

**BOROUGH COUNCIL MEETING MINUTES**  
**THURSDAY, SEPTEMBER 10, 2020**  
**7:00 PM**  
**TELECONFERENCE MEETING/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; James Mielnik; Sean Burke; Michele Baker; and Joyce Lowe. Also participating: Borough Manager Jim Gehret; Mayor Joseph Dodson; Borough Secretary Patricia J. Duron; Attorney Nathan Karn; Building Code Official Gerald Harbison; Chief Rodney B. Estep; and Director of Community Relations & Events Katrina Pope. Richard A. Scholton, Brady Leahey and Dave Zeek were absent.

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

**MINUTES:** The minutes from the July 9<sup>th</sup> and the August 13<sup>th</sup> meeting were presented for Council's approval. A motion to approve these minutes was made by Ms. Baker and was seconded by Mrs. Lowe. A vote was taken and the minutes were approved five votes to zero votes.

**MANAGER'S REPORT & MONTHLY FINANCIAL REPORT:** Mr. Gehret advised that his manager's and financial reports were in the agenda binder, and that he had nothing additional at this time.

**PLANNING AND ZONING REPORT:** Mr. Harbison advised that it was the recommendation of the Planning Commission and staff that an offer be made to Gannett Fleming to do the work to update the comprehensive plan. A motion was made by Mr. Burke to award the contract to Gannett Fleming and was seconded by Mrs. Lowe. A vote was taken and the motion passed, five votes to zero votes. Mr. Harbison also reported on the dangerous structure investigation at 408 Beaver Street, advising that the Borough's engineer had inspected the structure and deemed it a dangerous structure according to Borough code. There was a consensus of Council that Mr. Harbison should proceed with the steps to have a public hearing.

**DIRECTOR OF COMMUNITY RELATIONS AND EVENTS:** Ms. Pope reported on an arts grant that the Borough had been awarded. She is currently working with the Hollidaysburg Area Arts Council to use the funding for an Art Walk featuring acoustic acts. The event will be on Friday, September 18<sup>th</sup> as part of the Third in the Burg. She also advised that the Farmers Market will end on September 29<sup>th</sup>. Pumpkinfest and Winterfest events have been canceled for this year. She discussed her resignation as she has accepted employment elsewhere.

**MAYOR'S REPORT:** The Mayor discussed the Father Legarski memorial to be installed at Patriot Park, advising that it is a veteran memorial and not a religious one. He also thanked Manager Gehret and the Hollidaysburg Police Department for their work. Lastly, he said that he will miss Katrina Pope and thanked her for such a good job that she had done for the Borough since beginning her

employment here.

**PUBLIC COMMENT:**

Patricia Hill, 1307 Poplar Avenue: Ms. Hill spoke about new construction for a single family dwelling on Poplar Avenue on a non-conforming lot and her displeasure regarding it.

Margaret Tulley, 1308 Poplar Avenue: Ms. Tulley spoke negatively about the new construction on Poplar Avenue with respect to the process for the variances for the property.

Richard Latker, 703 Allegheny Street, of the Hollidaysburg Watchdog: Mr. Latker thanked staff for assistance in the amphitheater rental at Canal Basin Park for a Blair County Tea Party rally. He also spoke about the virtual meeting process for some boards and commission, citing that it does not work well. He offered a statement of support to the Hollidaysburg Ambulance Association. He advised that, in his opinion that the Presbyterian Sr. Living Conditional Use Hearing process was done well. He also spoke against the Borough allowing an applicant to submit combined preliminary/final plans for review. He spoke negatively about the Hollidaysburg Zoning Hearing Board, advising that the solicitor for the board be replaced with the solicitor who fills in on the board from time to time.

Regis Nale, 210 Jackson Street: Mr. Nale echoed Mr. Latker's concern that the solicitor for the Zoning Hearing Board be replaced. He also advised that the conditional use for the Presbyterian Sr. Living should include a recommendation for a sidewalk. He spoke against the Borough allowing applicants to submit a preliminary/final plan for review.

**OPEN AGENDA:**

Sean Burke: Discussion regarding the submission of combined preliminary/final plans to be reviewed.

Joyce Lowe: Discussion regarding the submission of combined preliminary/final plans to be reviewed.

**RESOLUTION NO. 2020-17, CONSENT AGENDA:** Mr. Pompa asked for Council's consideration of Resolution No. 2020-17 for bill list number 9 totaling \$90,513.52, appointment of the CAO, to accept the MMO for uniformed and non-uniformed personnel, and to award the sludge removal and disposal contract. A motion was made by Mrs. Lowe and was seconded by Ms. Baker to approve Resolution No.2020-17. A vote was taken with the motion carrying, seven votes to zero votes.

**RESOLUTION NO. 2020-17  
A RESOLUTION APPROVING CONSENT AGENDA**

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

- 1) **Bill List No. 9** dated September 10, 2020 authorizes payment of expenses totaling \$90,513.52 consisting of accounts payable and owing the Borough of Hollidaysburg from duly appropriated moneys is hereby approved.
- 2) **Borough Manager James Gehret** is hereby appointed as the Chief Administrative

Officer for the Borough Non-uniformed and Uniformed Pension Plans.

3) The Minimum Municipal Obligation (MMO) for the Uniformed Pension Plan for 2021 has been duly filed and is hereby accepted.

4) The Minimum Municipal Obligation (MMO) for the Non-Uniformed Pension Plan for 2021 has been duly filed and is hereby accepted.

5) Award the Sludge Removal Contract to Waste Management in the amount of \$277,500.00.

**DULY** adopted by the Council of the Borough of Hollidaysburg this 10<sup>th</sup> day of September, 2020.

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Joseph A. Pompa, President

ATTEST:

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Patricia J. Duron, Secretary

**RESOLUTION NO. 2020-18 TO APPROVE A CONDITIONAL USE:** Resolution No. 2020-18 will approve a conditional use for the Presbyterian Senior Living for a parking lot as a principal use at 502 Betts Street. A motion was by Mr. Burke and was seconded by Mrs. Lowe. A vote was taken and the motion was passed, five votes to zero votes.

**RESOLUTION NO. 2020-18  
APPROVING A CONDITIONAL USE FOR  
502 BETTS STREET, HOLLIDAYSBURG, PENNSYLVANIA  
PARKING LOT (PRINCIPAL USE)**

WHEREAS, PRESBYTERIAN SENIOR LIVING, has submitted an Application for the Conditional Use Approval on behalf of the property owner PRESBYTERIAN HOMES IN THE PRESBYTERY OF HUNTINGDON, INC. for property located at 502 Betts Street as more particularly described in Blair County Instrument Number 2019-13126 and having Tax Map Numbers 11.06-06.-036.00-000 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 lot for the principal use of a parking lot; and

WHEREAS, the application has been reviewed and approved and recommended by the Hollidaysburg Planning Commission (“HPC”); 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 May 22, 2020 was properly completed, and the same was accepted into the record.

3. The applicant agreed to waive the time period to render a decision and granted an extension until September 17, 2020, by virtue of its representative’s letter dated July 2, 2020, which letter was accepted into the record.

3. The Hollidaysburg Zoning Ordinance permits the conditional use requested in a Residential/Business District (RB District).

5. The proposed use of parking lot is authorized in an RB District according to the Zoning Ordinance.

6. 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.

7. 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 four (4) other existing parking lots exist within 560 feet of the subject property with the largest of such parking lots (24 spaces), being larger than the proposed lot of 18 spaces, being located within 100 feet of the subject property. Water quality will not be impacted as the net increase in impervious area within the watershed will be negligible, and applicant will be required under Borough Ordinance to provide and obtain approval of a storm water management plan. The proposed use is not expected to increase the noise, illumination and glare levels in the area, and it will not restrict natural light and circulation as no structures are proposed.

8. The proposed use of parking lot on a parcel of 9,562 square feet in size meets the minimum lot size requirement (8,000 square feet) for such conditional use in an RB District pursuant to Chapter 27, Part 2, Section 211.5.A.4 of the Zoning Ordinance.

9. The proposed use and site will provide for safe and adequate vehicular access from Betts Streets, the applicant having provided revised land development plans to the Planning Commission to remove the Jackson Street access and provide for an internal turnaround area. Sidewalks along the property are available for pedestrians.

10. The applicant has agreed to comply with all applicable standards and requirements for storm drainage that will be provided as necessary for the parking lot. Sanitary sewage disposal, water supply, and solid and toxic waste storage and disposal will not be needed for the parking lot.

11. The applicant has agreed to provide screening and/or buffer areas in the form of vegetation in accordance with the Zoning Ordinance and as required by the Planning Commission and Council.

12. The proposed use conforms to the scale, character and exterior appearance of uses in the neighborhood in which it is located including the fact that other parking lots exist nearby.

13. Granting the conditional use will reduce the stress of limited on-street parking in the neighborhood as Jackson Street has 15 designated parking spaces for public parking. While 5 of those spaces are normally used by residents of the neighborhood, the remaining 10 designated parking spaces are used by the applicant's residents, visitors of their facility, and their staff members. The Inglenook's covered parking and the small gated lot are at capacity with all 24 spaces being used by residents of Inglenook. With all living spaces in Inglenook being occupied, parking is problematic for applicant's residents and others who live nearby as there are not enough spaces.

14. Granting the conditional use will alleviate the parking pressure put on the public spaces that line both sides of Jackson Street between Betts and Beaver Streets. Based upon applicant's proposed design for the parking lot, the parking lot project will enhance the aesthetics of the block with green spaces, drainage and sidewalk improvements and appropriate vegetative buffers as required to comply with Borough ordinances.

15. Richard Latker of 703 Allegheny Street, Hollidaysburg, requested the final land development plan include a direct walkway from the parking lot to the Jackson Street side of the parking lot.

16. Regis Nale of 210 Jackson Street, Hollidaysburg, submitted two documents showing requests for kinds of vegetative buffering and two walkways from the parking lot to the Jackson Street side of the parking lot, which he asked to be used by the applicant in developing its final land development plan.

17. Margaret Hostler of 212 Jackson Street requested lilac buffering and expressed concern about storm water runoff, and she requested Council to make sure it addressed storm water appropriately in granting any approval.

18. The public hearing was held September 3, 2020, and with the applicant's consent to extension, this decision is timely.

19. 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. Prior to any site development or construction of the parking lot, the Borough engineer must have inspected and approved that the storm water system that was to have been built as part of the Inglenook development across Jackson Street from the proposed parking lot has been wholly completed in accordance with the Inglenook land development and/or storm water management plans.
2. Prior to any site development or construction of the parking lot, Land Development Plans must be approved by the Hollidaysburg Planning Commission and the Hollidaysburg Borough Council, and such plans shall comply with all requirements of the land development and zoning requirements of the Borough. Thereafter, all construction and other work upon the premises must comply with the foregoing approved plans and all applicable federal, state and local ordinances.
3. The foregoing referenced Land Development Plans shall include the following:
  - a. a storm water management plan that accounts for all impervious surfaces for the parking lot project and grants a waiver for a fence with respect to the detention

basin;

b. the installation of a vegetative buffer by the applicant as required by Sections 508.2.E and 511.2 of the Zoning Ordinance;

c. the installation of curbs by the applicant; and

d. the location of shade trees.

4. No use of the parking lot after completion may occur until all curbs and sidewalks bordering the subject property are completely installed and/or replaced. "Completely replaced" means all existing sidewalks and/or curbs are fully removed and new sidewalks and/or curbs are installed in their place with the exception of the curb cut for entry off of Betts Street.

5. The applicant will comply with parking regulations including but not limited to signage, painted parking lines and curb stops for parking stalls.

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 502 Betts Street, Hollidaysburg, Pennsylvania, as a parking lot 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 502 Betts Street as a parking lot 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 10th day of



September, 2020.

BOROUGH OF HOLLIDAYSBURG

By: \_\_\_\_\_  
Joseph A. Pompa, President

ATTEST:

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Patricia J. Duron, Secretary

**DANGEROUS STRUCTURE INVESTIGATION 210 ALLEGHENY STREET:** Mr. Harbison reported on the potential dangerous condition of a property at 210 Allegheny Street. Mr. Burke made a motion that Mr. Harbison proceed with the dangerous structure investigation of the 210 Allegheny Street Property. The motion was seconded by Mrs. Lowe. A vote was taken and the motion was passed unanimously, five votes to zero votes.

**KATRINA POPE'S RESIGNATION:** Ms. Pope had submitted a letter to Borough Council to tender her resignation as the Director of Community Relations and Events. A motion was made by Mr. Mielnik to accept her resignation. Ms. Baker seconded the motion and a vote was taken. The motion passed, five votes in favor to zero votes against.

**CDBG:** Trina Illig was present to discuss the CDBG FY 2020 application. Mrs. Illig discussed the 2020 funding breakdown: \$111,017.00 allocation allows \$91,034 as the maximum amount for public service projects. The county gets 18% for an administrative fee of \$19,983. There was a motion by Mrs. Lowe that the 30% portion of the funding (\$27,310) be used for sidewalks and that the remainder of the funding (\$63,724) be used for housing rehab. This was seconded by Mr. Burke and a vote was taken. The motion passed, five votes to zero votes.

**RESOLUTION NO. 2020-19 TO APPROVE THE EXECUTION OF THE CORONAVIRUS RELIEF FUND GOVERNMENTAL AGREEMENT AND THE APPLICATION:** Resolution No. 2020-19 will approve the execution of the agreement and the application for the Blair Cares Grant Program for coronavirus relief funding. A motion was made by Mrs. Lowe and was seconded by Mr. Mielnik to approve the resolution. A vote was taken with the motion passing, five votes in favor to zero votes against.

**RESOLUTION 2020-19  
APPROVING THE EXECUTION  
OF THE CORONAVIRUS RELIEF FUND GOVERNMENTAL AGREEMENT AND  
THE APPLICATION FOR THE  
BLAIR CARES GRANT PROGRAM  
BETWEEN  
THE BOROUGH OF HOLLIDAYSBURG  
AND  
THE COUNTY OF BLAIR**

**BE IT RESOLVED**, by the Council of the Borough of Hollidaysburg, Pennsylvania that the Coronavirus Relief Fund Governmental Recipient Agreement is hereby approved; and the filing of the application is authorized, and that the Borough Council President is authorized to execute the agreement on behalf of the Borough.

**DULY** adopted by the Council of the Borough of Hollidaysburg this 10<sup>th</sup> day of September, 2020.

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Joseph A. Pompa, President

ATTEST:

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Patricia J. Duron, Secretary

**ADJOURN:** President Pompa adjourned the meeting at 7:55 PM.

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Patricia J. Duron, Secretary