

Alexandria Borough Meeting
Monday, February 12, 2024

Pledge & Prayer

Roll Call

Jane Pilch, Vice President Mike Peters, President Judy Scott, Lucas Parkes, President Judy Scott, Dain Davis, Mr. Coffman, Mr. Roñ Dively

February 24th Fireman's Banquet - how many are coming from borough.

Make motion to approve the minutes from January 2, 2024, Vice President Mike Peters, Jane Pilch seconded. All in favor. Motion carried.

**Check was the December 28, 2023, minutes approved? **

The treasurer will be on call unless directed to be present at the meeting.

Motion to approve the financial report and authorization of the bills made by VP Mike Peters, Jane Pilch seconded. All in favor. Motion carried.

Mike, you were a rep with the fire department, they just left and gave us the new 2024 agreement - we reduced it from \$6,500 to \$2,500 due to the 3-mil agreement with the borough that covers the subsidies lost. That agreement was made prior to the fire tax. President Scott said.

Mike Peters said this is just the same agreement except for reduced dollar value. VP Peters made a motion to approve 2024 Fireman's Agreement. Jane Pilch seconded. All in favor. Motion carried.

709 Main Street Follow-up

President Scott turned things over to Dawn Davis and Lucas Parkes... Rain said this is something that should've happened a couple months ago, your engineer should have reviewed Ron's permit packet. Rain said Lucas reviewed it and has recommendations. Lucas said Judy and Dawn forwarded over your flood plain app and I reviewed based on flood plain ordinance. There are a few things that need to be provided or secured. There are a couple parts to this... first, the plan information that's provided to the borough, I don't have a formal letter because I was back and forth with the solicitor we can provide itemized list. One thing called out is we need some semblance of a site plan showing where the reconstructed building is going to go and the proposed finished floor elevation of that structure. Ordinance requires the floor to be 18" above that flood plain elevation - we may be able to use the Army Corps Study because they determined your flood plain elevation in the study. That revolves around your residential structure, and we'd need to establish if your backyard goes up or down. That may also be when looking at the flood plain map - there's a chance that your backyard may be out of that 100 year elevation and we don't have to obtain that flood plain permit, there's a chance. They established the elevation right around 708 feet from 2021 - your first floor is elevated from the ground 709.8 so that's almost 2 feet out of the flood elevation with your house. The opening in your basement is 703 - so that's about 9" below the flood. We'd just need a surveyor to establish your backyard and what the garage will be. That's step one with application for new construction. Lucas

reviewed the flood plain map with Mr. Dively and Mr. Coffman - if it shows your out of that we won't have to... Ron said he paid a surveyor to mark his property and they are 18" above. His families lived in that house since 1930 and he's lived there since 1981. Lucas asked about Mr. Young's survey points and he could plop them on the aerial map and put what their flood elevation is. If that is above that... if he can certify that your building will be out of that before the 18" is adding, we can get out from under this. Part 1 fully verify the flood elevation. Part 2 the engineer or surveyor that your encroachment in the flood plain won't negatively impact any neighbors. We need a letter on file stating that - the verbiage is pretty simple, Mr. Young could likely provide that. That all really reduces the burden on the borough as far as allowing this to go forward. Those are the first 2 parts with 1a, 1b. Part two is that it's an accessory structure exceeding the 200 sq ft. I've seen that in other flood ordinances. Their typically intending storage and all, but your looking for a 3 car garage. Ron said, yea you can barely use a 200 sq ft as a one car garage. Lucas said you do have an avenue to submit a zoning request tot eh zoning hearing board. I'm getting verification from the solicitor is a request to go beyond the 600 sq ft... you're going beyond that size; the zoning hearing board would be the body that can grant a variance/approval on this. We just need a final letter from the solicitor about the 1,200 sq ft. This is another step it looks like we must take. Lucas asked if you had to do a zoning hearing. Pres. Scott said I've never dealt with that. Dain asked about the 3 steps again. Fill out a variance request which we'd scheduled out with a Zoning Hearing Board and then that needs to be publicly advertised for 30 days. Unfortunately, in this instance nothing is too offensive, but we need to follow the proper avenues. Dain Davis said the site plain needs to show the relation to the flood plain and state it's not impacting your neighbor and show the setbacks. Mr. Coffman said, isn't 18" residential not accessory structures... if it's below flood plain, you put flood gates in, but if it's above you don't need to. Lucas said, that's possible, id must look. They looked through ordinance paperwork. Ron said we want it to be uphill anyway. Mr. Dively said it doesn't give us any value of the setbacks there, but we'd like to make it where the side of my shed is now - we're about 5 feet from the property line now.

President Scott said once there's an approval in the borough it goes to Bureau of Veritas, and we were told 10 to 15 feet was the setback. Mr. Coffman asked where's it listed, Mr. Dively said if it's a variance my neighbor already signed one. Lucas said that's all separate from this, that'd follow the zoning - we could address that at the same Zoning Hearing. Lucas said I haven't investigated the zoning ordinance. Mr. Dively said the previous building we tore down was right on the line.

Dain Davis said do you three on borough because the Zoning Hearing Board and Lucas said I think you need others, but if you can't get people on the board... Mr. Dively said that Sam Miller may be able to get back on it. Mr. Dively talked through some different people that may be on board.

Continued to discuss logistics of project...

Mr. Coffman asked about flood gates again and 18" in respect to that... I understand residential. He's where water rises and falls - I just don't understand the 18" - I understand with residential, but this is an accessory building. Lucas said he'll parse the documents.

You have setbacks from the Alexandria Borough and FEMA - Mr. Dively said the Veritas

Lucas Parkes said Alexandria Borough ordinance will establish the setbacks to property lines. The floodplain information comes into play mainly for the elevation and that's 50 feet from the top of the bank. Floodplain comes into play for vertical and zoning horizontal in relation to the

property lines. Mr. Dively said this really needs clarification. President Scott said this is nice timing to happen, we want it to work out best for all.

Continued to discuss questions about ordinances, zoning items, etc.....

Bureau Veritas already approved his plans with the acceptance of Mr. Youngs floodplain - Lucas said Bureau Veritas does approve permits and part of that falls back on borough ordinance, so that does fall back on the borough. So, that's sort of where the borough approval comes into play with the Bureau Veritas. Lucas said the flood plain throws an extra ringer on this unfortunately. Lucas will go back pull out the borough zoning ordinance and you can do the items mentioned earlier. Lucas said we should get them a variance application for the size of the building and if we need one in relation to the property lines - we can get that established and get a zoning hearing scheduled. Mr. Dively said once we get all this, we advertise it in the paper. Lucas said yes, then get to the Zoning hearing and they'll be a separate zoning hearing solicitor. President Scott said this is all happening as a courtesy to you because it should've been done within the 30 days. Lucas said yes, we issued a formal denial and can go from her. Mike Peters said I think that were 3 members on the zoning hearing board, but may have been 4, I need to look it up. Lucas said it's the formality of the process. President Scott said yes, it is the formality of it. Lucas said we can put a new date on your permit and then the variance application and then we can go from there. Mr. Dively said John Runk's my neighbor and unlike most people we get along. President Scott said are there any other questions? You know what you need to do? Mr. Dively said I heard Brandon Foster wanted to quit, but I'd be open to that position. President Scott is that a formal inquiry. Mr. Dively said he's making a formal notice that he's available. Mr. Dively said keep me in touch and I'll get you, my information.

Nature CONSERVATION Project

Finished that up - the land is ours. Canoe access point, non-motorized.

Lucas said just clarify what you have completed to date... President Scott said the lease agreement was done, this is the final 30-year easement, and I gave all the documents back to Jeff to properly file with courthouse. Stefanie Lane Fisher, Michael Vargo, Jeff Stover, and I went to the courthouse. The DCNR grants that open soon we have all the proper paperwork to submit for these. Dain, do they have a concept in mind as to what they want to do? President Scott said, we're developing it. Michael Vargo said he trusts us, it'll be good. Lucas said his recommendation is to take this grant cycle to apply for project planning dollars. They look favorably upon funding construction projects that have been formally planned - pretty pictures, formal access points and that takes money, and they will give you money to pay for planning so when we submit for construction dollars - here's the plan you gave us money to get done and then they'll say that looks shovel ready and that helps get funding. President Scott, I did bring to discuss grants, about a half dozen to apply for... I want to get approval to proceed forward with that. Lucas said what I've found, and Dan can speak to this a lot of these grants won't approve unless you give them a nice pretty package. If you get money to plan properly then you've jumped through the hoops in preparation. Pres Scott said so this first cycle go for funding to plan the project - Lucas said yes, and asked Dawn if he agreed. Dain said yes. This grant closes first Wednesday of April. Lucas said they like to be involved. Pres. Judy said she spoke with Mark at DCNR and I'll get my ducks in a row then contact you. Lucas said the limit depends on which ones you go for. President Scott said I didn't print out all the details because there's more than one. Will the council make a motion and allow me to proceed forward with the grants for that project as well as if we need more mulch and things at our current park? I got a phone call regarding the other grants we applied for last year - Pres Scott reviewed details of those

grants... Lucas has been so gracious to develop a plan utilizing the funds we have, but we're trying to avoid bandaging, we'd like to get it all done properly and to do that we need more funds. Pres Scott said that in the future we'll need to apply for a grant for the borough to own its own truck to maintain the pipes. Lucas and Dain said we may want to partner with Porter TWP that'd be very township. Also voting on the Marcelus Schale Grant... Lucas said I think your initial grant request is for the DCNR cycle grant that will close April 1st that is for conservation projects, boat launch, and parks... Lucas said I think Judy is on the right track if you guys are on board with that? Jane Pilch

The project at the fishing access, canoe launch, parking and things - we'd pursue dollars for project planning. Then what permits do we need, we can put together a good site plan and cost plan estimate. Jane Pilch said where does the park mulch and all fit into that. Pres Scott said with Mar. Schale grant you can also use in other grants as seed money. Jane asked for further clarification... Lucas explained the pots of money and how it can be used and where it's from... it sounds like you could also use that to leverage the money for matching funds, Pres. Scott said yes. Separate from the boat launch, we may be able to do smaller grants for the existing parks. Jane Pilch said she wants to separate it out because it's too nebulous. President Scott talked about the Mar. Sch. Grant and how it can be used for matching funds.

Jane Pilch said have we ever seen these grants, the ones you want us to go ahead with tonight? VP Peters said have we ever applied for them? Rain said I think that's where the money came from for the other playground. VP Peters said I know when I was on council before I applied for the Marcelus Schale grant to put down dirt and gravel or mulch too, it was a lot to fill and I read the paperwork. Not saying it's the same now, but I've read it. Jane said I'm asking what exactly we are voting on, I haven't read a lot of the grants as Judy has. Lucas said she's asking to proceed with the DCNR program, and we have until April 3rd to finish the application. We'll determine what that grant is. You're authorizing her and the staff to go after the grant and then we can review before formal project submittal. VP Peters said didn't you supply us a link Pres Scott? President Scott said yes. You're authorizing the pursuit of the grant and Dan said you have to develop the concept, what is it that you're going to do. Jane said, it just seems there are so many things attached - I want to make the motion so limited. Dain said what are we going to do? President Scott said a non-notarized launch, nature information board, open air park, birds are a big thing, and eventually it has directory signs to other locations within our community - museum, library, lower trail, etc. when people go in the stream, and they can get out here and enjoy our town. It's a free reset spot. Jane said that is the ideal goal that you have so far created. Pres Scott said yes, what ideas do you have Jane? Jane said, I'm not saying that's bad, but that's an awful lot of information in one thing. Dain said the permit process can be painful - Lucas said, we're just planning. President Scott said I like this it's just planning and development. To move forward with a DCNR grant application process, a final grant application to be voted on later. Mike Peters motioned. Jane Pilch seconded. All in favor. Motion Carries.

Marcelus Schale - do we want a separate motion for that President Scott asked. VP Peters said he thinks it'd be great to go for it. Jane Pilch asked if we're going to use it to improve mulch and/or matching funds for other grants... VP Peters said yes, either. I am motioning to apply for the Marcelus Schale grant program. Jane Pilch seconded. All in favor. Motion carries. Lucas said that this is just enabling her to apply for the grant and then you all can determine what it's used for.

Preliminary - There's a community block grant that we have potential for, but it needs fully investigated Pres. Scott said that is due May 3rd - Jane Pilch said to investigate and pursue the Community Block Grant? President Scott read through some details of what it's in regard to... vacant properties... Lucas said what is your intention - President Scott said Senior Housing. Lucas said I saw this but wasn't familiar with it. So, the CBDG Program is for low to moderate

income areas you can pursue public utilities, purchase properties, etc. Projects that would benefit low income areas.. you can do it for storm water improvement, all different things. Sounds like Pres Scott would pursue vacant properties in the borough to benefit — Preliminary - Jane Pilch said that could change the aesthetic of the whole town - Jane Pilch said no, she's heard enough and things that too much federal. Dain Davis said it's a concept and that may be a concept you could change your mind on. Jane said I'd rather know the strings are attached. Dain said those are all fair questions. VP Peters said if we could develop some vacancies help keep things at a good rate. Jane Pilch said I don't want to limit it to a community grant funding. Dain said this money could partner with a private entity. President Scott said this is a unique opportunity where this could happen. VP Peters said he makes a motion to pursue researching this Community Block Grant. President Scott seconded. President Scott in favor, VP Peters in favor, Jane Pilch not in favor. Motion carries.

Lucas wanted council to know the surveyors were out and had the drone out surveying the borough, they are getting utility plans and are working on mapping out things for the project. Rain said it was the perfect day and everything was very accurate.

The Hometown Hero's booklet needs to be 2020 to 2024 - the banners will continue to go up and we can add to. The booklet will just be completed. VP Peters mentioned this is a good thing what you're doing.

UTILITY SHED AT THE PARK

We need to get the sand out of there. We need to put it for sale or send it with someone that could utilize it. One shed needs to go - VP Peters asked which one do we get rid of? The one with the hole in the roof... Motion to make that go away and/advertise to sell... Lucas said free for removal... VP Peters made a motion that we get rid of the larger shed at the park on a free to haul basis. Jane Pilch seconded. All in favor. Motion carries.

KEN PATTERSON's Resignation

Pres. Scott said sadly he submitted his resignation and that we would keep on him as a call - that way if we need him on, we won't need approval. Jane Pilch makes a motion to keep Ken Patterson on call but accept his resignation as full-time maintenance. VP Peters seconded. All in favor. Motion carried.

VP Peters made a motion to advertise for the Maintenance Position. Jane Pilch. All in favor. Motion carried.

SECRETARY POSITION

President Scott, VP Peters, Jane Pilch all said re-advertise, reach out to applicants and provide some details.

ORDINANCE VIOLATION

Even without an ordinance officer we can send out warning letters, etc. Pres. Scott said.

VP Peters said Ron Dively was asking about being the permit officer..

Executive Sessions

