

BELLEFONTE BOROUGH COUNCIL MEETING
March 21, 2016
www.bellefonte.net

CALL TO ORDER

The regular meeting of the Bellefonte Borough Council was called to order by Council President Gay Dunne 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: Beigle, Brachbill, Brown, Dunne, Harvey, Johnson, Tosti-Vasey

Members Excused: DeCusati, Spicer,

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

Staff Present: Vana Dainty

Guests: Joseph Griffin; Emma Gosalvez, Lock Haven Express

PUBLIC COMMENTS

- Joseph Griffin, Spring Street, wanted to discuss the 2016 Old House Fair in Bellefonte that will be held the end of next month. They are putting together a lavish two-day event. It will offer continuing education credit to attorneys; training hours approved by the PHMC for HARB members across the Commonwealth of Pennsylvania; possibly learning units if approval is obtained from the American Institute of Architects. He stated this is a serious educational offering. There are two fairs. One fair is focused on technical things. There is a 3½ hour workshop in the afternoon. There is a reception and banquet that will be a lot of fun. Then there will be a Keynote Speaker who is internationally known. It is Donovan Rypkema. Mr. Griffin has not heard of him before because he is not in his niche, which is the economic aspects of historic preservation. He has traveled to Dubai and South Africa. He is the principal of PlaceEconomics and he is based in Washington, DC. He is a big deal. He is expensive. He will be giving a talk about economic aspects of historic preservation and

lessons that he has learned while traveling. He has written a book published by the National Historic Preservation. It is hoped that a lot of outsiders will be attracted to this event and possibly have people stay overnight in Bellefonte.

The afternoon workshop is about saving old towns. Bellefonte is an old town. The workshop is given by an architect, Rick Houser, who will be working with Rod Beard. He will be telling a story about what he discovered in upstate New York. He moved up there to humor his wife who grew up on a dairy farm nearby. He had an architectural practice. He moved into a small town called the Village of Perry. There were lots of semi-underutilized buildings. A lot like Bellefonte. He thought he would like to have his office in one of those buildings. After he got up there, he approached the building owners and each building owner he approached said they would really like to rent to him but they would have to upgrade the building and make repairs and deal with the codes and they felt it was not worth it. Nobody would rent to him so he got about thirty people together and created a limited liability company; raised about \$600,000.00; got a mortgage and purchased one of the buildings from one of the old-timers. They were willing to sell the building. They just did not want to upgrade them. They totally renovated the building. He moved his office into the ground floor. They had upscale apartments on top, and they started making money. It all was seen as cash positive. Everybody had such a good time that they bought another building. This is a small town of approximately 3,500 people. Then they bought a third building. He got himself elected mayor. He is going around the country, mostly in the northeast, giving talks. The talks all begin Main Street LLC. He talks about the strategy. The tag line is put your money where your house is. Do not wait for a government grant. Get the money out of the community. When people invest in their own community, they become stakeholders.

One of Mr. Griffin's goals is to encourage members of Council to persuade their friends to attend this event. If people come from Erie, Reading, Hamburg, and Harrisburg and learn this great stuff, it will be good. It will make the fair successful, but it will not do any good for Bellefonte. He feels there is a building downtown waiting to be purchased by a Main Street LLC from Bellefonte. That is what Friday, April 29, is about. The food and beverages will be provided. The cost of the afternoon event is \$20.00.

The evening program is \$50.00 because there is a reception and upscale banquet. The cost for the whole weekend is \$60.00. Mr. Griffin hopes there are a lot of Bellefonte people at this event. Saturday has 16 different speakers and is more like a small conference for \$10.00. You have to register online. There are a lot of programs. In the morning there is an old house styles walking tour of Bellefonte, also bus facilitated. They will be walking down Linn Street, Curtin Street, and downtown and identify approximately ten different house styles for people.

Mr. Griffin gave the website, which is centrehistory.org/ohf. Another way to get there is Google "Old House Fair in Bellefonte," and it will come right up. If there is a good crowd and people from outside Bellefonte are attracted, it will become an annual event. If people do not have a computer, they can contact Mr. Griffin, Ken Martin at the APS, or Mary Sorenson from the Centre County Historic Society.

Mrs. Dunne stated the website does not have a program listing when you access the website through Bellefontearts.org. Mr. Griffin stated Bellefonte Arts just has a link to the event.

Mr. Stewart stated a link could be put on the Bellefonte website to the Old House Fair.

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 March 7, 2016 Meeting Minutes
- Communications – Letter request regarding the Bellefonte Little League Annual Tag Day Fundraiser
- Communications – Letter request regarding the Bellefonte Arts & Crafts Fair
- Finance – February 2016 Treasurer's Report
- Finance – February 2016 Voucher Summary: \$763,205.10
- New Business – Banner Resolution regarding the Bellefonte Cruise
- New Business – Banner Resolution regarding the Children's Fair
- New Business – Banner Resolution regarding the Relay for Life

Mr. Johnson made a motion to approve the Consent Agenda. Mr. Beigle seconded the motion. Ms. Tosti-Vasey requested the minutes be removed for changes.

Mr. Spicer made a motion to approve the Consent Agenda with the exclusion of the minutes. Mr. Beigle seconded the motion. A voice vote was unanimous.

Ms. Tosti-Vasey had the following changes to the minutes: on page 2 under the Dunlop Street Options, fifth line down, should say "similar texture" rather than "different texture"; page 8 the next to the last paragraph discussing her meeting with Mr. Conklin, last sentence should say "Columbia Gas pipeline will be too far under the road" not "too far up the road"; page 10, first paragraph, sixth line down where it says "He has Wade's case" needs clarification; page 11 under Special Committee Reports, halfway down it says "there was a proposed 2016 budget by CATA...\$2,100.00 to \$2,300.00" should be \$21,000.00 to \$23,000.00; under the Mayor's Report the Old House Fair is April 29 and 30; under New Business, first paragraph, the sentence should read "a copy will also be sent to Senator Corman and Representative Benninghoff if Council passes the resolution.

Mrs. Dunne would like to clarify language at the bottom of page 10 regarding the request for the demolition of the St. Paul's Street property. It is referring to they, but the "they" is only Mr. & Mrs. Betz who are asking for the waiver.

Ms. Tosti-Vasey made a motion to approve the minutes as amended. Ms. Harvey seconded the motion. A voice vote was unanimous.

REGULAR AGENDA

COMMUNICATIONS

WRITTEN

- Information from the PSAB in regard to House Bill 340, which involves some changes to the Executive Sessions that are held by Council or Municipalities, is in the packet for review.

- There is a list of April 2016 PSAB Webinars in the packet for Council members to review.

ORAL

- Ms. Tosti-Vasey reported this afternoon as she was walking back from the Borough building she ran into a constituent who wants to know what is happening with the burnt out Uni-Mart on West Lamb Street.

Mr. Stewart reported he received a phone call a few months ago from the insurance agent. The owner is in California in a nursing home, which has created difficulty in proceedings on their end. At the time of the fire the building was cleaned out so the inside is completely empty so there are no issues with rodents. The shell of the building is there. They are debating about whether to repair the building or take it down. Mr. Stewart asked this person to keep him informed. There are no safety issues with the building.

Mrs. Dunne asked if the building would be a location where a police patrol would go past and see if there is any obvious vandalism occurring. She feels surveillance of abandoned properties is good. Mr. Stewart stated it is not abandoned.

Ms. Tosti-Vasey said the constituent wants to be sure there are no safety issues with the property and wanted to know when something would be happening.

SPECIAL COMMITTEE REPORTS

- Mr. Brachbill reported there was a Nittany Valley Joint Planning Commission meeting on March 17. There was an election of officers. Townships and Boroughs are permitted to hold an office for a consecutive two years, which is what was done so the same officers are in place for the second term.

The Nittany Valley Joint Planning Commission draft meeting minutes from January 21, 2016, are in the packet for review.

The next NVJP Commission will be the third Thursday in May.

- Draft Bellefonte IDA meeting minutes from March 9, 2016, are in the packet for review.

MAYOR'S REPORT

- Mayor Wilson reported Mrs. Garner had health issues so there are no exonerations or police reports in the packet. Chief Weaver is present to answer any questions or concerns with the department.

OFFICE OF COMMUNITY AFFAIRS

ZONING/PLANNING

- No report.

HARB

CERTIFICATES OF APPROPRIATENESS

- No report.

BUILDING AND PROPERTY – Mr. Stewart received a letter today from the Engineer regarding the sinkhole. He will send it to the Committee members to review and will also give it to the Public Works Department so they can fill it in according to the directions.

FINANCE AND GOVERNMENT PERFORMANCE – Mrs. Brown reported the February 2016 Budget v Actual and the February 2016 Current v Prior are in the packets for review. She requested that any questions be directed to Ms. Walker, Finance Director.

Mr. Holderman reported that Ms. Walker's books are in the process of being audited. The audit should be completed soon.

PARK AND RECREATION – Ms. Tosti-Vasey reported on March 9 the Park and Recreation Committee along with the Talleyrand Park Committee met; Rich Fornicola and his mother met in the Talleyrand Park Extension and slightly relocated the center of the fountain because it is a little bit wider than where the pipe was originally placed. They also decided to put a 2' ring of flowers around the fountain and a boulder rock with a plaque in front of it to give information about former Mayor Fornicola. Two days later Gay Dunne, Kay, True Fisher and Ms. Tosti-Vasey decided to go look for the rock. They found one they sort of liked at Nature's Cover. They ended up at the quarry in Pleasant Gap and talked to a representative from Hawbaker, who is the director of the mine there. They offered a tour and allowed them to select a rock that they will provide for free to the Borough to place the plaque on. She and True went boulder climbing. They picked out three rocks. Don Holderman, True Fisher, Talley Fisher, Rich Fornicola and Ms. Tosti-Vasey went back out to the quarry and they were allowed to watch blasting off into the mine. They then went to where the rocks were set aside and found a really, really nice rock that had crooked lines of quartz in it. It has a perfectly flat-angled base that will be inserted into the ground. The plaque will be bronze with

silver trim around it. The rock will be delivered on Wednesday and the dedication will take place in May.

The Freight House foundation is being built and it and the playground are wrapped in orange fencing. The whole is deep and she feels Council made the right decision to close the playground temporarily. She received an email from Jim Dunne stating that Centre County approved the rebar placement for the foundation. The concrete pouring will occur starting tomorrow. It will take approximately two to three weeks for the foundation cement to cure. They also have to be sure when they move the Freight House that the ground over the Waterfront Development is dry enough so the truck does not get stuck. The earliest date for the move is Tuesday, April 5, and could be three to four weeks before it happens. There is some dry rot along the side of the Freight House that will be repaired before they move the building to be sure it does not fall down.

Mr. Holderman told her they got the mulch at Governor's Park for the playground. She drove out there. It looks very good, except for the jungle gym area, where it looks like they ran out of mulch. Mr. Holderman stated another truck will be coming in tomorrow with more mulch. More mulch will be added to the Talleyrand Park playground and the Teener League Field playground.

Mrs. Brown informed Council that the Easter Egg Hunt will be Saturday, March 26, in Talleyrand Park with festivities beginning at 1:00 p.m.

Mr. Holderman would like a letter sent to Hawbaker. They are so gracious with their time. They have also been very cooperative with the relocation of the Freight House.

HUMAN RESOURCES – There is a proposed amendment to the Borough Employee Policy Manual. Ms. Tosti-Vasey said under the Pennsylvania Human Relations Act there have been cases that have come forth where discrimination has been alleged in businesses where women are not getting jobs because their husband or other male works there. She would like to check with the solicitor before the vote to be sure that the new policy is written so it will not violate that particular law.

Mr. Holderman reported this came from another municipality.

Mrs. Dunne asked if there was a definition of "work with." She feels that allows for a range of possibilities.

Mr. Holderman will have the solicitor review it and will mention Mrs. Dunne's comment.

Mr. Beigle recommended contacting the other municipality to see if they had a solicitor review it.

Mr. Stewart stated there was a brief meeting today with the School District in regard to the SRO positions and expressed some of the issues that Council has discussed – the temporary situation with some of the officers and the long-term expenses. Mr. Stewart will give them some figures regarding the long-term expenses.

They have a meeting tomorrow evening and will bring it up to their board and then get back to Council.

There is a vacancy at the Wastewater Treatment Plant for an Operations Systems Specialist. There is also a vacancy for part-time seasonal help in Public Works. They were advertised in the Sunday, March 20, CDT. Anyone that wishes to apply can access the website at www.bellefonte.net and go to the Human Resources tab to find the employment applications there. They can also visit the Borough Office and pick up an application.

Mr. Holderman reported there will be a meeting in the next several weeks. The vacancy announcement for the receptionist closed Friday. There are twelve applications to review.

SAFETY – Mr. Brachbill reported there will be a Fire Task Force Committee meeting and an Executive meeting on Thursday, March 24. Agendas and minutes from the previous meeting have been sent out.

There is a NIMS training being held at the Patton Township Building on Thursday, March 31, from 5-8 p.m.

WATER/SANITATION – The Children's Dental Health Task Force planning/development meeting will be held Wednesday, March 23.

STREETS – Mr. Stewart reported he sent out a memo to the County representatives and the Bellefonte Mews representatives looking at Cherry Lane where the damage is. There will be a meeting set up in the near future. Everyone is interested in working to resolve the issue. The Streets Department will be kept updated on the situation. There will be some resurfacing.

A meeting will be in the near future to look at the North Thomas Street situation.

Mr. Johnson heard that one of the servicemen banners was missing. When looking at the post it seemed like one of the brackets was a little low. It was asked if it could be raised up a little bit. Mr. Holderman reported the brackets on some of the lampposts are as high as they can be.

Mr. Stewart notified Ms. Dainty about the light at Subway. He will follow-up to see if anything has been done. Ms. Tosti-Vasey had a complaint two days after the last meeting about the same light.

ENERGY & ENVIRONMENTAL CONSERVATION – Ms. Harvey reported the Committee will meet tomorrow to look at an updated COG Solar Ordinance as well as new ones from other communities with an eye towards how they might apply to Bellefonte Borough.

They will look at the qualifications required to become a “bee friendly” community.

Mrs. Dunne attended the last Spring Creek Watershed Commission meeting on March 16. There is a sub-committee of the commission, and also it is a collaborative effort between the Spring Creek Watershed Commission and the Spring Creek Watershed Association at developing a watershed atlas, which will be online and accessible ultimately for interactive learning experiences. It is a large project so it is quite complex and will take several months to finish.

Over the next several months the commission will be hosting several different speakers looking at climate change. Mrs. Dunne will announce the speakers when they come along and Council members can tune in to C-NET to see them.

OLD BUSINESS

Ms. Harvey made a motion to support the IDA in pursuing the Dunlop Street sign Ultra Net 3A.

Ms. Tosti-Vasey made an amendment to the motion to say it will include a 5' wide sidewalk along the entire length of Dunlop Street. Mr. Johnson seconded the motion.

Ms. Harvey withdrew her motion.

Ms. Tosti-Vasey stated the full motion is to accept version 3A as presented in the work session tonight before the Council meeting with the sidewalk extension. Mr. Johnson seconded the motion. A voice vote was unanimous.

Mr. Beigle made a motion to approve the Bellefonte Cruise Declaration. Mr. Brachbill seconded the motion. A voice vote was unanimous.

Mr. Beigle made a motion to approve the terms as written in the letter from Northwest Savings Bank regarding the Sewer Revenue Bond. Mr. Brachbill seconded the motion.

Mr. Beigle amended his motion to approve the terms as written in the letter from Northwest Savings Bank for option three regarding the Sewer Revenue Bond. Ms. Tosti-Vasey seconded the motion. A voice vote was unanimous.

A vote was taken on the primary motion, and it passed unanimously.

There will be a County-Borough Town Hall Meeting on Wednesday, April 27, from 7-9 p.m. on the 3rd floor meeting room of the Courthouse Annex. A press release will be put out regarding this. Ms. Tosti-Vasey requested that a copy of the press release be handed to each of the downtown businesses.

NEW BUSINESS

Mr. Stewart put a proposal in the packet regarding rebuilding the Borough website. The most important reason to do this is because the current website is not

ADA compliant. Also, he would like to make the website more user friendly for citizens paying bills.

Mrs. Dunne feels there should be an AdHoc Committee to work with Mark Dello Stritto of Loaded Creative, based in Bellefonte. The AdHoc Committee will consist of Ms. Tosti-Vasey, Mrs. Dunne and Mr. Johnson.

A letter from Ms. Tosti-Vasey regarding Leadership Centre County. She is requesting sign-off and tuition coverage for her to attend. The cost is \$1,960.00. Mr. Beigle feels it should be turned back to Human Resources to determine if it should be opened up to all Council members. Mr. Brachbill stated there is not a budget item for it. He feels using tax dollars to benefit an elected official is questionable. He feels it is different if it is done for staff.

Mrs. Dunne gave it to the Human Resources Committee for review and recommendation.

Mr. Beigle made a motion to amend the 2016 Fee Schedule. Ms. Tosti-Vasey seconded the motion. This is for refuse can rental. A voice vote was unanimous.

The Resolution for Plan Revision for New Land Development was confusing to Council members. Mr. Stewart will contact SBWJA and request they have someone at the April 4, 2016 Council meeting to explain the resolution.

Borough offices will be closed on Friday, March 25, 2016, in observance of Good Friday. Residents were notified of the refuse change.

Mr. Beigle reported that brush and grass pickup will be picked up on Wednesdays, beginning April 6. The landfill will be open on Saturdays beginning April 2.

Mr. Holderman informed those Council members who are using a bellefonte.net email address that Kathy sent a notice on how to get the new domain @bellefontepa.gov. They should call the Borough office if they have any issues with it.

ADJOURNMENT

- With no other business to come before Council Mr. Beigle made a motion to adjourn the Council Meeting of March 21, 2016, at 8:40 p.m. Mr. Johnson seconded the motion. A voice vote was unanimous.