

**BELLEFONTE BOROUGH
COUNCIL
MEETING MINUTES**

**July 17, 2017 @ 7:30 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

**5:30 p.m. HR Committee – Refuse Dept. Interviews
6:30 p.m. Work Session – CDBG Program (15 min)
Police Staffing (45 min)**

CALL TO ORDER:

The July 17, 2017, regular meeting of the Bellefonte Borough Council was called to order at 7:30 p.m. by Ms. Dunne.

Pledge of Allegiance was followed by a moment of silence.

ROLL CALL:

MEMBERS PRESENT: Gay Dunne
Randall Brachbill
Joseph Beigle
Melissa Hombosky
Doug Johnson
Joanne Tosti-Vasey
Taylor Lake
Courtney Dickman

MEMBERS EXCUSED: Renee Brown

OFFICIALS PRESENT: Ralph Stewart, Borough Manager
Don Holderman, Assistant Borough Manager
Tom Wilson, Mayor

GUESTS: Emma Gonsalvez, The Lock Haven Express
Randy Green

APPROVAL OF THE MINUTES:

Ms. Tosti-Vasey moved to approve the Minutes of the July 3, 2017, Council Meeting;
Ms. Dickman seconded the motion;
Motion carried via voice vote.

CONSENT AGENDA:

(The following items listed on the Consent Agenda are considered 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).

Treasurer's Report was added to the Agenda, per Ms. Dunne.

Mr. Beigle moved to approve the Consent Agenda;
Mr. Brachbill seconded;
Motion carried via voice vote.

REGULAR AGENDA:

COMMUNICATIONS:

Written:

Letter of Appreciation from Spring Township Police –

Thank you letter to Bellefonte Police Department for assistance with an incident on June 23, 2017

Letter re: Trees causing damage to YMCA and Thomas Family Limited –

Tree trimming was briefly discussed. The Shade Tree Commission has recommended to not take the trees down. Trees were planted twenty to thirty years ago. Building damage was discussed; i.e., leaves in the air conditioning units, and the like. Mr. Stewart indicated that when a replant occurs, the species listing is consulted in replanting. Ms. Dickman suggested trimming them back and seeing where they are in a few years. She does not want to take more trees down. Trimming will be done in the fall, tentatively. It may not solve the problems complained of by the YMCA and Thomas, but may reduce it. Mr. Holderman recalls that about four years ago, all the trees on High and Allegheny were trimmed at the "T." Mr. Holderman, in seeking direction from Council, and will send a letter out letting the property owners know that a tree trimming will be scheduled for late this fall.

Email request to use Talleyrand Park for Overdose Vigil/Remembrance Ceremony –

Centre County Government is looking at two dates – August 31 or possibly September 2. They are requesting a waiver of fees. The \$20 application fee is not subject to waiver; the rental fee is waived by Council action.

**Ms. Tosti-Vasey moved to approve the request;
Mr. Brachbill seconded;
Motion carried via voice vote.**

Email re: Sustainable Communities Collaborative Fall Project –

PSU is asking if the Borough would be interested in a fall project similar to the one that was held in the spring. Mr. Holderman shared that there will be cost associated with it. \$1,800 was paid last year, per semester. They may be able to come to the Borough and meet with the Borough Committee on finalizing a topic.

Letter Request from The Church of the Good Shephard –

Request for a road closure – Valentine Hill Road – two dates, July 22 and August 5, 9 a.m. to 4:30 p.m. for vacation bible school.

**Mr. Brachbill moved to approve the request;
Mr. Beigle seconded the motion;
Motion carried via voice vote.**

Centre Region Code – July Bellefonte Borough Rental List as of July 11, 2017

Centre Region Code – Inspections Completed January 1, 2017 to July 11, 2017

Mr. Beigle wanted to know if there is a code for violations; i.e., if there were any issues or problems. The reports do not indicate this. Ms. Dickman believes that is what the Borough asked for in these reports. Some Council members believed that there was more information than was needed or asked for in the reports. Mr. Stewart reminded members that it is the first run of these reports, so the more feedback given, the more the reports can be tweaked. Ms. Tosti-Vasey inquired whether the listing in the report was of scheduled inspections or complaints rendering an inspection. She recalled a home on North Spring St. that was inspected several times and it is not in the report.

Memo from D. Holderman re: Downtown Shade Trees

Training opportunities (at the table)

Gamble Mill –

Email at the table from Marion Bradley re: Gamble Mill. She has decided not to pursue the purchase. Ms. Dunne is sorry to hear this news and she thanked Borough staff in working so quickly on the documents that were needed. The property is again on the market. It is a very good and important anchor for the waterfront.

Mr. Beigle inquired about the piece of property that was negotiated. Mr. Stewart indicated that nothing had been transferred. If a new buyer comes along, paperwork is prepared. Nothing was transferred because the pending sale of the Gamble Mill never closed. The parcel has been essentially cleaned up for the next potential buyer of the Mill. It is a nice, solid parcel going into the future potential development.

Mayor Wilson wished to move this to New Business, if necessary.

Mayor Wilson asked that the police report be moved up for the next agenda so that the police representative does not have to sit through more than necessary.

ORAL COMMENT:

Randy Green offered comments on his business, Solar Shield out of Altoona and several projects contracted for in the Borough.

His company does metal roofs. Recently he was contracted to install two roofs in the historical district, 105 W. Logan Street and 137 N. Thomas Street. He explained that he went through HARB and listened to their recommendations. He stated that they approved two similar roofs two weeks ago for these two current customers' next door neighbors. HARB did not approve the current two roofs. He explained that he applied for the permitting and did go through HARB. The roofs that need replaced are in desperate need of replacement. Financing has been attained as well.

He explained that he would like to continue to do business in Bellefonte and is a community supporter (sponsor of The Cruise). HARB indicated that different styles of roofing are used in different profiles that may be more historically accurate. The issue at hand is affordability. HARB recommends the standing seam but that is more expensive. They also recommended shingles which are not as long lasting as the metal roofs.

Mr. Green counted the MAC RIB Panel style roofing installed on structures in Bellefonte and he stopped counting after 50. He went on to explain that with the lesser expensive roof already installed on many properties, he did not see the point on making some roofs standing seam and others not. He believes that many of the homes that he counted have replaced their roofs without going through HARB. He opined that these people are being rewarded for not following the protocol of going through HARB and getting certifications. He offered that companies like his company who are taking the proper steps are being denied. He asked Council to approve the roofs that HARB denied. In the

future, he will continue to go through HARB and where affordable, he will recommend use of standing seam but for tougher jobs with difficult pinched roofs and financial struggles, he will continue to recommend the more affordable metal panel.

Ms. Dunne asked for examples. Mr. Green showed examples of the MAC RIB and standing seam roof. He explained that the standing seam panel is approximately 25% more than the MAC RIB panel. The metal is thicker and installation is twice in labor. Steep pitches and tight areas make it more difficult to install the standing seam making it more labor intensive.

He continued to explain that his two current customers need roofs before winter. He indicated that they have been contracted for the job and financing has been secured. The jobs are ready to go.

Mr. Brachbill indicated that HARB has requested a meeting with Council. He indicated that a work session seemed appropriate to discuss the roof issues. Mr. Stewart indicated that HARB may not be available to meet until September or October. Ms. Dickman did not feel that it was acceptable to hold two residents' roof installations up or the contractor.

Ms. Hombosky moved to approve the roofs as contracted at 137 N. Thomas and 105 W. Logan St.;
Ms. Dickman seconded the motion;

Ms. Tosti-Vasey reviewed the HARB process. The first step is to come to HARB and they make a recommendation; if denial is recommended, it goes to Council. Council then reviews comments and decides to approve or deny. If the project is denied in agreement with a HARB recommendation, the project goes back to the HARB director to write a letter to the owner and to the Pennsylvania Museum Commission explaining why the project was denied. At that point the owner can take the project to Housing Review Board. This ABC should be set up and people appointed to this board per our ordinances.

Ms. Hombosky offered that this procedure is the formal approach, but the action taken at the meeting was an informal approach. Although the procedure should be decided on, it should not be decided at this meeting. She opined that the website needs to clearly outline the procedure. Ms. Tosti-Vasey restated HARB's reason for denying the project. Affordability was discussed as well.

Ms. Hombosky did not see what the difference was between an "architectural shingle" and a regular shingle. She believed that if these two projects are not approved and are causing these residents undue financial hardship, then there should be NO exceptions and no lee-way on any of the roofs, shingle or metal. She is not comfortable with deciding on a more expensive roof and not understanding the differences and them not completely error-proof.

Mr. Brachbill agreed and indicated that although he does not want HARB to think they are just overturning their decisions, Council needs to better understand their position and a meeting needs to be held to discuss the best way to move forward.

Motion carried via voice vote; with one nay (Ms. Tosti-Vasey).

SPECIAL COMMITTEE REPORTS:

CCMPO Summary Report of the June 27, 2017 meeting

Centred Outdoor Program in Talleyrand Park -

Ms. Dunne also commented on the Centred Outdoors Program at Talleyrand which took place July 9 and July 12. This was a nine venue summer program designed to engage people to enjoy the outdoors. She mentioned that it was well received and noted that a lot of out of towners or newcomers were present. She attended as well as Ms. Tosti-Vasey.

MAYOR REPORT:

Police Report – Sgt. Brower recapped last week’s issues to Council. Last Sunday until yesterday there was a drastic uptake on activity. Incidences in the new county system used to be defined separately but are now labeled as one. 168 activities in a seven day period ending July 16, 2017, with approximately 80% incidences, 20% traffic or follow up.

The last five days, three persons were incarcerated. One was a felon with weapons, and a significant domestic issue which sent the male to jail yesterday. A man was arrested after finding him sleeping on a bench downtown by the library. His backpack contained a mobile meth lab. The lab was dismantled by professional unit from State Police Lab in Harrisburg. It was functioning and active. This incident tied two officers up for six hours. There are 40-50 more incidences a week than before summer. Sgt. Brower mentioned another incident involving juveniles and marijuana with one person going to the hospital for an adverse reaction. Another person was charged. This incident tied Sgt. Brower up for three hours.

There was one or two assists included in this tally. He estimated that about 99% of the calls were for the Borough. He wanted to update Council on this as it relates to manpower. It will become more difficult to keep pace if manpower is not kept up. With one officer on vacation, the department is currently running short. The drug problem is becoming more prevalent and needs to be kept on top of to handle the issues as best that the department can. Manpower is key.

Drug prevention was discussed as well as the changing dynamics of crime with the different kinds of drugs, i.e. meth versus heroin.

Milesburg Trail Initiative –

Mayor Wilson reported briefly on the feasibility study that is going on. He will share the report with Council at the next meeting. There are some issues to work through with some of the property owners along the trail.

Finance Report - Voucher Summary June 2017 - \$1,320,021.57

OFFICE OF COMMUNITY AFFAIRS:

ZONING/PLANNING:

HARB:

Certificate of Appropriateness –

428 N. Spring Street, 338 E. Curtin Street and 424 N. Spring Street

**Ms. Tosti-Vasey moved to approve the certificate of appropriateness for 428 North Spring Street and 338 E. Curtin Street;
Mr. Johnson seconded;**

Ms. Tosti-Vasey commented on the pewter shingle roof and why it was accepted by HARB. Currently there is a shingle roof on the house. When HARB improves a project, it can be in-kind. This project was in-kind, except for the color.

Motion carried via voice vote.

Ms. Tosti-Vasey moved to accept the HARB recommendation on 424 N. Spring St.;
Mr. Johnson seconded the motion;
Motion carried via voice vote.

Relative to 464 E. Curtin Street project, the window replacement was questioned by Mr. Johnson. Mr. Johnson walked by and saw the property owner sanding and repainting, and does not know if the windows are actually being replaced. Per Mr. Stewart, HARB did not request action on this project. It appears he is repairing a window at a time. The property owner indicated in paperwork that the process of HARB needed to be clarified and did not know what it entailed. The HARB administrator is supposed to be investigating this property project. No action was directed to Council by HARB on this project.

DRAFT HARB Meeting Minutes July 11, 2017.

BUILDING AND PROPERTY: Courtney Dickman, Chair

Nothing to report.

FINANCE AND GOV'T PERFORMANCE: Renee Brown, Chair

Current v. Prior June 2017
Budget v. Actual June 2017

Mr. Stewart stated that there may be a Finance Committee meeting to look at some of the police numbers in the next couple of weeks.

PARK AND RECREATION: Melissa Hombosky, Chair

Liberty Swing should be delivered tomorrow (July 18); There will be increased cost due to the rubber matting as the size of the area tripled. Mr. Holderman indicated that that cost may be included in whatever funding is available. This depends on additional donations, but it may be supplemented with playground mulch, depending on funding.

Ms. Hombosky stated that she would like to set up a meeting at Krauss Park to get the area a little more fit. She indicated that she walked the area yesterday. There has been significant erosion since 2013.

Ms. Dunne interjected that the finished concrete area under the fountain has been installed and looks dignified, improving the area. There is a plan to have two urns at the location.

Mr. Holderman and Mr. Stewart thanked the Talleyrand Park Committee funding and arranging for the new "Welcome" sign that is now at the entrance of the park next to the Governor's Memorial.

Other signage and the ducks at Talleyrand were discussed briefly. Mr. Johnson stated that he noticed less people feeding the ducks. The USDA contract was briefly discussed.

HUMAN RESOURCES: Joanne Tosti-Vasey, Chair

Ms. Tosti-Vasey reported on the part time to full time officer (Mathew Pollack) discussion done at the work session which was held immediately before this meeting. Agreed to gather additional financial information and this issue will come back to the August 7 Council meeting. The Finance Committee will also hold a meeting prior to August 7 to discuss the financial information to present to Council.

The other issue is the Refuse Department vacancy. Four finalists were interviewed, and the position will be offered to the first choice on July 18.

SAFETY: Randy Brachbill, Chair

Fire Executive meeting at 7 p.m. on July 27 at Bellefonte Council chambers.

Nittany Valley Joint Planning Commission meeting will be held on July 20 at 6 p.m. at Spring Township Municipal Building. Some of the trails will be discussed and Mr. Brachbill would be happy to relay information on the Milesburg project at that meeting.

WATER/SANITATION: Joe Beigle, Chair

Daily Withdrawal Report – June 2017. There is an increase in flow.

DRAFT Authority Meeting Minutes July 5, 2017.

STREETS: Doug Johnson, Chair

Parkview Blvd. was looked at. A meeting will be held on July 25 at 2 p.m. Streets Committee will be notified to see if any other members can attend. This is an ongoing stormwater issue.

There has been digging for a new street light posts. There is a two person crew that works for Tell Power working for PennDOT. They claimed the entire project will take until about October. They are working on the project, although it is a slow go. This is a PENNDOT project.

Staff did some stormwater management at Shady Lane and did a good job there. It is working well.

Overgrowth of brush on the lanes on Howard Street was discussed. This issue has been turned over to the nuisance code enforcement officer. He is looking into this.

Domino's Pizza the delivery truck was parked right at the curve with no one parked at the pizza shop. It is unclear as to why he was parked so close to the curve. The police can be notified. Mr. Brachbill requested a letter be sent to Domino's Pizza concerning the illegal parking.

ENERGY AND ENVIRONMENTAL CONSERVATION: Taylor Lake, Chair

Solar Ordinance Comments – Mr. Stewart indicated that all emailed comments can be consolidated.

OLD BUSINESS:

“Bee-Friendly Community” Signage –Mr. Holderman thanked Jim Dunne for getting the sign placed. Ms. Dunne indicated that Bellefonte is the first community in Pa. to have received this certification.

NEW BUSINESS:

Consider Modification of the CDBG 2015 Project. This would include a public hearing on August 2, 2017. Mr. Holderman explained that the 2015 CDBG allocation would be changed from fire suppression systems to use the funds in conjunction with the 2014 funds for the Talleyrand Park Platform Expansion, bridge walkway and fencing. The fire suppression funding will be researched. CDBG will be used in application for that funding, per Mr. Holderman.

Mr. Beigle moved to approve to hold a public hearing on the funding change for the CDBG 2015 funding;
Ms. Dickman seconded the motion;
Motion carried via voice vote.

NEW BUSINESS:

Continued Discussion on the Gamble Mill

The cancellation of the sale and development of the Gamble Mill was discussed again briefly. Mr. Stewart was asked to get more detail on why the purchase was stopped to learn if something more could have been done by other elected officials. Mr. Holderman interjected that from his perspective both the IDA and Council went above and beyond with the extra meetings, etc. Mr. Holderman believes that the process of the bankruptcy may have played a role in the demise of the closing, in addition to other factors on their end.

Future prospects were discussed briefly. Mr. Stewart will check with the realtor sometime this week. Mr. Johnson indicated that perhaps attention should be moved to the waterfront property and not the Mill property which is a private property.

The right of first refusal for interest in the waterfront by the now defunct buyer of the Mill has expired and the IDA has asked if a FOR SALE sign can be placed at the waterfront property. Now that the notice to rescind the development for the Mill has been received, staff will have the FOR SALE sign put up at the waterfront property as soon as possible to get that parcel moving.

The flood plain issues were advertised last Sunday so the maps are back in and on display at the Borough Building through August 7.

ADJOURNMENT:

**Ms. Tosti-Vasey moved adjourn the July 17, 2017, Council meeting
Mr. Brachbill seconded the motion;
Motion carried.**

Meeting adjourned at 9:03 p.m.