

BELLEFONTE BOROUGH COUNCIL
Regular Meeting
MEETING MINUTES
February 5, 2024 - 7:30 p.m.
236 West Lamb Street, Bellefonte, Pennsylvania 16823

I. CALL TO ORDER

The February 5, 2024 meeting of the Bellefonte Borough Council was called to order at 7:30 p.m.

III. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Mr. Kent Bernier, *President*
Mr. Randall Brachbill
Ms. Deborah Cleeton
Ms. Barbara Dann, *Vice President*
Mr. Douglas Johnson, *Pro Tempore*
Ms. Shawna McKean
Ms. Rita Purnell
Ms. Johanna Sedgwick
Ms. Joanne Tosti-Vasey
Mr. Christian Larson, *Jr. Council Member*
Mayor Buddy Johnson

STAFF PRESENT

Mr. Ralph Stewart, Borough Manager
Mr. Don Holderman, Assistant Borough Manager
Ms. Julie Brooks, Assistant Superintendent of Public Works
Mr. Shawn Weaver, Chief of Police

IV. ADDITIONS TO THE AGENDA

NONE

V. PUBLIC COMMENT - Agenda and Non-Agenda/General Items and Comments

Roger Herman of Curtin Street, and former Council Member, spoke regarding Ridge Street – one way from Curtin to Beaver. The resident mentioned that the Council during his time made the street one-way to accommodate parking. The resident feels the one-way is no longer needed on that street. He feels the one way causes a safety issue. He encouraged Council to consider making Ridge Street a 2-way street.

Tim Blattner of E. Beaver Street, spoke regarding CATA-GO, he suggests approaching Micro Transit Management to see if they would be willing to bring their service into the Bellefonte area. He also spoke regarding the veterans-only parking spot. As a veteran, he does not feel that veterans need specialized parking.

Morgan Gheen from Centre County Government, spoke regarding the CATA-GO situation. She pointed out that for persons who do not have a driver's license, it is essential that they have

transportation available to them, in order for them to be successful and productive members of society. She was especially concerned for persons who have been convicted of traffic violations and DUI's – as they do not have a valid driver's license and they depend on public transportation in order to complete daily sobriety programs here in Bellefonte.

VI. COMMUNICATIONS

CATA letter of February 1st - Additional details and response to Public Hearing on January 30th, 2024. FYI. Council actions are listed under Old Business.

VII. CONSENT AGENDA (will be acted upon by a single motion unless otherwise noted)

All 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 the Council request specific items to be removed for separate action.

Consent Agenda includes the following items:

1. <i>General</i>	Council Meeting Minutes January 16th, 2024
2. <i>Finance</i>	Budget v. Actual December 2023
3. <i>Finance</i>	Budget v. Actual Summary December 2023
4. <i>Finance</i>	Stover McGlaughlin Invoice January 2024
5. <i>Finance</i>	Treasurer's Report December 2023
6. <i>Finance</i>	Voucher Summary December 2023

Brachbill motioned and Johnson seconded to approve the Consent Agenda. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	<i>yay</i>	Ms. Shawna McKean	<i>yay</i>
Mr. Randy Brachbill	<i>yay</i>	Ms. Rita Purnell	<i>yay</i>
Ms. Deb Cleeton	<i>yay</i>	Ms. Johanna Sedgwick	<i>yay</i>
Ms. Barbara Dann	<i>yay</i>	Ms. Joanne Tosti-Vasey	<i>yay</i>
Mr. Doug Johnson	<i>yay</i>		

IX. REPORTS

Mayor Johnson

Mayor Johnson recognized the Borough Refuse workers for their outstanding efforts.

Junior Council Member Report

Mr. Larson reported on various events and activities at Bellefonte High School. He mentioned there is a book drive and a blood drive, and Mini-Thon is looking for donations.

Police – Chief Weaver

NONE

Office of Community Affairs (OCA)/Historical and Architectural Review Board (HARB)

1. Recommended for approval (Specific motions are stated in the OCA memo):

- HARB recommends the denial of the following projects as the materials and style do not meet the Secretary of Interior's Standards for Historic Rehabilitation.
 - 225 W. Lamb Street – Retroactive review of a blue corrugated metal roof installation by Solar Shield.
 - 408 E. Linn Street – Retroactive review of two original window replacements with Anderson 400 Series Casement and 400 Series Picture.
 - More information on these projects can be found in your packet.

Purnell motioned and Brachbill seconded the motion to approve the denial of a Certificate of Appropriateness of the above-referenced projects. Discussion included a Purnell asking what the repercussions would be of denial of the projects. It was clarified that the homeowner would be financially responsible to remove and replace any inappropriate materials. Neither homeowner asked for prior permission before completing these particular home projects, but both homeowners had contacted HARB before for previous renovations. McKean asked for further clarification of how the windows were inappropriate. It was clarified that the windows are too modern for the period home. Bernier asked for clarification of the Secretary of Interior Standards and if homeowners know what the standards are. The question was asked how a homeowner might know if their renovation projects are appropriate or not. It was clarified that the role of HARB is to help homeowners with their renovations and that it is the homeowner's responsibility to know if their home is in the Historic District and to consult HARB for all projects and renovations. McKean mentioned that she moved into the Borough and was given no information whatsoever that her home was in the Historic District. She said if her neighbor had not told her that her home was in the District she would not have known. Ms. Thompson said that she has been working hard since her appointment as the HARB Administrator to better inform homeowners that their home is within the Historic District. There was a discussion regarding the retroactive replacement of inappropriate building materials.

Liza Kelleher, the homeowner at 408 E. Linn Street, presented a letter regarding the window renovation at 408 Linn Street. She outlined and stated the various reasons for the window replacements. She said the windows were leaking and mold was growing inside the home. Ms. Kelleher mentioned that she was not aware that window replacements needed to be approved by HARB. She mentioned that she has over \$10,000 invested in the project and she does not have the financial means to remove and replace the new windows. Mr. Brachbill mentioned that a 1950s home isn't truly historical and that the process to determine which homes are historic or which homes are not is unclear.

Tosti-Vasey motioned to amend the original motion to put a lien on the home to state that the current replacement windows are out of compliance with the Secretary of Interior Standard and would not receive a Certificate of Appropriateness. Still, they may remain and any future window replacements would have to be approved by HARB according to these guidelines. Cleeton seconded to amend. Purnell asked if the amended motion included both properties. Tosti-Vasey stated that her motion was for the windows, but if the rest of the council wanted the motion to include both properties they could either divide the question or apply the motion to both properties. After further discussion, it was further clarified that the amended motion

would be for both properties. It was clarified that a YES vote means that Council is allowing the roof and windows to stay but would not be allowed to be replaced as an in-kind replacement when they need to be replaced again. Roll call vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	NO	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

X. CURRENT and OLD BUSINESS

The Approval of Ordinance No. 02052024-01 Authorizing Logan Fire Company No. 1 and Undines Fire Company No. 2 to remit invoices to Insurance Carriers for Services Rendered.

Brachbill motioned and Johnson seconded to approve Ordinance No. 02052024-01 Authorizing Logan Fire Company No. 1 and Undines Fire Company No. 2 to remit invoices to Insurance Carriers for Services Rendered. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

S. Spring Street Streetscape Phase II update.

Tosti-Vasey motioned and Purnell seconded to remove from the project a portion of the sidewalk near High Street (in front of the Decker Building). No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

CATA Fee Increase letter of December 21, 2023.

Tosti-Vasey motioned and Dann seconded to send a letter to the CATA Board expressing Council's great displeasure over the fact that the Borough received a nearly ten-fold fee increase notice after our 2024 borough budget was set (December 18th, 2023). No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

Tosti-Vasey motioned and Dann seconded to contact/set up meetings with officials from Federal, State, and County governments, and other service providers to seek assistance in solving human service needs (voiced at the January 29th CATA hearing), funding, and alternative public transportation systems. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

CATA Fee Increase Letter of December 21, 2023 and CATA letter of February 1st CATA has indicated that the Borough has until June 30th to notify them about service levels for their FY 24 (July 1st, 2024-June 30th 2025).

Cleeton motioned and Cleeton seconded to notify CATA that Bellefonte Borough intends to use CATA services up to the budgeted amount for Calendar Year 2024, unless Federal, State, County, other resources become available making increased services possible. Bellefonte Borough will notify CATA before June 30th, regarding service level after December 31st, 2024. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

XII. NEW BUSINESS

Memo Request for Veteran Parking Only Sign/creation of parking space near the Courthouse.

Johnson motioned and Dann seconded to approve the addition of a Veteran Parking Only Sign/creation of parking space near the Courthouse. Discussion included various council members asking for clarification of the rules and expectations. Tosti-Vasey feels more regulations and enforcement details need to be provided to ensure that this reserved spot is used only by veterans. Several council members stated that at some point, honesty and self-policing have to be honored. Government cannot regulate and control all minute details of every given situation. Roll Call Vote. Motion carried. Tosti-Vasey voted no, as she feels more regulation and enforcement needs to be enacted for this “free service”.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	NO
Mr. Doug Johnson	yay		

JC Orr & Son Inc Certificate for Payment No. 6 for Armory Property Project.

Brachbill motioned and Dann seconded to remit payment to JC Orr & Son Inc for Armory Property Project Application No. 6. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

Proposed 2024 Street Paving List from the Superintendent of Public Works.

Dann motioned and Cleeton seconded to approve the 2024 Street Paving List with modifications to be made based on the budget. Tosti-Vasey noted that the 600 block of Scenic Street is in bad shape and asked if this was a borough street and if so, if it could it be placed on this or future paving projects. Stewart agreed to look at the problem. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

Draft Ordinance No. 02202024-01 Amendments to Chapter 35: Fire Department.

Brachbill motioned and Tosti-Vasey seconded to advertise the drafted Ordinance No. 02202024-01 Amendments to Chapter 35: Fire Department. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

Bellefonte Area School District Elementary School Land Development Plan - Legal agreement between Bellefonte Area School District and Bellefonte Borough regarding conditional use approval, in place of having a “complete” plan related the proposed BASD elementary school along Airport Road.

Dann motioned and McKean seconded to send the draft legal agreement to the Borough Solicitor for review and opinion with the applicant paying the cost of the review and written opinion. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	yay
Mr. Doug Johnson	yay		

Bellefonte Borough letter of support for the Benner Pike Corridor (SR 0150) for future planning funds and TIP consideration.

Cleeton motioned and Johnson seconded to send a letter of support to the CCMPO. No discussion. Roll Call Vote. Motion carried.

Mr. Kent Bernier	<i>yay</i>	Ms. Shawna McKean	<i>yay</i>
Mr. Randy Brachbill	<i>yay</i>	Ms. Rita Purnell	<i>yay</i>
Ms. Deb Cleeton	<i>yay</i>	Ms. Johanna Sedgwick	<i>yay</i>
Ms. Barbara Dann	<i>yay</i>	Ms. Joanne Tosti-Vasey	<i>yay</i>
Mr. Doug Johnson	<i>yay</i>		

XIII. ADJOURNMENT

Motion to adjourn by Brachbill. Second by Johnson. Meeting adjourned at 8:08pm.

Bellefonte Borough Council Meeting
Monday, February 5th, 2024

NAME (Please Print)	ADDRESS	Phone Number
Elizabeth	136 Morning Aire Lane - 16823	_____
Sharon Weisser	387 Pine St, Bellefonte	[REDACTED]
Donald Townsend	133 1/2 W Logan St.	[REDACTED]
Steph Peters	320 W High St Chamber	
GREG KAUSCH	2643 GATEWAY DR SC PA 16801	[REDACTED]
Claudia Wilson	256 N. Wilson St. Bldg.	[REDACTED]
Tim B	124 E BEAVER ST	
Elisa Osman	979 Tannery St, Bellefonte, PA	[REDACTED]
Cynthia Hahn	C-NET	[REDACTED]
Scott Manger	328 E. Lamb St	[REDACTED]
Morgan Givens	Centre County Government	[REDACTED]
Charles Dimity	1701 3rd Ave Altoona PA 16602	[REDACTED]
LIZA KELLEHER	408 E LINN ST BELLEFONTE PA	[REDACTED]