keystone Community Public Meetings will be held March 13 and March 20 (March 27 snow date) at the Bellefonte Middle School Cafeteria at 6:30 p.m. Posters will be displayed in the community and a local person will facilitate the meetings.

- Mr. Brachbill would like to have a Safety Committee meeting to review the report from Russell Shuey, specifically the fire permit fee letters. Mr. Stewart will email the committee members to set up a meeting.

### **ADJOURNMENT**

- With no other business to come before Council, Mr. Schneider made a motion to adjourn the meeting of February 17, 2014 at 8:15 p.m. Mrs. Dunne seconded the motion. A voice vote was unanimous.