

BOROUGH OF HEIDELBERG
COUNCIL WORKSHOP MEETING
October 11, 2016

The Council of Heidelberg, Pennsylvania, held a Workshop Meeting at 6:30 p.m., on Tuesday, October 11, 2016, at the Municipal Community Room, 1639 E. Railroad Street, Heidelberg, PA 15106. Council President Carrie Nolan called the meeting to order and led in the Pledge of Allegiance to the Flag. President Nolan called the roll. Present were Councilor's Rick Jordan, Ray Losego, Rick Pattinato, Dave Morgan and Carrie Nolan. Also present were Mayor Kenneth LaSota, Manager Harry Faulk, and Solicitor Anthony Colangelo.

I. New Business

a. Administration

- i. Manager Faulk stated a motion will be needed to ratify the Property and Casualty Insurance Renewal. The cost went up from \$15,000 to \$17,000 due to potential litigation claims. A phone poll was conducted with Council due to time constraints. President Nolan commented that there is only one actual claim and it is the police vehicle. President Nolan also stated that when a letter of intent to sue to Borough is brought forward, it is turned over to the insurance company and that drives that cost up and some insurance companies wouldn't even provide the Borough with a quote. Councilman Pattinato questioned the phone poll and Manager Faulk clarified that it was discussed at the Budget Meeting.
- ii. President Nolan commented that the Borough can purchase an extended coverage for the new police vehicle for \$1,490.00 with a \$100 deductible. Manager Faulk stated that the current warranty is three years, 36,000 miles and the extended warranty will be 5 years 100,000 miles.
- iii. Manager Faulk stated that the Borough received the State Fire Relief Associated money and Council will need to make a motion to releases the funds the Heidelberg Volunteer Fire Department.
- iv. Manager Faulk stated that the Borough received \$1,622 of Pension State Aid and will need to be released to the Police Pension Fund.
- v. Manager Faulk stated that the Borough has applied for funding for paving Cherry Way through CDBG year 43 and a concurring resolution will be needed to show commitment of Borough Funds.

b. Sewer

- i. President Nolan stated that Gateway Engineers performed a sewer rate study and suggested a rate increase of 120 percent to make the fund sustainable. President Nolan stated that this was heavily discussed at the budget meeting. Options are 60% this year, 60% next year or 100% this year. The service charge is standard with residential and commercial customers, also we will be making the move to Jordan Tax Services to begin collecting in 2017. Manager Faulk will research how far the bills will be from the water company. Councilman Jordan stated that we should raise it 100% this year and see how it goes effective 2017. Councilman Pattinato is not a big fan of doing it, however understands why. Councilman Jordan would hate to raise it two years in a row. Manager Faulk stated that Gateway recommends one big increase and smaller increases every year to stay in line with ALCOSAN rate increases. Mayor LaSota commented that he is happy with 120% increase that the Engineer recommended. Councilman Pattinato asked what would happen if we received a significant surplus at the end of the year. Mayor LaSota commented that if you can always lower the rates by resolution. Councilman Pattinato stated that there is significant money owed from delinquent accounts. Vice President Morgan stated that we are doing this because our expense levels are going to increase drastically. Mayor LaSota commented that even if all the money was owed, it wouldn't be the windfall that we need. President Nolan stated the Consent Order is here, its real and we need to deal with it.

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Heidelberg is fortunate to not be in a situation like other municipalities that are raising taxes to cover the cost of sewer repairs. Council agrees to raise the rates 100% for borough service charges and borough usage fees.

c. Code

- i. President Nolan commented that the Fire Insurance Ordinance doesn't sit well with her and a resident had to come to Council asking for his insurance money for his house because the Borough was holding his money. The Solicitor was asked to consider the legality of this ordinance. Solicitor Colangelo stated that he looked into it and referenced Act 98 of 1992 and the Borough's Ordinance was based from state law. Councilman Jordan commented that this Ordinance protects the borough in case the homeowner walks away and borough incurs the cost of demolition. President Nolan asked how can we police this and the ordinance states its \$1,000 for every \$20,000 of a claim that the borough escrows. The money should go to rebuild that house not for the borough to have. Solicitor Colangelo states that the statue states that money must be deducted from the proceeds, then we don't have a say in it and the ordinance was passed because of the statue. Mayor LaSota commented that under section E 3 that when the house burns down and the borough has to secure the house, then that money can be used to demo it and what is left over can be refunded back to the homeowner. President Nolan does not believe that the borough should hold any of the insurance money. Vice President Morgan states that the ordinance protects the borough for expenses occurred when a house catches fire. Councilman Jordan commented that the money can also go to any liens.

II. Old Business

a. Parking Ordinance

- i. President Nolan commented that there were several residents here last month expressing concerns about the parking ordinance. One question that was raised if we have contacted the Port Authority to see if they will cover any cost, we did and the response was no. Council does take everyone's ideas into consideration. The idea of the parking ordinance is not to infringe on our residents. Commuters are lined up on Route 50 for 8 -10 hours a day and it is an issue for businesses. If nothing is done, our tax base will suffer, businesses will not want to come in. Other items that was asked to look into was the amount of permits issued. Councilman Jordan stated that is should just state resident only parking with free placards. President Nolan asked the Mayor to check the enforceability of it. Mayor LaSota will also find out what signage will be needed. Manager Faulk provided everyone with a map showing current restrictions and proposed restrictions. President Nolan commented that the new proposed two hour parking will be Route 50 and the streets that abut Route 50. Manager Faulk suggested adding emergency vehicles only signage around the Heidelberg Apartments so that emergency vehicles will have full access to the building without vehicles blocking operations. Solicitor Colangelo suggested to Council to prioritize the parking throughout the Borough, meeting with emergency officials and draft the amended ordinance. Also, think about the side streets are residential parking only and when family arrives with two vehicles, there is only one guest placard, the second guest will not be able to park. Council President Nolan suggested to exclude holidays. Councilman Pattinato asked if he has four cars and a driveway will he get a permit? Councilman Jordan replied yes. Vice President Morgan stated that we are just trying to control parking and make it a very inviting community. Solicitor Colangelo confirmed with Council to add one parking permit per registered vehicle, no max, and a pass for each guest. Also, eliminate the off-street parking proof requirement. Residential parking outside of Route 50 will be residential parking only Monday through Friday 9-5. Manager Faulk asked if a fire lane would need to be in the Ordinance. The Solicitor replied yes. Manager Faulk will confirm with the Fire Chief on where he

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wants the fire lanes to be. Councilman Pattinato asked would the Police force be able to enforce the updated Ordinance. Mayor LaSota will ask the Chief for feedback. President Nolan made mention to Dormont's parking ordinance and asked if anyone compared the two ordinances. Solicitor Colangelo commented no. Councilman Losego stated that there is nothing mentioned about employee parking. Employees cannot park on any of these streets. We are supposed to help residents and businesses. Mayor LaSota commented that he does not have an answer. Councilman Jordan commented that he believes there is no employee parking requirements in the street scape. Mayor LaSota stated there might be guidelines in the Universal Construction Codes. Councilman Jordan states that Councilman Losego makes a valid point and we should write something in there for businesses. Solicitor Colangelo suggests language to allow business to apply every year for however many permits they need for employees and to not exceed their number of employees. Councilman Losego asked what if a company adds employees throughout the year. Councilman Jordan stated that we are willing to work with businesses. Councilman Pattinato asked if there is something in the books in regards to have parking spots for employees. Councilman Jordan stated there is, however excludes Route 50. Mayor LaSota comments that the overlay only applies to developments over six acres. Council President stated that we will add a clause in there for businesses. President Nolan stated that she enjoyed the conversation we had here tonight and we have made some headway. Lou Holzer from 1901 Washington Street commented that he has fifteen employees and does not have a parking lot for his employees to park. It is crazy with the construction and we have been able to find parking, however unsure what will happen now. We have been here for about seven years and used to park in the Wrights parking lot. Council President Nolan asked if he has been negatively impacted during the construction. Mr. Holzer replied no, but we will need to get permits for employees. President Nolan states that we are trying to take a proactive approach. Vice President Morgan wondered how many people are construction workers that are parking on Rt. 50? Mr. Holzer states that we have very little off street parking and crews have to jockey trucks and personal vehicles to get off street parking. President Nolan commented that the park and ride fills up in the morning and commuters are parking in front of our businesses on Route 50.

b. Municipal Building Update

- i. Manager Faulk stated that the building inspector looked at the Community Building and the only requirement we will need to make it compliant is an automatic door to the back of the building, add signage for handicapped access and place doorbells. We are not changing the use of the building. Councilman Pattinato asked if we received an offer. Councilman Jordan stated that we contacted the Building Inspector to take a look at the building to see if it was feasible to move. Manager Faulk stated that we received one quote in the amount of \$2,000 to perform an appraisal on the building. Councilman Pattinato asked how do the residents feel about auctioning off the building. President Nolan stated that we can auction the building or put it out for bid. Councilman Pattinato asked what the plans are to do with the money from the sale? Councilman Jordan stated that it hasn't been discussed but we can pay off debt. President Nolan stated the office space has been vacant for two years and it doesn't generate revenue. President Nolan stated that Manager Faulk is looking into ways to save money and utilize our resources more efficiently. Maintaining two buildings is not efficient. Councilman Pattinato asked if Manager Faulk has heard anything from the residents and the Chief was talking to the person interested in purchasing the building, has there been any feedback. Manager Faulk replied no. Mayor LaSota commented that the municipal building has been a fixture here since 1903 and we don't want residents to wake up and see that their building was sold. Council should receive the feedback from the community. Also, there is not a plan in place as to where the Borough will be

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in ten, twenty years. Maybe Council should consider the future and possibly build a new building. When the borough obtained the property on Industry Way there are six acres, three of which is a park. That was considered phase one. Phase two was to develop a borough complex that included recreation, police station and community center. Councilman Jordan stated that that area is a flood zone. Manager Faulk stated that the money from the sale of the building will be put into a reserve account and then a five-year capital improvement plan would be created. Moving the building twenty-five feet down the road, people will still find the municipal building. Councilman Pattinato stated that the community should know what is going on. President Nolan stated that we are just in talks now and looking at concerns to see if it feasible to move such as ADA compliance. Councilman Pattinato stated that there must have been an offer. President Nolan stated that Mr. Steinberger was at the last meeting stating that he was interested in purchasing the building and didn't state the cost and what he wanted to do with the building. Councilman Pattinato stated that he was here at the meeting and just wanted to know what the future plans are to do with the money. Manager Faulk stated that the record room and evidence room is in the basement and if there is flood, those items would get destroyed and if we move next door, everything would be placed on the second floor out of harm's way. Councilman Pattinato thanks Mr. Faulk

c. Rental Ordinance

- i. Solicitor Colangelo reviewed the Ordinance and concluded that there is a conflict regarding the inspections and how long they are to last and how long the permits are to last. There is also language added in the event there was a challenge. Council should have the draft of the Ordinance and clarifies that the inspections are valid for three years. There is also clarity on the appeals section. It will be ready for advertisement at next week's meeting and ready for adoption in November.
- ii.

Public Comment: None

Good of the Order: None

Executive Session: Non

Motion made by Vice President Morgan and seconded by Councilman Losego to adjourn the meeting at 8:11pm. All in favor, motion carried.

Harry R. Faulk, Interim Manager