

BOROUGH COUNCIL MEETING MINUTES
THURSDAY, APRIL 12, 2018
7:00 PM
COUNCIL CHAMBERS

CALL TO ORDER: This meeting was called to order at 7:00 PM by President Joseph A. Pompa.

PRESENT: A quorum was present including members of Council as follows: Joseph A. Pompa; Patrick Plummer; Jeffrey Ketner; Sean Burke; Joyce Lowe; Mark Shawley, and Brady Leahey. Others in attendance: Borough Manager Jim Gehret; Attorney Kate Mauk, Borough Secretary Patricia J. Duron; Mayor Joseph R. Dodson; Chief Rodney B. Estep, Jr.; Main Street Manager Jordan Futrick; and Code Enforcement Officer Patrick Rabits. Borough Solicitor Nathan Karn was absent. IRC Director John Frederick was there to present a report.

PLEDGE OF ALLEGIANCE: President Pompa led the Pledge of Allegiance followed by a moment of silence.

EXECUTIVE SESSIONS: President Pompa announced that Council had met for executive sessions on March 14, 2018 and March 19, 2018.

MINUTES: The minutes dated March 8, 2018 were presented for approval. A motion was made by Mr. Plummer to approve the minutes, and was then seconded by Mr. Leahey. A vote was taken with the motion carrying in a vote of seven votes to zero votes.

PUBLIC COMMENT:

- Richard Latker, 703 Allegheny Street, Hollidaysburg Community Watchdog: Spoke about the audio recording of Council Meetings, the PHMC grant to update the historic survey, and the Planning Commission's recommended changes to the Zoning Ordinance.
- Lou Molica, 120 Newry Street: Spoke about a letter sent to the Community Watchdog Group.
- Cory Hartman, 609 Front Street: Spoke about the Planning Commission's recommended changes to the Zoning Ordinance.
- Steve Albright, 421 Bedford Street: Spoke about the improvements to Bedford Street, thanked the Borough and spoke about hiring Rod Estep, Jr. as the new Chief of Police.

APPROVE THE HIRE OF AND ADMINISTER THE OATH OF OFFICE: A motion was made by Mr. Leahey to appoint Rod Estep Jr. as Hollidaysburg Chief of Police. This motion was seconded by Mrs. Lowe. A vote was taken and the motion carried unanimously, seven votes to zero votes. Mayor Dodson administered the oath of office.

MANAGER'S REPORT: Mr. Gehret advised that his report was in Council's binder. He also

showed everyone a framed photograph of Highland Hall that was gifted to the Borough from S & A Homes.

MONTHLY FINANCIAL REPORT: Mr. Gehret advised that the financial report was in their binders.

PLANNING AND ZONING REPORT: Mr. Rabits advised that his report was in the agenda binders.

FIRE MARSHAL: Dave Zeek was not in attendance.

MAIN STREET MANAGER: Ms. Futrick advised that the Downtown LIVE! Concerts are booked for the summer and that she was working on the May Cruise-In, and the Farmer's Market.

JOHN FREDERICK, IRC REPORT: Mr. Frederick distributed the 2017 IRC Report.

MAYOR'S REPORT: Mayor Dodson reported that he will attend a child abuse prevention flag raising at the Blair County Courthouse on April 18, that there will be a day of prayer on May 3, and that there will be an open house at the VA Hospital on May 22.

OPEN AGENDA:

- Sean Burke: Would like a status report for the PHMC grant obtained by the Borough.
- Jeff Ketner: Wishes to discuss NIMS compliance.
- Brady Leahey: Wants more information about the IRC.

RESOLUTION NO. 2018-13, CONSENT AGENDA: Mr. Pompa asked for Council's consideration of Resolution No. 2018-13 for bill list number 4 totaling \$129,599.04. A motion was made by Mr. Ketner to approve Resolution No. 2018-13 approving payment of bill list number 4. Mr. Shalwey seconded this motion. A vote was taken with the motion carrying, seven votes to zero votes.

**RESOLUTION NO. 2018-13
A RESOLUTION APPROVING CONSENT AGENDA**

BE IT RESOLVED by the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, that:

- 1) Bill List No. 4 dated April 12, 2018 authorizes payment of expenses totaling \$129,899.04 consisting of accounts payable and owing the Borough of Hollidaysburg from duly appropriated moneys is hereby approved.
- 2) Two Certificate of Appropriateness as follows:
 - a.) **611 Blair Street – Replacement Windows**

- The applicant wishes to replace 10 original wood windows
 - The existing wood windows are broken and deteriorated beyond repair
 - The replacement windows will be vinyl
 - Window World will do the installation work
- b.) **212 Allegheny Street – Business Signage**
- The applicant wishes to install a decal on the front window measuring 4’ x 2.5’ advertising Humble & Kind Boutique
 - The applicant also wishes to install an 8 foot by 1 foot outdoor banner advertising Humble & Kind Boutique
 - The banner will hang from the front of the building using grommets
 - The signage is consistent with all zoning regulations per signage

DULY adopted by the Council of the Borough of Hollidaysburg this 12th day of April, 2018.

Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

RESOLUTION NO. 2018-14 APPROVING A CONDITIONAL USE FOR 411 AND 413 NORTH JUNIATA STREET: Following the conditional use hearing at last month’s meeting, Council directed the solicitor to prepare a resolution approving the request. A motion was made by Mr. Burke to approve Resolution No. 2018-14. This motion was seconded by Mr. Plummer. A vote was taken and the motion carried unanimously, seven votes to zero votes.

RESOLUTION NO. 2018-14

APPROVING A CONDITIONAL USE FOR
411 & 413 S. JUNIATA STREET, HOLLIDAYSBURG, PENNSYLVANIA
BUSINESS OFFICE

WHEREAS, DONALD DELOZIER, has submitted an Application for the Conditional Use Approval on behalf of the property owner LIBERTY HALL PROPERTIES, INC. for property located at 411 and 413 South Juniata Street as more particularly described in Blair County Instrument Number 2017-04354 and having Tax Map Numbers 11.03-08..-020.00-000 and 11.03-08..-021.00-000 pursuant to the provisions of Chapter 27 (hereinafter “Zoning

Ordinance”), Part 4, Section 402.2.A of the Hollidaysburg Code of Ordinances in order to utilize the former buildings known as the Canal Workers Houses as business office or professional office space; and

WHEREAS, the application has been reviewed and approved and recommended by the Hollidaysburg Planning Commission (“HPC”); and

WHEREAS, the application has been reviewed and approved and recommended by the Hollidaysburg Architectural Review Board (“HARB”); and

WHEREAS, the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, finds the following:

FINDINGS OF FACT

1. Notice of the public hearing was properly publicized pursuant to the provisions of the Borough Ordinance, proof of which was accepted into the record.
2. The Conditional Use Application submitted to the Council on February 9, 2018 was properly completed, and the same was accepted into the record.
3. The Hollidaysburg Zoning Ordinance permits the conditional use requested in a Residential/Business District (RB District).
4. The Historical Architectural Review Board and the Hollidaysburg Borough Planning Commission reviewed the Conditional Use Application and recommended that the Conditional Use Application be approved.
5. The proposed use of the Canal Workers Houses, being approximately 1,604 square feet as business and/or professional offices is authorized by the Zoning Ordinance.
6. The exterior of the building will only be changed with respect to the construction of internal access connection between both Canal Workers Houses.
7. Five (5) off-street parking spaces in the rear will be dedicated to the facility for the business office consistent with the required number of spaces under Section 508 for offices of 1,604 square feet.
8. The proposed use is for various spaces to be leased by the Owner to businesses and/or professionals for office space.
9. The proposed use, provided all conditions as provided for herein are met, will comply with all applicable provisions and requirements for that type of use contained in the Zoning Ordinance and with other applicable Borough, County and Commonwealth ordinances, laws and regulations.
10. The proposed use will not have a negative impact on the existing neighborhood in terms of air and water quality, noise, potential hazards, illumination and glare, restrictions to the natural light or circulation as the rear of the property abuts a C-3 Highway Commercial District is adjacent to an existing non-conforming use of restaurant in the Residential/Business District.
11. The site will remain as currently exists and is suitable in terms of size, topography and similar physical features.
12. The proposed use and site will provide for safe and adequate vehicular access from alley in the rear as well as directly fronting South Juniata Street. Adequate pedestrian access is available from the rear and on South Juniata Street. The alley access is capable of handling the traffic generated by the proposed use, and it will not result in undue traffic congestion and hazardous conditions. The use provides for safe, efficient internal circulation and

sufficient loading.

13. The proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal and water supply based upon existing public water and sewer. Solid and toxic waste storage and its disposal will not take place at the site.

14. No addition is planned for the proposed use beyond the construction of a rear patio; therefore, current existing buffer areas and/or screening will not be impacted.

15. The proposed use conforms to the scale, character and exterior appearance of existing structures and uses in the neighborhood in which it is located including the fact that the Applicant and Owner are maintaining the exterior historic character and qualities.

16. Richard Latker of 703 Allegheny Street, Hollidaysburg, appeared at the public hearing in support of the application.

17. The public hearing was held March 8, 2018. The Applicant granted a waiver for this decision to be made more than 30 days after the hearing on February 22, 2018.

17. From the foregoing findings of fact, the Hollidaysburg Council makes the following:

CONCLUSIONS OF LAW

1. The applicant has adequately shown that the conditional use, as requested, subject to the conditions herein imposed should be granted pursuant to the Hollidaysburg Borough Zoning Ordinance.

CONDITIONS

1. All construction and renovation to the premises must comply with all applicable federal, state and local ordinances including the requirements of the Uniform Construction Code, if any.

2. The use of the interior space of the Canal Workers Houses shall be restricted to business offices and/or professional offices, which office spaces may be leased by the Owner to such businesses and professionals, and supporting spaces.

3. Five (5) off-street parking spaces will be dedicated to the property consistent with the required number of spaces under Section 508 for office space of 1,604 square feet.

4. The applicant will comply with the signage regulations of the Zoning Ordinance in the event applicant wishes to have a business sign.

6. The applicant shall have a period of thirty (30) days to either accept or reject these conditions and to so notify Borough Council. If the applicant fails to notify Borough Council within this time, the approval shall be rescinded automatically.

DECISION

The conditional use for the use of 411 and 413 South Juniata Street, Hollidaysburg, Pennsylvania, as business offices and/or professional offices is approved subject to the foregoing conditions imposed thereon.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, that the Conditional Use Permit for the use of 411 and 413 South Juniata Street as business offices and/or professional offices is approved for the reasons set forth in the foregoing Findings of Fact, Conclusions of Law and Decision subject to

the conditions imposed as described more fully herein.

DULY ADOPTED by the Council of the Borough of Hollidaysburg, this 12th day of April, 2018.

BOROUGH OF HOLLIDAYSBURG

By: _____
Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

DISCUSSION: PROPOSED ORDINANCE NO. 881: There was discussion regarding the recent recommendations of the Planning Commission for amendments to the Zoning Ordinance for parking requirements. Mr. Burke advised that a better clarification is needed in the language of the proposed amendment within section 1.

RESOLUTION NO. 2018-15 DESIGNATING MAY AS NATIONAL PRESERVATION MONTH: A motion to approve Resolution No. 2018-15 was made by Mr. Ketner. This motion was seconded by Mr. Plummer. A vote was taken and the motion carried unanimously, seven votes to zero votes.

RESOLUTION NO. 2018-15

A RESOLUTION DESIGNATING HISTORIC PRESERVATION MONTH

WHEREAS, the Borough of Hollidaysburg contains an area of such significant architectural style and character as to be recognized and designated by the United States Department of the Interior, to the National Register of Historic Places and Sites; and

WHEREAS, such national recognition attests to the heritage and historical significance of the role Hollidaysburg has played in the growth and development of America and this region; and

WHEREAS, the Borough of Hollidaysburg has established its dedication to the preservation of the historical character and style represented in Hollidaysburg by designating the Hollidaysburg Historic District, the Hollidaysburg Historic Preservation Commission and Historic Architectural Review Board as a community resource for the protection of these historic assets; and

WHEREAS, the Borough of Hollidaysburg wishes to inform and advise the population of the importance of preserving and protecting these valuable historic assets of Hollidaysburg; and

WHEREAS, the month of May has been widely proclaimed as Historic Preservation Month.

NOW, THEREFORE, the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, hereby designates May as **Historic Preservation Month**, and encourages all citizens to become aware of their heritage and benefits thereof.

DULY adopted by the Council of the Borough of Hollidaysburg, this 12th day of April, 2018.

Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

DISCUSSION: SEASONAL HIRES: The Public Works Department and the WWTP both plan to hire seasonal helpers for the summer months. A motion was made by Mr. Plummer to approve the hire of seasonal helpers for the Public Works Department and the WWTP. This motion was seconded by Mr. Leahey. A vote was taken and the motion carried, seven votes to zero votes.

HPC APPOINTMENT: At this time, a motion was made by Mr. Plummer to appoint Main Street Manager Jordan Futrick to the Historic Preservation Commission to fill the unexpired term vacated by Shalen Pehinec. This motion was seconded by Mr. Shawley and a vote was taken. The motion carried, seven votes to zero votes.

OLD ELECTRONIC EQUIPMENT DISPOSAL: A motion was made by Mr. Shawley to dispose of old electronic equipment to the IRC site. This motion was seconded by Mr. Ketner. A vote was taken and the motion carried, seven votes to zero votes.

FIREWORKS PERMIT: Mr. Rabits advised that he had received an application for a fireworks display from Brumbaugh Fireworks. He also advised that the application was in compliance with the regulations of the ordinance. A motion to approve the application was made by Mr. Leahey to approve the permit. This motion was seconded by Mr. Plummer. A vote was taken and all voted in favor, with the motion carrying, seven votes to zero votes.

CENTRAL PA HUMANE SOCIETY AGREEMENT: The agreement for animal control service for 2018 was presented for Council's review. A motion to approve the agreement was made by Mr. Ketner. This motion was seconded by Mr. Plummer. A vote was taken and the motion carried, seven votes to zero votes.

SOLID WASTE ORDINANCE PROPOSED RESOLUTION AND ORDINANCE

AMENDMENTS: John Frederick discussed the proposed amends and a resolution for residential trash collection pickup with Council. There was consensus to set the commercial time of day pickup to be from 5:00 AM until 10:00 PM, and be the same each day, Monday through Sunday. A motion was made by Mr. Plummer to move forward with the amendment to the solid waste ordinance regarding commercial pickup as presented to Council and to draft a resolution regarding residential pickup dates and times. This motion was seconded by Mr. Burke and all voted in favor, seven votes to zero votes.

RESOLUTION NO. 2018-16 APPROVING AN EXCHANGE OF EQUIPMENT FOR

MATERIALS: A motion was made by Mr. Ketner to approve Resolution No. 2018-16 approving an exchange of equipment for materials. This motion was seconded by Mr. Shawley. A vote was taken and the motion carried, seven votes to zero votes.

**RESOLUTION NO. 2018-16
APPROVING AN EXCHANGE OF EQUIPMENT FOR MATERIALS**

BE IT RESOLVED by the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania that a 1964 John Deere Track Loader will be awarded to Erik Miller Masonry in exchange for \$6,300.00 worth of materials to be used in the rebuilding of three planters located on Allegheny Street, and that the Borough of Hollidaysburg will pay \$3,000.00 to Erik Miller Masonry for the work to rebuild the three planters.

DULY adopted by the Council of the Borough of Hollidaysburg this 12th day of April, 2018.

Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

RESOLUTION NO. 2018-17 APPROVING A LOT LINE RELOCATION PLAN

BETWEEN 1107 & 1109 NORTH MONTGOMERY STREET: A motion was made by Mr. Burke to approve Resolution No. 2018-17. This motion was seconded by Mr. Leahey. A vote was taken and the motion carried, seven votes to zero votes.

AFSCME CLASSIFICATION FOR A NEW POSITION: A motion was made by Mr. Leahey to approve the creation of an AFSCME new job classification. Mr. Gehret advised that there will be a need to advertise for a part time accounting clerk with the creation and fulfillment of the new AFSCME job. The advertising of the part time accounting clerk was added to the

motion. This motion was seconded by Mr. Plummer. A vote was taken and all voted in favor, with the motion carrying seven votes to zero votes. The memorandum of understanding with AFSCME is effective through the end of the current collective bargaining agreement, December 31, 2019.

RESOLUTION NO. 2018-18 APPROVING A REQUEST FOR AN EXTENSION TO THE KEYSTONE COMMUNITIES/FACADE IMPROVEMENT GRANT: A motion to approve Resolution No. 2018-18 was made by Mr. Plummer. This motion was seconded by Mrs. Lowe. A vote was taken and the motion carried, seven votes to zero votes.

CIVIL SERVICE COMMISSION: Mayor Dodson made an announcement that the Civil Service Commission met to begin the process to hire a new patrolman and to test for a sergeant position.

ADJOURN: President Pompa adjourned the meeting at 8:20 PM.

Patricia J. Duron, Secretary