



Ebensburg Borough Council Meeting
Monday, October 27, 2014
6:30 p.m.

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Borough Council
Doug Tusing, President
Susan Barber, Vice-President
Cecilia Houser
Theresa Jacoby
Dave Kuhar
Joe Lutz
Joe Miller
Mayor
Randy Datsko

AGENDA

CALL TO ORDER & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Members of the public are invited to comment at this time on any item appearing on the agenda.

1. CONSENT AGENDA

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.

Item 9A: Approve the minutes of the September 22, 2014 regular monthly meeting of Borough Council.

Item 9B: Approve the Financial Statement and quarterly fund transfers.

Item 9C: Approve payment of bills.

Recommended Action – Approve the consent agenda.

2. APPOINTMENTS TO ADDRESS COUNCIL

Item 2A: Sue Stevens, Community Relationship Manager, United Way
Ms. Stevens wishes to share with Council information about United Way of the Laurel Highlands.

3. MAYOR'S REPORT

Item 3A: Report on Police Department

4. COUNCIL PRESIDENT COMMENTS

5. WATER, WASTEWATER & STORMWATER COMMITTEE**Kuhar & Houser****Item 5A: Report from Severn Trent Services on Wastewater Plant Operations**

Plant Supervisor Bernie Kozlovac will provide a verbal report on projects and activities at the wastewater plant during the month.

Recommended Action – No action required.

6. RECREATION COMMITTEE**Barber & Jacoby****7. STREET COMMITTEE****Lutz, Miller & Houser****Item 7A: Federal Sign Retro-reflectivity Requirement**

The Federal Highway Administration requires local governments to adopt a traffic sign maintenance plan in 2014. Resolution #2014-16 is proposed to address that need. It requires a sign inventory to be completed in 2015, and an evaluation of all signs to be completed in 2016. All traffic signs must meet the new reflectivity standard by 2018.

Borough signs purchased in recent years already comply with the new standard. Funds are budgeted each year for routine sign replacement.

Action – Adopt Resolution #2014-16, the sign maintenance plan.

8. ADMINISTRATION COMMITTEE**Lutz, Barber & Jacoby****Item 8A: 2015 Annual Budget**

The administrative committee has compiled a tentative 2015 budget for Council's review. A copy of the draft budget was provided to Council.

The proposed numbers for each fund are as follows:

	Revenues	Expenditures	Surplus
General Fund Budget	\$1,865,320	\$1,845,630	\$19,690
Water Fund Budget	\$1,555,500	\$1,541,550	\$13,950
Wastewater Fund Budget	\$1,554,800	\$1,522,920	\$31,880
Stormwater Fund Budget	<u>\$130,000</u>	<u>\$130,000</u>	<u>\$0</u>
Total Operating Fund	\$5,105,620	\$5,040,100	\$65,520

	2014	2015	Change
General Fund Budget	\$1,823,960	\$1,845,630	0.92%
Water Fund Budget	\$1,541,180	\$1,541,550	-0.04%
Wastewater Fund Budget	\$1,530,510	\$1,522,920	-0.53%
Stormwater Fund Budget	<u>\$0</u>	<u>\$130,000</u>	-
Total Operating Fund	\$4,895,650	\$5,040,100	2.82%

The draft budget maintains taxes and utility rates at their current levels. The Manager will review the major points of the proposed budget.

The 2015 annual budget is granted tentative approval at this meeting, advertised for public inspection, and then adopted at the November meeting.

Action #1 – Grant tentative approval to the 2015 annual budget and advertise for public inspection.

Item 8B: Tax Ordinance

An Ordinance is required each year to establish the real estate tax for the coming year.

Action - Grant tentative approval to Ordinance #615, establishing the 2015 real estate tax.

9. GENERAL BUSINESS

* Item 9A: Minutes of Previous Meeting(s)

The minutes of the previous regular meeting and special meeting are presented for Council review and approval.

Recommended Action – Approve the minutes of the previous meetings.

* Item 9B: Financial Statement

The financial statement for September 2014 is presented for approval.

At the end of each quarter, fund transfers are made in order to process transfers made to and from reserve accounts, and to distribute the cost of routine and capital expenses among the proper accounts. Fund transfers made for the 3rd quarter are attached.

Recommended Action – Approve the September 2014 financial statement.

- * Item 9C: Bills
A list of bills totaling \$356,937.04 is submitted for approval.

Recommended Action – Approve payment of the bills as submitted.

Item 9D: College Students

A group of students from St. Francis University spent a day in Ebensburg during September performing community service. Work was done at the center ward and east ward playgrounds, and they helped stow lounge chairs and equipment at the swimming pool for the season.

Students and athletes from St. Francis and Mount Aloysius perform public service in Ebensburg throughout the year at various times. For example, they are here early in the morning to help set up for events, work throughout the day staffing booths, and then help cleanup later in the day. The time that they donate to the community is much appreciated.

Recommended Action – No action required.



- * Item 9E: Upcoming Meetings
Make the following meeting schedule a matter of record:

Monday, November 24, 2014	6:30 p.m.	Regular Council Meeting
Monday, December 15, 2014	6:30 p.m.	Regular Council Meeting

Recommended Action – No action required.

Item 9F: Lake Rowena Property

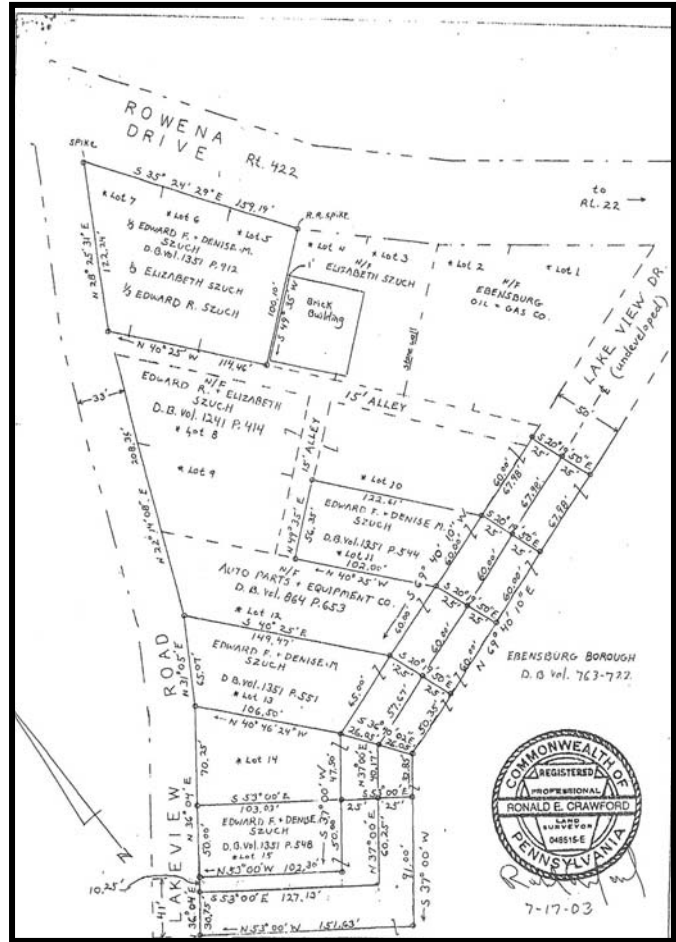
Ebensburg Oil & Gas recently razed the building situated at the entrance to Lake Rowena, and is preparing to sell the property. They have proposed that the last remaining section of a non-ordained alley be divided between their property and the lake property, and that two parcels be traded.



Prior to 2003, a 50' wide non-ordained alley existed between the lake property and six properties owned by the Szuch estate. That alley was divided between the contiguous properties, adding 25' to the lake property. The agreement then did not include Ebensburg Oil & Gas, thus that 50' alley continues to exist between Ebensburg Oil & Gas and the lake property.

Mr. Davidson requests that the alley be divided, less that portion that would be necessary to maintain access to the lake. Agreement by Council would mean that Davidson was being treated exactly as the Szuch properties were treated in 2003.

The existing gravel driveway to the rear of Davidson's property is substantially on a portion of the borough's property. Davidson is asking Council to consider trading the other half of that 50' alley to him in exchange for a slightly larger parcel along Manor Drive in front of Lions Field. Davidson will provide the surveys and legal work to accomplish the transfers.



The transfer of one-half of the alley (25') is shown in the photo above shaded in blue. The two parcels proposed to be traded are shown in yellow. The parcels to be traded by Davidson and the borough are 316 sq. yds. and 246 sq. yds., respectively.

Recommended Action #1 – Approve division of a non-ordained alley between Ebensburg Oil & Gas and Lake Rowena, subject to the Solicitor's approval of surveys and deeds to be submitted.

Recommended Action #2 – Approve trading two parcels described above with Ebensburg Oil & Gas, subject to the Solicitor's approval of surveys and deeds to be submitted.

Item 9G: Zoning Amendments

Amendments to the Zoning Ordinance are more involved than amendments to other ordinances. They require review by the county and local planning commissions, and when zoning map changes are included, they require public notice and a public hearing. We normally delay making zoning amendments until there are enough to make the process practical. We are at that point, and staff wishes to have the borough planning commission review several issues, and then forward any recommendations to Council for consideration. Briefly, those issues are:

1. The minimum lot width and size for professional offices may be too small.
2. In Mixed-Use Village Commercial zones, child day care centers, health services, professional offices and retail sales are limited to 5,000 sq. ft. Is that reasonable?
3. Many variances are approved relative to parking space size.
4. Off-premise advertising signs were prohibited in an earlier version of the zoning ordinance, but the prohibition was omitted in the current version.
5. There is inconsistency in the ordinance's language relative to determining sign size.
6. Section 713 currently prohibits signs from extending over the public sidewalk. We have many of those, and the prohibition should be deleted.
7. Inappropriate signage continues to be a problem, especially in the Central Business District, and especially with the growing popularity of electronic message boards. That can be addressed by incorporating the signage guidance previously adopted by Main Street Partnership into the zoning ordinance. Those regulations would apply to the Historic Overlay District.
8. The former prison is currently zoned multi-household residential. The Central Business District zone should be expanded across the street to include that building.
9. The Historic Character District does not include all of the Central Business District. For simplicity sake, especially for sign enforcement, it should be expanded by one block to include the 300 block of West High Street.

Recommended Action – No action required. The draft zoning amendments will be referred to the county and local planning commissions for review and recommendations.

10. DEPARTMENT REPORTS

Item 10A: Police Department

Chief Wyland will provide a verbal report on the police department's activities during the month. A written report was e-mailed to Council separately.

Item 10B: Public Works Department

Public Works Director Dave Dodson will provide a verbal report on the public works department's activities during the month.

Item 10C: Community Development

Community Development Director Danae Koss will provide a verbal report on the community development department's activities during the month.

Item 10D: Recreation Department

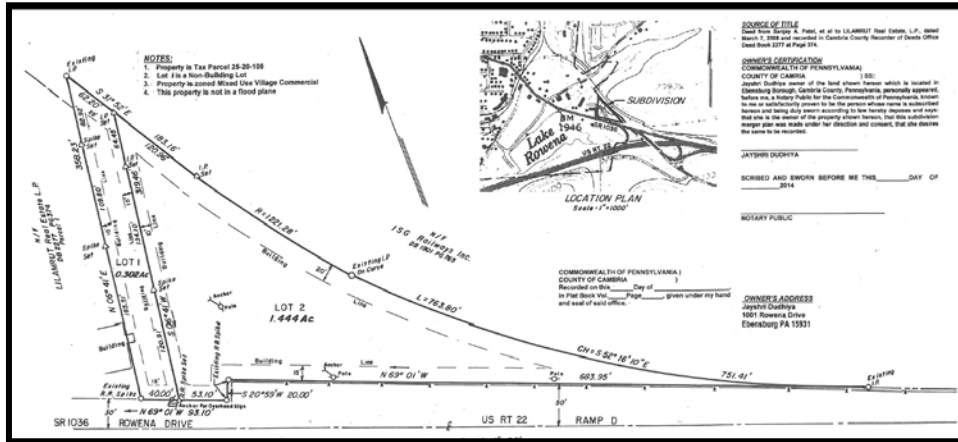
Recreation Director Matt Pfeil will provide a verbal report on the recreation department's activities during the month.

- * Item 10E: Codes Enforcement
A monthly codes enforcement report is provided in Council’s mailbox.
- * Item 10F: Ebensburg Municipal Authority
A copy of the minutes of the last municipal authority meeting is included in Council’s packet.

Item 10G: Ebensburg Planning Commission

1) Lakeview Subdivision

The Planning Commission has granted approval to a subdivision plan for the Lakeview Motel property on Rowena Drive. The plan creates a new triangular parcel on the eastern side of the property. That parcel will be sold for new development.



Recommended Action – Grant approval to the Lakeview subdivision plan.

- * Item 10H: Ebensburg Zoning Board – No activity

11. MEDIA COMMENTS/QUESTIONS

Representatives of the media are invited to comment and ask questions at this time on any issues, whether or not on the agenda.

12. PUBLIC COMMENTS

Members of the public are invited to comment at this time on any issues, whether or not on the agenda.

13. ADJOURNMENT

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Thursday before each regularly scheduled meeting at the Borough office, located at 300 West High Street, Ebensburg, Pa. Any documents subject to disclosure that are provided to members of the Borough Council regarding any item on this agenda are available for public inspection at the Borough office or at www.ebensburgpa.com.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Borough office (814) 472-8780 or eburg@ebensburgpa.com. Notification 48-hours before the meeting will enable the Borough to make reasonable arrangements to ensure accessibility to this meeting.