

BELLEFONTE BOROUGH
<http://bellefonte.net>
COUNCIL MEETING OF NOVEMBER 3, 2008

CALL TO ORDER

The regular meeting of the Bellefonte Borough Council was called to order at 8:00 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.

ROLL CALL

Members Present: Brown, Dainty, Taylor, Hay, Aikens, Beigle, DeCusati, Heidt, Halderman

Members Excused: Mayor Stanley Goldman

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

Staff Present: Erin Hammerstedt, Historical Preservation Consultant

Guests: Chris Walker, Matt McMullen, Greg Brown, Denise McCloskey

APPROVAL OF MINUTES

Mr. Hay made a motion to approve the minutes of the meeting of October 20, 2008. Ms. Dainty seconded the motion. A voice vote was unanimous to approve the minutes as presented.

COMMUNICATIONS

WRITTEN

A Well Drilling Application from Ms. Denise McCloskey involving a well for a geothermal heating system. In a prepared letter from Todd Giddings & Associates (Hydrologist & Engineers), Council was informed that these are not wells so the ordinance fee for wells should not apply. Mr. Aikens made a motion to approve the request and to eliminate the fee. Mr. Beigle seconded the motion. The question was raised as to what type of system will be involved and whether glycol will be used along with water in case there would ever be a leak. Information was provided in the packets regarding geothermal heat pumps. There currently are no geothermal ordinances in the Borough. A voice vote was unanimous.

A letter from Joseph P. Heidt, Jr. requesting that Council consider changing the zoning on The Reynolds Mansion from Bed and Breakfast to Small Inn and permit the number of rooms to increase from five to eight. Mr. Stewart reminded Council that according to the ordinance this would need to go to the Planning Commission for review and then come back to Council for approval. Mr. Aikens made a motion to approve this request. Mr. DeCusati seconded the motion. A voice vote was unanimous. Mr. Heidt abstained from voting.

The first AED Training with Bobbi Barnett for Borough staff and Council members will be held on Thursday, November 13, 2008, from 8:00 AM to 11:00 AM. The class size is limited to 12 so reservations need to be made by Monday, November 3rd.

Any Council members interested in attending the Logan Fire Co. banquet on Saturday, November 15th, must RSVP by Tuesday, November 4, 2008.

ORAL

Chris Walker, 2932 Benner Pike, Fast Tracks Customs, requested that Council reopen the Towing Contract Bid for Bellefonte because there are items on the contract with a company that is no longer in business. The current bids are three years old. Council members agreed to put the Towing Contract out for bid.

Matt McMullen, Water Street, informed Council that he does not have the funds to change out the nine windows that he had installed without a Certificate of Appropriateness authorizing the installation. He is seeking advice from Council because he does not know what to do. Mr. McMullen needs to present a new proposal to HARB within thirty days. Council members informed Mr. McMullen that he should have gone before HARB before he removed his windows. Mr. Stewart informed Council that Mr. McMullen attended the last HARB meeting and they all listened to the portion of the tape from the last Council meeting where it discussed his project and everyone is on board with being flexible on the three sides of the house. Mr. Stewart reminded Council that Mr. McMullen's property is in the Historic District. Mr. Aikens wanted to know how long it would take Mr. McMullen to be financially able to come into compliance with the guidelines. Mr. Aikens recommended that Mr. McMullen go before HARB and work on a deadline that is feasible with his financial situation. Mr. Hay feels for Mr. McMullen, but stated a precedent was set to maintain the historic integrity of the town and when people make changes ignoring the historic guidelines and then cannot afford to change things back then things will be stuck at every meeting regarding this. The guidelines are made by the State of Pennsylvania. Erin Hammerstedt, HARB Consultant addressed Council regarding this matter. She informed council that the standards direct that the windows must be repaired if possible. HARB is not convinced that the windows could not be repaired. It also states if the windows must be replaced they must be replaced in kind with like materials. As a last resort replacements with new materials are permitted. HARB has worked with the McMullen's, Council and the Pennsylvania Historical Museum Commission regarding this project. Mr. McMullen's last proposal was to just

return the three windows under the porch roof to their original and to leave the rest of the replacement and wrap the trim in aluminum and to install storm windows on the three windows under the porch roof. Because a compromise was not obtained at that meeting the application was denied. HARB informed him they would approve an application that would replace all the windows on the front façade. Mr. McMullen was given thirty days to come back before HARB with that proposal. HARB Certificates of Appropriateness are good for a year and then an extension can be requested. HARB would grant an extension if progress occurred. The storm windows have been proposed but have not yet been approved. Mr. McMullen was invited to make a proposal to amend the ordinance if that was his desire.

SPECIAL COMMITTEE REPORTS

Ms. Dainty reported on the Shared Services Committee meeting. The committee is still working on the shared fire services agreement, which is stalemated to a certain extent because there is hesitation in signing a five-year contract by the participating townships. Amounts for this year are agreed upon, but have to be approved by the various municipality supervisors.

MAYOR'S REPORT

There was no report.

OFFICE OF COMMUNITY AFFAIRS

Sign Ordinance: The Planning Commission feels that the way sign applications come in and the way the ordinance reads there is no problem. The Planning Commission feels a revolving sign or moving sign would mean the sign actually moved rather than the words moving.

CERTIFICATES OF APPROPRIATENESS

Approval – HARB recommended that these projects be approved.

-123 North Thomas Street/Tom Fritchman – Install a new fire escape; remove storm windows and wood sash and install vinyl replacements. (HARB feels this is appropriate because the building has already lost integrity, and is not currently a contributing element of the historic district.)

-420 East Curtin Street/Randy Holderman – Install new shed near garage on Church Lane; install new wood fence in back yard.

-127 East High Street/Randy Holderman for Centre county Housing Authority – install new external ½-round gutters. (Repair and repainting will also be done, but do not require approval.)

-101 South Allegheny Street/Randy Holderman for Centre County Housing Authority and Dairy Queen – Replace existing Dairy Queen signage with new DQ logos; install two new lights on signboard.

-313 East Curtin Street/Liz Goehring & Brent Eighme – Install new black metal fence in back yard.

-140 East Linn Street/John and Jackie Raiser – Replace existing asphalt shingle roof with slate-like roof in gray color.

-Mr. Heidt made a motion to approve Certificates of Appropriateness for all six projects.

-Ms. Dainty seconded the motion. A voice vote was unanimous.

-Denied – HARB recommended that this project be denied.

-208 South Water Street/Matt McMullen – Replacement of all windows on the house EXCEPT the three on the first floor of the north elevation under the porch with new vinyl windows. Wrap the trim on all windows in aluminum. Re-install the original three (3) windows under the porch, and install storm windows over them.

-Ms. Dainty made a motion to approve this recommendation to deny this project. Mr.

-DeCusati seconded the motion. The motion passed with Mr. Taylor and Mrs. Brown voting “no”.

-Mr. Aikens made a motion to request that Mr. McMullen returns to HARB to make a proposal and work with a deadline that meets their financial situation and also to investigate other useful financial programs offered by the Borough. Mr. Beigle seconded the motion. Mr. DeCusati feels Council needs to be careful so they don't encourage people to skirt around the HARB rules. The motion was passed with Mr. Taylor and Mrs. Brown voting “no”.

COMMITTEES

Building & Property – Mrs. Brown had nothing to report.

Finance – Ms. Dainty had nothing to report.

Park & Recreation – Mr. Taylor was not able to attend the Masullo Park dedication, but it was reported that it was a very nice ceremony.

Personnel – Mr. Hay had nothing to report.

Safety – Mr. Aikens had nothing to report.

Water/Sanitation – Mr. Beigle made a motion to consider amending Chapter 1047 Pretreatment of Municipal Waste (Ordinance 11032008-O1), Mr. Heidt seconded the motion. A voice vote was unanimous.

Streets – Mr. DeCusati made a motion to move \$30,000 in CDBG funding from the 2008 CDBG State Contract for supplemental funding of the streetscape project. Mr. Beigle seconded the motion. A voice vote was unanimous.

-Mr. DeCusati made a motion to approve \$70,505 in 2008 CDBG funding to supplement the DCNR funding for Talleyrand Park Improvements and also to approve \$243,000 in CDBG Program Income funds from the Match Factory and G.C. Murphy accounts for

supplemental funding of the Talleyrand Park Extension Project, which would be \$871,000. Mr. Heidt seconded the motion. A voice vote was unanimous.

-Mr. DeCusati made a motion to approve a request to the Centre County Planning and Community Development Office for a community-wide income survey to determine if the Borough can recapture its community-wide benefits for the CDBG Program. Mr. Heidt seconded the motion. A voice vote was unanimous.

-Mr. DeCusati and several others inspected the parking area where there is a handicap parking space in front of the Cadillac Building. Mr. DeCusati made a motion to change the zoning to make it a loading zone and make the next parking space a handicap parking space. Mr. Aikens seconded the motion. The current handicap spot will become a loading/unloading spot and the next spot up will become the handicap parking spot. Mr. Taylor felt there should be verbiage that limits the parking in the handicap spot for only those going to the Senior Center during the open hours. The motion was passed with Mr. Taylor voting “no”.

Technology – Mr. Heidt had nothing to report.

OLD BUSINESS

Mr. Heidt made a motion to reject the re-pointing of the Big Spring wall bids for a number of reasons: 1) according to Mr. Beigle, the project could interfere or be compromised with the street water line replacement and re-pavement of Water Street planned by PennDot next summer; and 2) the bidding language failed to clearly state that bids in excess of \$25,000 would be required to be a prevailing wage project pursuant to the PA Municipal Code. Mr. Stewart would like to re-bid the project in the spring. Ms. Dainty seconded the motion. A voice vote was unanimous.

Mr. Stewart and Mr. Holderman met with PennDOT officials regarding West Linn Street. PennDOT is concerned with the supporting-bank behind the auto body business. PennDOT is having a consultant explore that area. They have done some minor repairs. There are several ideas they would like Council to consider. They are: re-route Route #144 down Water Street, come in to town on High Street and continue on through Spring Street; another option is to close West Linn Street and make it a cul-de-sac; the final option is to make it one way traffic either going into town or coming out of town. It will cost PennDOT approximately \$1,000,000 to fix the bank that holds the road up along West Linn Street. PennDOT would like to have a recommendation from Council regarding this situation. It was recommended that the residents be surveyed to get their opinions and input on the various options.

Mr. Heidt made a motion to release the funds from Ken Kempton’s escrow money as soon as Mr. Stewart receives a letter stating he will be responsible for paying for the fence around the property. Mr. Hay seconded the motion. The question was raised as to whether there should be a more substantial fence before the money is released. The motion passed with Mr. DeCusati and Ms. Dainty voting “no”.

Ms. Dainty questioned whether lettering has been placed on all police cars that do not

currently say Bellefonte Borough. Mr. Stewart said that project is in progress.

NEW BUSINESS

A motorist would like Council to write PennDOT and ask about installing turning arrows to the North and South bound traffic lights at the intersection of High and Water Streets. Council pointed out that there is no turning lane at that location. Council is willing to write a letter to PennDOT.

Mr. Beigle would like a letter sent to our State representatives and inform them that the deregulation of utility companies is the dumbest thing the state has ever done.

Mr. Halderman was at a house in Southern Huntingdon that had a small fire that had vinyl windows. Every vinyl window in the house must be replaced because smoke permeates the vinyl and you cannot remove the smell or discoloration.

EXONERATIONS

There were no ticket exonerations.

POLICE REPORT

There was no police report.

ADJOURNMENT

With no other business to come before Council Mr. Heidt made a motion to adjourn the meeting of November 3, 2008 at 9:15 p.m.. Ms. Dainty seconded the motion. A voice vote was unanimous.