

BELLEFONTE BOROUGH COUNCIL MEETING
January 19, 2015
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: Beigle, Brachbill, Brown, DeCusati, Dunne, Halderman, Harvey, Spicer, Walker

Members Excused: Li, Mayor Wilson

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

Staff Present: Vana Dainty

Guests: Ian McLoren; Robert S. Cronin, Jr.; Claude Hicks

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 January 5, 2015 Meeting Minutes
- Communications - Letter request from FaithCentre re 9th Annual 5K/10K Walk Run
- Communications - Letter request from St. John's Episcopal Church
- Mayor - Police Report - December 2014
- Mayor - Police Exonerations - December 2014
- Finance - Voucher Summary December 2014: \$997,501.29
- Finance - McQuaide Blasko Invoice
- Finance - Treasurer's Report December 2014

Mrs. Brown made a motion to approve the Consent Agenda as listed. Mr. Spicer seconded the motion. Mr. DeCusati requested that the FaithCentre 9th Annual 5K/10K Walk Run be removed for discussion. A voice vote was taken with all members approving, with the exception of Ms. Harvey who abstained (conflict with other boards),

Mr. DeCusati made a motion that the FaithCentre be permitted to hold their 5K/10K Walk with the condition that nothing be sprayed on the road or street. Mrs. Brown seconded the motion. A voice vote was taken; all approved, Ms. Harvey abstained.

REGULAR AGENDA

COMMUNICATIONS

WRITTEN

- A letter from C. Alan Walker, Secretary, Commonwealth of Pennsylvania, Department of Community and Economic Development to The Honorable Frank Halderman informing him that the Department of Community and Economic Development (DCED) has approved a Keystone Communities/Facade Improvement grant in the amount of \$50,000.00. The contract has been received, signed and returned. The Borough is waiting for the signed copy by the State and then it will officially have the grant.

- A letter from Andrew Richards, Treasurer, Bellefonte Historical Railroad Society (BHRS), thanking the Bellefonte Fire Police for their support during the Santa Express train rides on December 20 and 21, 2014. The BHRS donated \$200.00 to the Bellefonte Fire Police.

- A letter from David R. Mader, PE, Maintenance Program Engineer, Engineering District 2-0, Pennsylvania Department of Transportation serving notice that they are planning to resurface PA SR#144 in the Borough this coming year. They will have a meeting in the near future to discuss the project as well as discuss any cost sharing the Borough will be considering regarding the sidewalk curb ADA improvement.

- An email from Terri Dickow reminding that the PSAB is accepting resolutions and they are due by Thursday, February 26, 2015. Council members should give any recommendations to Mr. Stewart to present at the meeting of February 2, 2015.

- An email from Marsha Kyper, CATA, regarding advertising they did as a trial basis on the CATA buses. They would like feedback about the program and advertising.

Mr. Beigle saw one of the buses and did not know it was a CATA bus. He stated it was a refreshing look. Mr. DeCusati recommended they receive income for it, which they do. Any comments from Council members should be given to Mr. Stewart before Wednesday, January 21, 2015. Mrs. Dunne feels it could distract drivers and it begins to look like an Internet screen.

- An article from the January 10, 2015 Centre Daily Times regarding a change in people's shopping behaviors. They are shifting from the malls to more of a downtown setting.

- A letter from Tina Wendt, Office Manager, St. John Catholic School, requesting permission to use Governor's Park for their field day activities on Monday, May 18, with a rain date of Tuesday, May 26. They are also requesting the use of the basketball, baseball and soccer fields, as well as the walking path. They would use these areas from 8:30 a.m. - 1:30 p.m. They have already reserved Pavilion #1.

Mr. Beigle made a motion to approve this request. Mr. Walker seconded the motion. A voice vote was unanimous.

ORAL

- None.

SPECIAL COMMITTEE REPORTS

- Draft IDA meeting minutes from January 14, 2015 are in the packets for review.

- Draft Nittany Valley Joint Planning Committee meeting minutes from Thursday, November 20, 2014 are in the packets for review. The Zoning Ordinance Amendment will not affect Bellefonte Borough because the Borough does not have any mobile home parks.

- Mrs. Dunne reported there will be a Fire Protection Task Force meeting on Thursday, January 22, at the Borough Building at 6:00 p.m. The Fire Executive Committee meeting will follow this meeting.

- Mr. Beigle reported there was an Airport Authority meeting last week. It was a good year and ridership was up a little. They elected officers.

MAYOR'S REPORT

- Mrs. Dunne feels the police report is much better than those given in the past.

OFFICE OF COMMUNITY AFFAIRS

ZONING/PLANNING

- Request for Waiver - "Governors Gate Apartment Community Center Land Development Plan" - Rob Cronin addressed Council. He showed some renderings of what they would like to do. They plan to renovate and redevelop the affordable housing project. In connection with renovating the existing three apartment buildings, his client is proposing the addition of an accessory structure, which would be a community center.

It is approximately 2,013 square feet. It would be exclusively for the residents of Governors Gate Apartments. His client has a sense of urgency in that this project is an Affordable Housing Project that is funded primarily with housing tax credits. They need to close the project by the middle of February to keep the equity investor that they currently have in place. The bulk of the funds they are using are for renovations to the existing apartment complex; however, part of it does include the proposed community center.

George Lower from ELA, his engineer, was at the meeting also. He also had Ian McLoren and Claude Hicks as representatives for Governors Gates Apartments Associates for the developers of the project.

They are requesting that Council waive the requirements for the Land Development process for this community center. They feel it fits within the type of development that would be anticipated as an accessory structure.

Mr. Cronin can provide documentation that shows time is of the essence in this project.

Mr. Stewart stated in the zoning ordinance it discusses accessory uses and they are exempt from the land development planning process. It says an accessory use is incidental or subordinate to the primary use. It is a discretionary call as to whether a community center is incidental or subordinate to the main use or is it more than that.

Mr. Cronin stated a structure like this would have to meet all the requirements of the local building codes and the Code Officials would review this. Storm water management ordinance will cover those type of issues. There are other areas where they know they must comply.

Mr. Halderman stated the Borough sent them a letter stating it does not meet the requirements for land division review. The Code enforcement office thinks it does require that. Mr. Beigle asked what would be inside that facility. Mr. Cronin stated it would be an open room for people to use for small events. It will have a kitchenette and an office for the community manager and the support service provider.

Council asked them to look at the entrance to Governors Gate because there is a big dip, which they had previously been asked to repair. Inside the apartments they will be modernizing the units. Ms. Harvey asked if they were exempt from the storm water management plan. They explored that and it is not necessary. Mr. DeCusati feels they need to be given grace.

Mr. Beigle made a motion to approve the request to waive the requirements for land development requirements. Mr. DeCusati seconded the motion. There will be a laundry in the community center. The residents will have to pay to use the laundry service. Under the planning code Council is permitted to issue a waiver. Mr. Stewart stated the building code has nothing to do with the waiver. Mr. Cronin cannot speak on the specific occupancy classification for the building. As he said, it is going to be a small gathering room, a small room for the laundry machines, a community manager's office, and a small meeting room for support services. It is strictly limited to the residents. It is thought that at least the laundry room will be 24-hours. The office will be open while the community manager is there. The big room will be open for scheduled events. There will be no alcohol permitted in the facility. Mrs. Dunne is concerned about establishing a precedent. She is reminded that it is a discretionary call. The motion passed with Mr. Brachbill voting no.

HARB

- HARB draft meeting minutes from the January 13, 2015, meeting are in the packet for review.

Certificates of Appropriateness

- None.

BUILDING AND PROPERTY - Mr. Walker reported the committee is still reviewing the potential land development options for the Armory property. They have some details to work out before giving an update.

Mr. Brachbill asked about having tours at the Armory building. Mr. Stewart suggested in the spring when the weather is better.

FINANCE AND GOVERNMENT PERFORMANCE - No report.

PARK AND RECREATION - No report.

HUMAN RESOURCES - Mr. Spicer reported there was an Executive Session to discuss Personnel matters.

- There was a Personnel Committee meeting before the Council meeting. They interviewed wastewater treatment operators and made a selection. That person will be advised.

SAFETY - Mr. Brachbill made a motion to move forward with filling two sergeant positions effective at the second Council meeting of February 16, 2015. Mr. Spicer seconded the motion. A voice vote was unanimous.

WATER AND SANITATION - Mr. Beigle reported the average water withdrawal is down.

- Mr. Beigle, Mr. Stewart and Mr. Halderman met with the people that put the cover on the Big Spring. There will be some drawings coming to Council with suggested ideas for input. The color choice is aqua blue. Things are in progress. Jake Corman was at that meeting also. There will be more to the project than just changing the cover.

- The Water and Sanitation Committee will meet before the next Council meeting to establish dates for riff-raff.

STREETS - Mr. DeCusati and Mr. Spicer took a ride to look at issues that were brought up at the last Council meeting. One of them was the talk of how dark it is near CVS.

The Borough made an effort to get CVS to improve their lighting on the wall and when all the lights are on it helps quite a bit. When the additional street lights are installed, it will be much better.

- On January 6, 2015, there was a meeting to talk about the parking congestion. They have been talking with all the organizations involved to try to get some cooperation. There will be another meeting.

- There is a meeting to discuss the long-term parking issues on Tuesday, January 20, 2015.

- The handicap parking space on Allegheny Street in front of the former Campanis store was moved across the street and is now in front of the Verizon store. The curb has not been painted because it is too cold.

- Mr. DeCusati made a motion to remove the existing signage on the meter in front of Belle Market and install a 15-minute meter there in a location decided administratively. Mr. Brachbill seconded the motion. A voice vote was unanimous.

- Mr. Beigle asked if doctors' offices are required to come in every year to get a handicap parking space. Mr. Stewart is not sure of the frequency but they are required to come back. Mr. Beigle can mention a couple locations where there are vehicles parked and a placard or license plate is not visible. Mr. DeCusati suggested it be handled administratively. Mr. Stewart stated a person can be cited for parking there without the proper placard or license plate. Mr. Holderman feels they should be required to come in yearly.

- Mr. DeCusati made a motion to pay an invoice to Stahl Sheaffer Engineering, LLC in the amount of \$11,418.29. This is for design construction for the Lamb Street project. The engineers will present the design to Council at the February 16, 2015 Council meeting. Mrs. Dunne seconded the motion. A voice vote was unanimous.

ENERGY AND ENVIRONMENTAL CONSERVATION – Ms. Harvey stated the committee will be meeting soon to further discuss the sustainability program offered by PSU in addition to solar panel guidelines.

JUNIOR COUNCIL - No report.

OLD BUSINESS

- Mr. Stewart reported there is a long-term parking meeting scheduled for Tuesday, January 20, 2015, at 7:00 p.m. at the American Philatelic Society. All downtown business and property owners are invited. They are bringing in someone from Pennsylvania Downtown Center who specializes or has training in transportation planning.

- Centre County MPO Board members are in two-year terms that began in 2013. On December 31, 2015, the terms will expire. Currently Ken Roan is the Rep and Paul DeCusati is the alternate. Bill MacMath is the rep for the technical committee.

- Mr. Holderman stated Centre Region Code will be at the work session before the February 2, 2015 meeting.

NEW BUSINESS

- Mr. Halderman read Resolution 1192015-01, which is the Fair Housing Month Resolution. The effective date is January 19, 2015.

Mr. Beigle made a motion to approve the resolution. Mrs. Dunne seconded the motion. A voice vote was unanimous.

- Mr. Halderman read the Fair Housing Month Proclamation. January 2015 is "Fair Housing Month."

Mr. Brachbill made a motion to approve the Fair Housing Month Proclamation. Mrs. Dunne seconded the motion. A voice vote was unanimous.

- Council has no comment on the Proposed Amendment to the Benner Township Zoning Ordinance (NVJPC).

- Deb Burger has requested that either the High Street or Lamb Street Bridge be renamed to honor veterans. Mrs. Brown requested this be discussed at a future work session.

- Mrs. Dunne would like Council to take more advantage of the PSAB webinars as free education. There is a charge for some of them. She would like Council to look at them regularly. There is one on February 11, 2015, regarding the Sunshine Law. There is one on February 18, 2015, entitled Mayor and Council Relations. Mr. Stewart stated the training budget has been cut over the last several years. He feels it should be discussed at a work session.

ADJOURNMENT

- With no other business to come before Council Mrs. Dunne made a motion to adjourn the meeting of January 19, 2015, at 8:35 p.m. Mrs. Brown seconded the motion. A voice vote was unanimous.