

MINUTES
BOROUGH OF SOUTHMONT
May 21, 2001 7:00 p.m.

The scheduled May Council meeting was called to order by President Pile at 7:00 p.m. After the pledge to the flag, the ~~MAY~~ 21, 2001 meeting of Council convened.

PRESENT: President Pile, Mr. Rodgers, Mr. Rovansek, Mr. Krupa, Mr. Strittmatter, Mr. Kory, Secretary/Treasurer: Judith Czyrnik, Solicitor: Daniel R. Lovette, Engineer: David Duray, Street Commissioner: Jan Bosley, Fire Dept.: Chet Borosky, West Hills Police: Chief Andy Havas, Detective George Muslin, Zoning Officer: Dyke Orms

ABSENT: Mr. Danyluk-Out of Town

VISITORS: Pete Chiodo-C & D Associates, representing Matthew Stever-Mid Atlantic Co., Joseph Gaydos-sewer problem, Raymond Hartnett-guest.

President Pile asked for approval of the April 16, 2001 minutes. A motion was made by Mr. Krupa to accept the minutes as presented, with correction. Seconded by Mr. Strittmatter. All in favor, motion carried. Mr. Danyluk, out of town.

A motion was made by Mr. Krupa to accept the May 8, 2001 Committee meeting notes, as presented. Seconded by Mr. Strittmatter. All in favor, motion carried. Mr. Danyluk, out of town.

President Pile called upon Mr. Joseph Gaydos, who states that the sewer line that runs through his property is leaking. Mr. Bosley suggests that the Borough smoke test his property. Mr. Danyluk and Mr. Bosley looked at his complaint last week. Mr. Gaydos has another problem with the neighbors at 412 Southmont Blvd. It appears that they have 5 dogs and do not clean up after the dogs. Council suggested that Mr. Gaydos speak with Chief Havas about this problem.

Mr. Pete Chiodo was before Council to represent Mr. Matt Stever and Mid Atlantic Financial who is proposing to build a 5 unit townhouse on Lot No. 3. The proposed subdivision will subdivide 3 lots into 5 lots. Mr. Duray had a chance to review the proposed subdivision. He was concerned with the storm water management of this section of the PineBrooke Development. Mr. Duray has reviewed the site plan and feels it is allowable and the impervious area is available from the site plan submitted. Mr. Duray suggested that the entire curb be removed and curb cut depressions be installed at the driveways between the 5 units. A motion was made by Mr. Kory to accept the subdivision of Lot No 3 as presented, with the curb cut depressions as outlined by Mr. Duray. Seconded by Mr. Rovansek. All in favor, motion carried. Mr. Danyluk, out of town.

Mr. Duray discussed the Department of Environmental Protection's recent letter giving Southmont Borough approval for 5 Equivalent dwelling units (EDU/sewer taps). This proposed 5 unit townhouse on Cheney Oak Drive (Lot No 3) will use up the total allowed for this year.

There is the possibility that more taps (EDU's) will be needed before the end of 2001, for future construction. A motion was made by Mr. Rodgers to have the Engineer's request at least 10 new EDU's for the year 2001. Seconded by Mr. Kory. All in favor, motion carried. Mr. Danyluk, out of town.

Mr. Hartnett was only in attendance to hear discussion on the sale of the Wren Street property.

POLICE CHIEF'S REPORT

Chief Havas's written report which records the revenues for the month of March at \$435.37. Chief Havas reported that Officer Mulkey has received additional information on a Neighborhood Watch Program, in response to a request from a Westmont resident. Officer Mulkey will meet with the resident to see if there is interest to pursue the program. Area teachers have returned Quality Assurance Surveys relative to the Officer Phil's Child Safety Program presented at the local schools. Mr. Krupa is checking on trees at Diamond and Menoher Blvd. in reference to a complaint from the Transit Authority. Chief Havas had no further report.

ZONING OFFICERS REPORT

Mr. Orms, Zoning Administrator reported on the April report submitted to Council, records 7 Building Permits issued, since the last report. The year to date construction total is \$43,682.00. Mr. Orms reported that the property at 14 Shady Lane has been cleaned up. Mr. Orms also sent a letter to Mr. Jeffrey Roberts in reference to 5 uninspected, unlicensed vehicles on his property at 22 Logan Street. Mr. Roberts has 10 days from May 11, 2001. Mr. Orms discussed the guidelines for new construction of sidewalks. He feels the sidewalk should begin 1 foot past the property line, with a five foot width. Council discussed Mr. Orms recommendations. A motion was made by Mr. Krupa to amend Ordinance No. 403 establishing the guidelines of 1 foot from property line, five foot width and 4 inch depth for concrete and/or use of standard brick pavers. Seconded by Mr. Rodgers. All in favor, motion carried. Mr. Danyluk, out of town.

FIRE COMPANY REPORT

Chief Butler's written report records 7 activities for the month of April. Mr. Chet Borosky has assumed the position of Fire Chief as of May 10, 2001. Mr. John Butler is the Assistant Fire Chief. Mr. Borosky recommended Mr. John Butler to serve on the Emergency Operation Plan as the assistant coordinator, replacing Michael Butler. Mr. James P. Carbaugh and Mr. John Butler has passed the FireFighter II certification. Mr. Borosky, Mr. Strittmatter, Mr. Krupa and Mr. Robert Forquer attended a meeting at the 911 EMA Center. Mr. Borosky reviewed the discussion on the siren and pagers. There have been some problems with the pagers not going off at different times. Currently the siren is off during the 10:00 p.m. to 7:00 a.m. hours when pager use is scheduled. Apparently the pagers are overlapping with Westwood Fire Department and others. Southmont Borough will contact vendors and coordinate selection of new tones (reads) based on a review of all existing fire companies. Southmont will get estimates of the cost. Presently the signal goes from 911 to the New Germany tower to Cover Hill tower, then via phone line to the Borough building, to activate the siren then the pagers.

Fire Company, cont'd

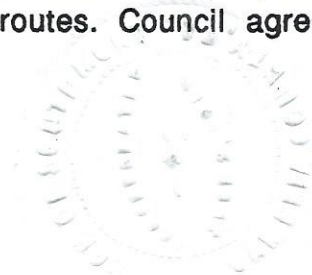
The 911 Center is proposing that the signal is sent as before but then it initiates a second signal 4 seconds later going directly to Cover Hill and then to the pagers which will provide a stronger signal. Sound connection (tones) will get a different read for Southmont. The new pagers that are available are no better than the pagers we currently have. The proposed changes will be made and evaluated. The Committee will continue to monitor the results. The Hilltop Ambulance report was received and is on file.

ENGINEER'S REPORT

Mr. David Duray of the Hinks and Locher Division of Paul C. Rizzo Associates reported that the flow meters were received and some problems were detected. There is a 920 and 930 meter plus the rain gauge. The 920 meter had some defects and the 930 was not built per specification. Some rentals were sent to get our monitoring up and running. Southmont will not have to pay for these rentals. The other units will be returned. No further payments will be made until the units are correct. The Wren Street playground has been surveyed and a map will be prepared, as requested by Council. Mr. Duray discussed change order #2 for the 2001 Street Paving program. Change Order #2 is for additional curbing and paving on Shady Lane. Mr. Duray is recommending Payment Number 1 in the amount of \$72,581.94. Some work still needs to be corrected at Helen Street. When the inspection was done it was found that the drainage was not correct. A retainage will be held for payment at a later date. A motion was made by Mr. Rodgers to approve Change Order #2 in the amount of \$1,884.89. Motion seconded by Mr. Kory. All in favor, motion carried. Mr. Danyluk: out of town. Mr. Rovansek asked about the milling material and if we could either tar and chip these alleys or apply oil to set the milled material. Council discussed this question at great length. A motion was made by Mr. Rodgers to approve payment #1 - \$72,581.94 for the 2001 Street Paving Program. Seconded by Mr. Rovansek. Roll Call: Mr. Rodgers, Mr. Rovansek, Mr. Strittmatter, Mr. Krupa, Mr. Kory and Mr. Pile. All in favor, opposed none. Mr. Danyluk, out of town.

Mr. Duray has an invoice from Lichtenfels Nursery for the 10% that was held on the replacement of trees and shrubbery at the Sprague property on Menoher, from the relocation of the sanitary sewer line on Luzerne Street. Mr. Rodgers made a motion to approve payment of \$218.60 after owners signature's are received for the replacement of the shrubs. Seconded by Mr. Kory. All in favor, motions carried. Mr. Danyluk, out of town.

Mr. Duray discussed the Upper Yoder Township Sewer Authority's latest proposal for the sewer rental fees. It is Council's consensus that we approve our original proposal with our language as prepared by Solicitor Lovette. Solicitor Lovette and Mr. Duray will meet with Upper Yoder's Solicitor Robert Shahade to bring back a final proposal. Solicitor Lovette recommends that Mr. Duray attend this meeting as he is familiar with the lines and sewerage routes. Council agreed.



COMMITTEE REPORTS

The Committee agenda was changed to discuss the Wren St. Property.

ADMINISTRATION/PERSONNEL COMMITTEE

Mr. Rodgers reported that Mr. Mike Bukowski of Majerko & Associates is interested in the Wren St. Property. Majerko & Associates is the owner of the property abutting the front of the former Wren Street playground. Mr. Danyluk, Mr. Bosley and Mr. Rodgers met with Mr. Bukowski who is proposing to build three to five duplexes on this 1.9 acre of property. Southmont had advertised last year to sell the property, however only one interested bidder came forward, after the bid date. The proposed properties would be rental dwellings. Majerko & Associates is proposing to access the property through their current property at 400-406 Southmont Blvd. Solicitor Lovette informed Council that any property owned by the Borough with an appraised property value of more than \$1,500.00, must be advertised. Council would have the right to accept or refuse any and all bids. Council has agreed to a survey of the property and a map outlining the 1.9 acres of property. Mr. Hartnett had some questions on the development of this property. Council discussed utilities and run-off water. The Developer is proposing to have a holding pond installed for protection of the run-off water. The sale of this property will be further discussed at the next monthly meeting. The Developer is to be in touch with Mr. Rodgers, at a later date.

STREET COMMISSIONERS REPORT

Mr. Bosley's written report records that the paneling was cleaned in all offices and Council Chambers. The air compressor motor was repaired and the carburetor was rebuilt. Continued to pick up gravel and cleaned up intersections before the street sweeper arrived. Street sweeper was in week and used the week of April 23. Street Sweeping was done on Menoher, as our share of the Agility Agreement with PennDOT. Did the weekly monitoring of the designated manholes and recycled each week. Crack sealed the streets weeks of April 9, 16, 23. A new catch basin was installed on Helen Street before paving started.

Received quotes for the toilet bowls and the urinal in the amount of \$484.00 to replace the damaged ones at the restrooms. Locks have been changed at the restrooms. The sewer cleaning machine was in and used the week of May 14, 2001. The alley lights are being installed. Mr. Danyluk and Mr. Bosley met with the Penelec engineer to show him the location of the poles for the installation of the lights. Dug holes for Arbor Day tree planting. Transplanted three trees at the Wonder Street Restrooms. These were seedlings from the Arbor Day Foundation. The Girl Scouts Troop #20 cleaned out the Helen St/Bird Sanctuary. There were about thirty bags of debris. The girls were commended for a job well done. Mr. Bosley reported that Borough Employees are putting milled material in the other alleys. Mr. Bosley asked about the "private lane" off Southmont Blvd. Mr. Bosley would like Council 's decision. Previous Council 's had said not to do any work in the "Lane" because it actually belonged to the property owners. Other prior Council's said to take care of the "lane". It was the consensus of this Council that it is considered an alley within the Borough and will be maintained as the other alleys, in the Borough. A motion was made by Mr. Strittmatter to hire Daniel Alwine, for summer grass cutting at minimum wage, \$5.15 per hour rate. Seconded by Mr. Rodgers. All in favor, motion carried. Mr. Danyluk, out of town.

If one of the applicants do not work out Mr. Bosley has permission to hire the other. Mr. Rodgers noted that the "To Do List" is very good and Council should be updated each month. He thanked Jan for keeping Council informed. Potholes will be done within the next few weeks. We are trying to borrow Upper Yoder's roller.

STREET COMMITTEE

There was nothing further to report.

POLICE COMMISSION

Mayor Koval reported that evaluations were discussed at an Executive Session. It was decided that evaluations were not necessary. The Commission is posting a position for a corporal. Mr. Rodgers suggested that the West Hills Regional Police contact the PSAB who recently had the Police Civil Service workshop. The information is free and the PSAB is strongly recommending Civil Service and evaluations. These people are available to come and talk with the Commission, at no charge, if they request their services. A letter will be written by Mr. Rodgers and Mr. Danyluk that the Commission consider checking with the PSAB on these issues.

RECYCLING COMMITTEE

Report submitted. Nothing further to report.

INSURANCE COMMITTEE

Mr. Kory reported that a dividend was received from the EMC Insurance for the Worker-Comp. in the amount of \$300.63. The quote for the replacement toilets and urinal at the restroom has been sent to PIRMA Insurance.

BUDGET COMMITTEE

Mr. Rodgers reviewed the Budget, there is nothing to report.

SHADE TREE

Mr. Krupa reported that the Shade Tree Commission planted 10 trees on Arbor Day, May 5, 2001. Girl Scout Troop #20 participated in the Arbor Day celebration. A tree was dedicated to Mr. Fred Pullen for his 20 years of service to the Borough and a tree was dedicated to Mr. Michael Butler for his service to the Fire Company. The Newsletter was mailed out on May 4th. A tree was damaged at 117 Mabel Street and will need to be replaced. Forms have been sent to the Insurance Company for reimbursement.

RECREATION/PLAYGROUND COMMITTEE

President Pile reported that the Recreation Commission held election of officers Commission Chairman-Mr. Doug Oakley, Vice Chairman,-Ray Peterson, Secretary/Treasurer-Mr. John Khuri, and Solicitor -Dan Lovette. At this time Mr. Pile discussed the need for the replacement of fibar-mulch at the Diamond Playground. Price quotes were received and the amount needed would be about 45 cu. yards. The cost for 45 cu. yard is \$1,050.00. Mr. Pile is recommending that Southmont purchase 45 cubic yards for the Playground.

A motion was made by Mr. Kory and seconded by Mr. Krupa. All in favor, motion carried. Mr. Danyluk-out of town.

BUILDINGS and GROUNDS

Mr. Kory will meet with Mr. Bosley to review the borough building and grounds. While they are inspecting they will look at the entry signs in the Borough; many need to be replaced or updated.

C.O.G REPORT

Mr. Rovanssek reported that there was no meeting this month.

CHAPIN ARCH

Solicitor Lovette reported the deed was still in the hands of PennDOT and that it is nearly complete, for the deed transfer of the Chapin Arch property.

MAYOR'S REPORT

Mayor Koval participated with the Arbor Day celebration on May 5, 2001. Stroke Screening will be June 13, 2001, from 9 a.m. to 12 noon. Mayor Koval will update the Emergency Operation Manual, with the name of John Butler, Assistant Co-ordinator. Mayor Koval will check the addresses of the residents who need to cut the grass along Shady Lane. The property has overhanging shrub and high grass and weeds. Also, a letter will be sent to the owners at 102 Daisy Street.

SOLICITOR 'S REPORT

Solicitor Lovette prepared a Resolution for the purpose of exonerating Southmont Borough for the 2000 taxes on the Holding Pond on the previously owned property of C & D Associates. This parcel was transferred to Southmont Borough after development. A motion was made by Mr. Krupa to approve Resolution No. 2001-03, exonerating Real Estate taxes for the Holding Pond. Seconded by Mr. Kory. All in favor, motion carried. Mr. Danyluk-out of town.

SECRETARY'S REPORT

The Secretary's report records that the Liquid Fuels check received from PennDOT was not received for deposit by PLGIT. The check was mailed 4-2-01 and as of May 21, 2001 PLGIT did not receive it. I have requested that PennDot cancel that check and reissue another. We received notice that Ehrlich Pest Control has increased their monthly charge from \$112.00 to \$116.00. A motion was made by Mr. Rodgers to accept the Secretary's report. Seconded by Mr. Krupa. All in favor, motion carried. Mr. Danyluk-out of town.

TREASURER'S REPORT

A motion was made by Mr. Rodgers to accept the April Treasurers Report, as presented, in the amount of \$264,862.90. Seconded by Mr. Krupa. All in favor, motion carried. Mr. Danyluk-out of town.

TAX COLLECTOR'S REPORT

Mr. Rodgers made a motion to note that Southmont received the April Tax Collector's Report, with Real Estate Collections at \$54,419.14. Seconded by Mr. Krupa. All in favor, motion carried. Mr. Danyluk-out of town.

PAYMENT OF BILLS

A motion was made by Mr. Rodgers to approve payment of the bills, in the amount of \$33,526.91, plus approval for the Quaker Sales Street paving payment #1 in the amount of \$72,581.94. Seconded by Mr. Rovansek. Roll Call: Mr. Rodgers, Mr. Rovansek, Mr. Strittmatter, Mr. Krupa, Mr. Kory and Mr. Pile. All in favor, opposed none. Mr. Danyluk: out of town.

OLD BUSINESS

President Pile asked for review of items on the "Tickler List". Items were reviewed, removed or relisted. Some new items will be added.

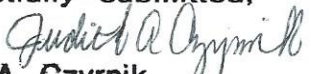
NEW BUSINESS

Council received a letter from Mr. Jerry Hudson for a block party to be held in the Pearl Street neighborhood. Mr. Hudson is requesting that Pearl Street be blocked off July 1, 2001. A motion was made by Mr. Rodgers to approve the Block Party on July 1, 2001. Seconded by Mr. Rovansek. The Committee discussed the purchase of a cell phone for Borough use. Mr. Bosley will have use of the phone and if he goes on vacation it will remain at the Building for the street department employee who would be on call. A release will be signed by those employees that if any time goes over the allotted agreement of 250 prime minutes, the Borough is not responsible for payment of any additional time. A motion was made by Mr. Rodgers to purchase this cell phone plan under the signature of the written agreement for payment over any allotted minutes. Motion seconded by Mr. Rovansek. All in favor, motion carried. Mr. Danyluk: out of town.

Council discussed the possibility of deeding the "paper alleys" to the abutting property owners. It was the consensus of Council that if the resident requests purchasing the alleys, then Southmont would do so. Solicitor Lovette state that the 21 year rule applies. "Alleys on a dedicated plan must be accepted within 21 year of the plan", Southmont was dedicated in 1919. The residents are the "owners" and are responsible for the "paper alleys", if they have not been accepted by the Borough

Meeting adjourned at 9:25 p.m.

Respectfully submitted,


Judith A. Czynnik,
Borough Secretary

