

**BOROUGH COUNCIL MEETING MINUTES
THURSDAY, OCTOBER 13, 2022, 7:00 PM
COUNCIL CHAMBERS**

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

PRESENT: A quorum was present including members of Council as follows: Joseph A. Pompa; Brady Leahey; Michele Baker; James Mielnik; Walter Kalista, III, Jeffrey Ketner and Sean Burke. Also participating: Borough Manager James Gehret; Mayor Dodson; Borough Secretary Patricia J. Duron; Building Code Official Gerald Harbison; Director of Community Relations and Events Melanie Ramsey; and Fire Marshal Amy Hazlett.

PLEDGE OF ALLEGIANCE: President Pompa led the pledge of allegiance and a moment of silence.

MINUTES: The minutes from the meetings held on September 8, 2022 were presented for Council's review and approval. A motion to approve the minutes was made by Mr. Leahey and was seconded by Mr. Kalista. A vote was taken and the minutes were approved, seven votes to zero votes.

ADMINISTER OATHS OF OFFICE TO POLICE CHIEF CHRISTOPHER STORM AND OFFICER MICHAEL FAUSSETTE: Mayor Dodson administered the oaths of office to Police Chief Christopher Storm and Officer Michael Faussette.

MANAGER'S REPORT & MONTHLY FINANCIAL REPORT: Mr. Gehret advised that the family of Greta Halbritter will donate three memorial benches at the Chimney Rocks Park in memory of Ms. Halbritter, who passed away in 2021.

FINANCE REPORT: Mr. Gehret advised that the financials are in good standing.

PLANNING AND ZONING REPORT: Mr. Harbison advised that his report was in the agenda binder.

COMMUNITY RELATIONS AND EVENTS: Ms. Ramsey thanked all who voted to put the Hollidaysburg Farmers' Market in second place. She reminded that the Annual Pumpkinfest event will take place on Saturday, October 15th from 10:00 AM until 4:00 PM.

FIRE MARSHAL REPORT: Fire Marshal Amy Hazlett presented her monthly report.

MAYOR'S REPORT: Mayor Dodson had nothing to report.

PUBLIC COMMENT:

Gerald Nale, 109 Bedford Street: Presented a petition to Borough Council regarding flooding in Gaysport that contained signatures from residents of Gaysport.

Janey Cassidy; 208 Beaver Street: Discussed the Minnie Ditch in Gaysport.

Richard Latker; 703 Allegheny Street; Community Watchdog: Mr. Latker spoke about the Borough's new Police Chief.

Mark Slonaker; President; Phoenix Volunteer Fire Department: Mr. Slonaker reported on the department's activity in the last month.

Ted Biddle, 135 Bedford Street: Mr. Biddle spoke about flooding in Gaysport.

Elda Boose, 141 Bedford Street: Mrs. Boose spoke about the CDBG funding, MS4 study and Gaysport flooding.

Regis Nale, 204 BelAire Road: Mr. Nale discussed the comprehensive plan and the renovations work at the "green church".

Dan Kroko, 418 N. Montgomery Street; 306-312 Cherry Alley: Mr. Kroko spoke about his neighbor's fence and retaining wall and indicated that he wants to have the code department "do something" about it.

OPEN AGENDA:

Mr. Leahey: To address Mr. Kroko's concerns.

Ms. Baker: Flooding in Gaysport.

RESOLUTION NO. 2022-32: CONSENT AGENDA: Mr. Gehret asked for Council's consideration of Resolution No. 2022-32 for bill list number 10 totaling \$470,938.60, the approval of seven certificates of appropriateness. A motion was made by Mr. Ketner and was seconded by Mr. Leahey to approve Resolution No. 2022-32. A vote was taken with the motion carrying, seven votes to zero votes.

**RESOLUTION NO. 2022-32
A RESOLUTION APPROVING THE CONSENT AGENDA**

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

- 1) **Bill List No. 10** dated October 13, 2022 authorizes payment of expenses totaling \$470,938.60 consisting of accounts payable and owing the Borough of Hollidaysburg from duly appropriated moneys is hereby approved.
- 2) **Certificates of Appropriateness** are to be Approved and Council Authorizes the Zoning Administrator to issue Certificates of Appropriateness/Zoning Permits as follows:
 - a. **502 MULBERRY STREET– DOOR REPLACEMENT & LIGHTING – AMERICAN RESCUE WORKERS**
 - Replace the front and back doors of the main building
 - Install accent lighting to match the storage building
 - A zoning/building permit is required
 - b. **415 WAYNE STREET– FRONT PORCH REPAIRS - REA, REA, & LASHINSKY**
 - Replace wooden floor boards with composite material flooring
 - Repair porch framing if necessary
 - Repair columns, support bases and boxing along roof line of porch and place column back to original position
 - Possible raising of left front corner for positive drainage
 - Repair water-damaged roof
 - Repaint front porch to match
 - This structure is a contributing structure within the Historic District
 - c. **511 ALLEGHENY STREET – BUSINESS SIGN – HOLLIDAYSBURG COMMUNITY WATCHDOG - RICHARD LATKER**
 - Mount a new 24” by 36” sign on the front wall of the building
 - Remove stucco and replace with Hardie Board or wood siding
 - This building is classified as a contributing structure within the Historic District and a zoning permit is required
 - d. **513 ALLEGHENY STREET, SUITE 101–BUSINESS SIGNAGE – JESSICA HANCOCK**
 - Install new business signage for “Anna Hricko & Jessica Hancock Professional Counselors”
 - Hang a new 18” by 11.5” shingle sign on an existing racket mounted on a light pole
 - The sign is not situated over a sidewalk so the 8’ sidewalk clearance does not apply

- The building is classified as a contributing structure within the Historic District and a zoning permit is required

e. 909 ALLEGHENY STREET, – REAPPROVAL WOOD SIDING & REAPPROVAL WINDOW REPLACEMENT – MATTHEW & ANNE DAVIS

- To re-instate the expired approval in Zoning Permit 2020-84 to replace the wood siding;
- To re-instate the expired approval in Zoning Permit 2021-60 to replace four windows at the rear of the home with the following modification and clarifications:
 - a. The approval also includes vinyl replacements on the WEST ELEVATION of the home for windows marked as 1A, 1B, 2A, 2B, 2C, 2D, & 3A as shown on the annotated “WEST” Photo accepted at the October 6, 2022 meeting;
 - b. WEST ELEVATION Windows 2A & 2B are to be relocated and repurposed to replace the front porch Window 1C as shown on the annotated “FRONT” Photo accepted at the October 6, 2022 meeting;
 - c. FRONT ELEVATION Windows 1A, 1B, 2A, 2B, 2C, & 3A are to be retained or replaced with wooden windows as shown on the annotated “FRONT” Photo accepted at the October 6, 2022 meeting;
 - d. EAST ELEVATION Windows 2A, 2B & 2C are to be retained or replaced with wooden windows as shown on the annotated “EAST” Photo accepted at the October 6, 2022 meeting;
- The two illegally installed arched vinyl windows that replaced the large rectangular Porch Window 1C are to be replaced with harvested WEST ELEVATION Windows 2A & 2B or windows from the rear the of home that were removed for the addition.

f. 413 WALNUT STREET, – METAL ROOF, VINYL SIDING WRAP WINDOW TRIM – ANTHONY DEELY

- Install metal roof on entire house
- The building is classified as a contributing structure within the Historic District and a zoning permit is required

g. 917 WALNUT STREET, – REPLACE RUBBER PORCH ROOF - ANDREW HAINES

- to replace rubber porch roof with rubber

DULY adopted by the Council of the Borough of Hollidaysburg this 13th day of October, 2022.

Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

RESOLUTION NO. 2022-35 CDBG APPLICATION: A motion was made by Ms. Baker to approve the submission and the execution of the CDBG application for a project to abate the flooding in Gaysport. Mr. Kalista seconded the motion and a vote was taken. The motion passed with seven votes in favor.

**Resolution 2022-35
AUTHORIZING RESOLUTION OF THE
HOLLIDAYSBURG BOROUGH COUNCIL**

WHEREAS, pursuant to the provisions of Pennsylvania Act 179 of 1984, Hollidaysburg Borough, is eligible to apply for and receive an annual allocation of Community Development Block Grant (CDBG) funds from the Pennsylvania Department of Community and Economic Development (PA DCED) with said funds to be used to undertake housing and community development projects, which primarily benefit person of low-to moderate-income; and

WHEREAS, the Borough of Hollidaysburg has specifically designated the County of Blair to apply for and administer their Community Development Block Grant for Fiscal Year FY2022; and

WHEREAS, the Borough of Hollidaysburg has selected project(s) to be included within the application for Community Development Block Grant funds for Fiscal Year FY2022 and concur

with the program contained therein; and

WHEREAS, the Borough of Hollidaysburg in cooperation with the County of Blair have conducted the required public hearings to obtain citizen input as well as to formulate a Community Development Plan, which identifies and prioritizes needs along with the activities to be undertaken with CDBG funds to address such needs; and

WHEREAS, the County of Blair on behalf of Hollidaysburg Borough have prepared an application for Community Development Block Grant Funds for Fiscal Year FY2022 including all Understandings and Assurances contained within the application for a Community Development Block Grant in the amount of \$112,787; and

NOW THEREFORE BE IT RESOLVED, that the person identified as the Chief Elected Official of the County of Blair may act in regards to the application for Community Development Block Grant for FY2022 funds and to provide such information as may be required; and the officers of the Borough, the President and Secretary, are hereby authorized to affix their signatures to the application for FY2022 funds.

DULY, adopted by the Council of the Borough of Hollidaysburg during a scheduled public meeting held on Thursday, October 13, 2022.

HOLLIDAYSBURG BOROUGH COUNCIL

Joseph A. Pompa, President

Patricia J. Duron, Secretary

CDBG COOPERRATION AGREEMENT WITH THE COUNTY OF BLAIR: A motion was made by Mr. Burke to execute the CDBG Cooperation Agreement with the County of Blair. Mr. Ketner seconded the motion and a vote was taken. The motion passed with seven votes in favor.

UPDATE ON THE COMPREHENSIVE PLAN BY MICHELLE BRUMMER: Ms. Brummer of Gannett Fleming, presented an update on the comprehensive plan process to date.

WATER DISCHARGE INTO THE STREETS: Mr. Harbison had an update on this item in the Council Agenda binder.

DISCUSSION: STORMWATER RUNOFF: Mr. Gehret and Greg Geishauser, P.E.; Stiffler McGraw, discussed information about the stormwater issues in the Borough.

DISCUSSION: SIDEWALKS IN THE BOROUGH: Mr. Leahey advised that sidewalk grant checks had been awarded to grant applicants and that one was still being reviewed before being processed.

DISCUSSION: THE BOROUGH STREET SWEEPER: Mr. Gehret advised that the street sweeper is in the budget.

RESOLUTION NO. 2022-33 DANGEROUS STRUCTURE ORDER: A Show Cause Hearing for the property at 308 Blair Street was held on October 11, 2022. Resolution No. 2022-33 will approve the acceptance of the Dangerous Structure Report. Mr. Kalista was not in attendance at the hearing and was not eligible to vote on the resolution. A motion was made by Mr. Burke to approve Resolution No. 2022-33. Mr. Leahey seconded the motion and a vote was taken. The motion passed with six votes in favor.

**RESOLUTION 2022-33
APPROVING THE
ACCEPTANCE
OF A
DANGEROUS STRUCTURE HEARING REPORT FOR 308 BLAIR STREET**

BE IT RESOLVED, by the Council of the Borough of Hollidaysburg, Pennsylvania that the Borough of Hollidaysburg accepts a Dangerous Structure Hearing Report pursuant to a hearing held on October 11, 2022, regarding property at 308 Blair Street, owned by Allen Stevens;
DULY adopted by the Council of the Borough of Hollidaysburg this 13th day of October, 2022.

Joseph A. Pompa, President

ATTEST:

Patricia J. Duron, Secretary

PRELIMINARY 2023 BUDGET: Mr. Gehret reviewed the preliminary budget with Borough Council.

DISCUSSION: BEDFORD STREET FLOODING: Mr. Gehret advised that Councilman Kalista and he had toured the areas of Gaysport that had been reported to have flooding issues.

RESOLUTION NO. 2022-34 APPROVING PRELIMINARY LAND DEVELOPMENT

PLANS HOLIDAY HILLS APARTMENTS: Resolution No. 2022-34 will approve preliminary land development plans for GRETKA. A motion was made by Mr. Burke to approve Resolution No. 2022-34. Mr. Leahey seconded the motion and a vote was taken. The motion passed with seven votes in favor.

**RESOLUTION NO. 2022-34
APPROVING A PRELIMINARY LAND DEVELOPMENT PLAN
HOLIDAY HILLS APARTMENTS FOR GRETKA REAL ESTATE PARTNERSHIP
AT HOUNDSTOOTH WAY EXTENSION**

WHEREAS, an application for a LAND DEVELOPMENT PLAN has been filed with the Borough of Hollidaysburg by GRETKA Real Estate Partnership, property owner of an 11.59-acre tract located at the southwest corner of the Beaver Street and Holliday Hills Drive intersection having a Blair County Tax Parcel ID No. 11.06-15..-008.00-000. (hereinafter referred to as the DEVELOPER); and

WHEREAS, the DEVELOPER desires to construct seven 4-unit apartment buildings and 56 parking spaces on the southern end of an 11.59-acre tract to be accessed by extending Houndstooth Way (hereinafter referred to as the PROJECT); and

WHEREAS, the DEVELOPER has filed an application for a LAND DEVELOPMENT PLAN approval of the PROJECT; and

WHEREAS, Borough Staff has reviewed the proposed LAND DEVELOPMENT PLAN and has found it to be in full compliance, as a LAND DEVELOPMENT PLAN with all applicable provisions of the Borough's Zoning and Subdivision and Land Development Ordinances; and

WHEREAS, the Hollidaysburg Planning Commission reviewed the proposed LAND DEVELOPMENT PLAN at its September 6, 2022 meeting, and has forwarded a recommendation for CONDITIONAL PRELIMINARY APPROVAL to Borough Council; and,

WHEREAS, the DEVELOPER has requested that the requirement of SALDO Section 509.4.A(5) to not permit an open detention/retention facility be modified to allow for the construction of an infiltration basin where calculated maximum ponding will be 36” during a 100-year storm event and dewater to a depth of 2.5” within hours after the storm, and the Planning Commission finds the request reasonable as the facilities will be privately maintained and designed in conformance with state Best Management Practices and current engineering standards. The waiver is predicated upon adequate “Do Not Enter or Warning” signage being posted; and,

WHEREAS, the DEVELOPER has requested that the requirement of SALDO Section 503.6 to require a cartway width of 30’ for marginal access roads be modified to allow for Houndstooth Way to be extended at a lesser width of 24’, and the Planning Commission finds the request justified to maintain Houndstooth Way at a consistent width for its entire length from

Holliday Hills Drive; and,

WHEREAS, otherwise, BOROUGH COUNCIL has determined that the LAND DEVELOPMENT PLAN constitutes a LAND DEVELOPMENT PLAN in full compliance with the Hollidaysburg Zoning and Subdivision and Land Development Ordinances; and

WHEREAS, the BOROUGH has the power to APPROVE a LAND DEVELOPMENT PLAN deemed to be in conformance with the Hollidaysburg Zoning and Subdivision and Land Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, that the Preliminary Plan application and submission, as filed by the Developer, is hereby approved and the requirements of SALDO Sections 509.4.A(5) to not permit an open detention/retention facility, and 503.6 requiring a cartway width of 30' for marginal access roads are hereby modified subject to the DEVELOPER complying with following conditions:

1. That the applicant satisfactorily addresses the Borough Engineer's review letter dated August 24, 2022.
2. The applicant executes a developer's agreement to ensure installation and maintenance obligations for any improvements required by SALDR Section 601.1 for this development in a manner acceptable to the Borough Solicitor.
3. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
4. That the applicant shall addresses all issues and obtains all approvals deemed necessary by the Borough of Hollidaysburg Water and Sewer Authorities in so far as matters pertaining to the Authorities water and sewer service are concerned.
5. That the applicant shall contribute fees in an amount of two thousand five hundred dollars and zero cents (\$2,500.00) for the perpetual maintenance of the on-site storm water control facilities to be maintained by applicant.
6. That a Declaration of Covenants and Easement for Maintenance of Storm water Management Facilities prepared by the Borough of Hollidaysburg be executed for the maintenance of the on-site storm water control facilities.

DULY approved by the Council of the Borough of Hollidaysburg this 13th day of October, 2022.

Joseph A. Pompa, Council President

ATTEST:

Patricia J. Duron, Borough Secretary

ADJOURN: At 8:05 PM President Pompa adjourned the meeting.

Patricia J. Duron, Borough Secretary