

**Borough of Munhall
Regular Council Meeting Minutes
Wednesday, January 16th, 2019 7:00 P.M.**

- I. Call to Order – President Falce**
- II. Pledge of Allegiance – Led by David Cannon**
- III. Preliminary Announcements – None**

Special Presentation -

Mayor Brennan led the swearing in of Sergeant Dave Smoley and Sergeant Jim Williams. He also led the swearing in of Ed Pletsch as Fire Chief and Glenn Coles and Brian Verbanik as Deputy Fire Chiefs.

Roll Call: Councilman Ballas; Councilman Inglis; Councilman Petruzzi; Councilman Stein; Councilman Tichon; Councilman Votedian; President Falce – All present (Councilman Ballas listening by phone).

NOTICE TO ALL PUBLIC SPEAKERS ADDRESSING COUNCIL

- **COMMENTS WILL BE LIMITED TO THREE MINUTES**
- **MUST AVOID REFERENCES TO PERSONALITIES AND PERSONNEL RELATED ISSUES.**

IV. Speaker(s):

- **Maureen Fry – 124 West Virginia Ave - Borough Business – Mrs. Fry and Manager Varhola discussed her prior months requests and Engineer Lampark explained the meeting an architect regarding Willis Center. Mrs. Fry and Manager Varhola discussed the insurance coverage for Willis Center. Mrs. Fry, Mr. Varhola and Solicitor Evashavik discussed the new cleaning company.**
- **Cindy Dudek – 4500 Mapledale Drive – Abraham Hays Foundation letter – Attended to find out how Council will address the letter regarding Hays Mansion and Harden Place. Solicitor Evashavik advised this is a private matter and will need to be handled as such.**
- **Michael Lisovich – 1137 Braddock Ave, Braddock – Business development of Harden Place – Mr. Lisovich represents “Wines of America”. They are looking for a new place to showcase wine, have a winery, operate a bed and breakfast and community common areas.**
- **Daveen Kurtz – 4605 Woodhill Drive – Munhall Ordinance – Mrs. Kurtz presented Council with pictures and expressed concerns about her neighbor housing horses. She is concerned for the smell in her back yard as well as concerns for the horses and their restrictions. She is asking Council to put an ordinance together that bans residents from keeping farm animals in a residential district. Manager Varhola advised she has his business card and can call him.**

V. Reports from Borough Officials:

Mayor – Mayor Brennan advised he asked for \$225,000 to be added to the budget and it was not added. He also advised the 5-year plan, regarding the upkeep of the current building, is not being followed. The architect is going to put together plans for Willis Center and not the current building. He asked if that means the borough will be moving to the Willis Center. President Falce said they will be making decisions that are fiscally sound. Mayor Brennan advised none of the residents want it. Mayor Brennan expressed his concern regarding not receiving ordinances in a timely manner. He clarified the process for ordinances with Solicitor Evashavik. He asked for Council to respect his position as Mayor. He brought up his concern for safety of the residents on Main Street and the guide rail. Mayor Brennan wants Council to work with him on blighted properties within the Borough. He voiced the concern of first responders having to enter these buildings and are concerned for their safety. He wants to have a meeting on February 5th. He would like to reinstate the “block watch” program. Mayor Brennan is feels Council made a mistake with the Waterfront property. Council and Mayor Brennan discussed the recent developments with the property. Manager Varhola and Solicitor Evashavik explained why they asked for an extension.

Solicitor – Mr. Evashavik advised he is working with Council and County planning regarding the rezoning of 9th and 10th Ave. He also reviewed the maintenance contract for Astro Turf.

Manager – Mr. Varhola advised that the light at the Waterfront flyover has a part that needs to be replaced and it is on order. He recently was made aware of an emergency alert program. It is a program one would sign up for.

Engineer – Mr. Lampark advised the Shady Ave and Harvey St projects have been won by the same contractor. He has received notice to proceed with the projects and Shady Ave is scheduled to start on Monday. Mr. Lampark is working on a new year plan and is working with TKA Architects regarding a plan for Willis Center. Councilman Stein asked about a time frame for the Shady Ave project. Colin advised the contractor is planning on 3-4 weeks. Resident Mr. Ondo asked if his 15 ft of property is going to be fixed along with the creek bed. He is asking about his property that has washed away. Colin advised the Borough has responded to the issue by working with the DEP to received permits to fix the creek and piping. There was discussion regarding the project.

Public Works Supervisor – Report submitted.

Police Chief – Report submitted and Seargent Williams went over the report.

Fire Chief – Report Submitted and Chief Pletsch went over the report.

Code Enforcement Officer – Report submitted.

VI. Public Comments on Items for Consideration:

Lori Brennan – Asked how TKA Architects was chosen for the Willis Center plans. President Falce said that they were referred by the Batch Foundation.

Councilman Tichon said they are the preeminent architects in Western Pennsylvania. President Falce read a resume of clients they have worked with.

Donna Dreshman – Motion 1 – Is this a “drop dead” date? Councilman Tichon advised they may possibly ask again. Mr. Varhola advised the delay is because of a meeting asking the Waterfront TIF district for permission to build. Solicitor Evashavik advised of the covenants and that they are listed with the department of court records and the deeds.

Motion 5 – Is this what was not collected by Tax Collector? Manager Varhola advised yes.

Motion 6 – Is this going to take out to the end of the “life” of the turf? Solicitor Evashavik advised this will last to the end of the warranty.

Motion 7 – Will this be to hire one patrolman? Manager Varhola advised that is all that’s needed now. She asked if we can go back to the last test and was advised it expired as the last hiring was December 2017.

She inquired after all bills have been paid, what is the remaining balance? Manager Varhola advised he did not bring his sheet and advised he it is approximately \$1.6 million.

Mrs. Dreshman confirmed with Solicitor Evashavik about the delay of the meeting being personnel and a professional interview. She then asked if there would be another motion added to the agenda. Manager Varhola advised there would be and it would be to move forward with discussions with TKA Architects. at a cost of \$28,186.00.

A resident asked why they are not going to look at the current building. Mr. Lampark advised they will be doing a comparison called “programming of spaces”. They will be interviewing the staff and departments for their needs. He advised it doesn’t make sense to do two design projects in parallel. Councilman Stein advised they were asked for months to see plans and feels they are now spending money to do so, and they are getting a hard time for that. Mrs. Fry advised there are allot of residents that are interested in keeping the current building and Council is turning a deaf ear. Councilman Stein said that no decision has been made and they may have someone come in and do an assessment of the current building. He said they have made no decision yet.

Mark Fallon – Motion 6 – Was this agreement taken before the Parks and Recreation board? Manager Varhola advised this is Council decision to make. Mr. Varhola advised his idea of what the Parks and Recreation board scope is. He asked if TKA Architects has experience with renovations vs new building construction? Mr. Lampark advised they do and read a resume of their experience with renovations.

Mayor Brennan asked to go back to Motion 1 and advised that all the property in the Waterfront was built on the same site and he doesn't feel there is a need for 3 ft of dirt to be added to the Borough site to build something there. He urges Council to vote no on the motion and use it for the Borough. Councilman Inglis advised there were different parts to the mill built on different parts of the land.

VII. Items for consideration:

1. Motion to approve a second amendment to the agreement, with Nuvo, for the Waterfront property, extending the date to May 15th, 2019.
Motion: Councilman Tichon; Second: Councilman Petruzzi; Vote: Unanimous
2. Motion to approve Resolution 2019-1 authorizing reimbursement of temporary advancements for Capital Expenditures.
Motion: Councilman Stein; Second: Councilman Inglis; Vote: Unanimous
3. Motion to advertise open seating on the following boards/commissions:
 - Planning Commission - (3) seats
 - Zoning Board - (3) seats
 - MSSMA (Sewer Authority) - (1) seat
 - Steel Valley Enterprise Zone - (1) Council and (1) Business
 - Vacant Property Review Board - (3) seats**Motion: Councilman Tichon**
Question on the motion: Mayor Brennan and Manager Varhola confirmed the Vacant Property Review Board would not be advertised as Mayor Brennan, Manager Varhola and Dave Cannon, expressed their desire to remain on the board.
Second: Councilman Votedian; Vote: Unanimous
4. Motion to purchase a 2019 Peterbilt 348 dump truck for \$153,189.00 under a 5-year lease period.
Motion: Councilman Votedian
Question on the motion: Councilman Inglis confirmed with PW Director Bob Biscey that this is indeed a dump truck. Mr. Biscey advised yes.
Second: Councilman Petruzzi; Vote: Unanimous
5. Motion to exonerate Tax Collector, Donna Mercuri, in the amount of \$ 268,239.13
Motion: Councilman Tichon; Second: Councilman Stein; Vote: Unanimous
6. Motion to approve AstroTurf/Rhino Pro maintenance per 6-year agreement of \$5600 annually.
Motion: Councilman Inglis; Second: Councilman Tichon Vote: Unanimous
7. Motion to authorize Civil Service Commission to administer Police Officer testing for new Patrolman hire.
Motion: Councilman Votedian
Question on motion: Councilman Inglis asked when the testing will take place and Manager Varhola advised probably within a month
Second: Councilman Stein; Vote: Unanimous

8. Motion to approve the December 19th, 2018 minutes.
Motion: Councilman Petruzzi; Second: Councilman Tichon; Vote: Unanimous

9. Motion to pay bills for the period December 18th, 2018 through January 14, 2019, summarized as follows:

Administration	\$ 34,406.72
Police:	\$ 57,589.40
Fire:	\$ 5,616.65
Health & Sanitation:	\$ 25,290.92
Public Works:	\$ 72,227.13
Recreation:	\$ 4,051.68
Miscellaneous:	\$ 5,756.00
TOTAL:	\$ 204,938.50

Motion: Councilman Inglis; Second: Councilman Stein; Vote: Unanimous

10. Motion to approve Payroll for the period of December 13th and 27th, 2018

2018: December 13 th	\$ 133,974.51
2018: December 27 th	\$ 138,268.09
TOTAL:	\$ 272,243.47

Motion: Councilman Stein; Second: Councilman Votedian; Vote: Unanimous

11. **Added Motion - Motion to retain professional services of architects Felix, Cardella and TFA Architects to prepare design plans and documents for the renovations of the former Willis building at a flat fee of \$28,186.00 subject to final approval of the agreement by the Engineer and the Solicitor.**

Motion: T

Question on the motion: Mayor Brennan confirmed there will be no other architect interviewed? Manager Varhola advised Colin had led the interview as this is his expertise and they feel with the reference they received from the Batch Foundation they felt this was the architect to proceed with. Mayor Brennan advised there are more within the area who could have been interviewed. Colin advised he gave the idea of what they felt the scope would be and ask for their relevant experience with this type of project. Colin also asked to be shown their experience working with municipal buildings specifically working with police departments. They brought all the information. He advised interviewing additional architects would drag out the process. Councilman Tichon asked how their work stands within Western PA and Colin advised they have been in business for 46 years. They are local. They are in Shadyside. Colin feels they can handle a project this size. Mayor Brennan said he wasn't saying anything bad about this company but that he is asking why no additional companies were interviewed. Colin advised the cost of this company is very competitive and they can start the project right away. They can turn the project around quickly. Councilman Stein would like to act quickly as we are paying insurance on the building. Colin advised with they will present their design to the public and answer questions and a refined cost estimate.

Second: Councilman Inglis; Vote: Unanimous


Other/Additional Matter(s):

Mr. Asking about an additional light in the alley behind Crawford Street. Manager Varhola explained his research of the matter and he is asking Duquesne Light for brighter bulbs. **Mr.** doesn't feel this is a good resolution to the matter.

Mrs. Daveen Kurtz – Read Borough Ordinance regarding farm animals and the states definition of live stocks. She and Dave Cannon discussed the matter further. Manager Varhola advised he would take any information she has and give it to Solicitor Evashavik. The resident understands the current situation would be grandfathered in, she is just asking to do something so no additional horses or other animals will be added.

VIII. Adjournment:

Motion: Councilman Votedian; Second: Councilman Tichon; Vote: Unanimous


Robert Falce – President of Council