

**Borough of Munhall
Public Hearing 1 (Ordinance 1599),
Public Hearing 2 (Ordinance 1598) and
Regular Council Meeting Minutes
Wednesday, November 20th, 2019
Public Hearing 1 - 6:30 P.M.
Regular Meeting - 7:00 P.M.**

- I. Call to Order – President Falce**
- II. Pledge of Allegiance – Rose Ann Needham**
- III. PUBLIC HEARING 1 – 6:30pm – Ordinance 1599 – Solicitor Evashavik explained the reason for the meeting. A stenographer was present for transcription. Transcription will be available at a future date. Mr. Anthony Ditka, with Dinsmore and Shohl law group, explained the TEFRA hearing. Mr. Chip McCarthy with Piper Jaffray explained the bond process.**

Motion 4 - Motion to approve Ordinance 1599 – An ordinance of formal action constituting a debit ordinance under the local government unit debit act.

Motion: Councilman Tichon; Second: Councilman Ballas; Roll Call Vote:

Councilman Ballas – Yes
Councilman Inglis – Yes
Councilman Petruzzi – Yes
Councilman Stein – Yes
Councilman Tichon – Yes
Councilman Votedian – Absent
President Falce – Yes

IV. Preliminary Announcements

Mayor Brennan will swear in Junior Councilman Trevon Epps – Mayor Brennan advised Mr. Epps was unable to attend. He will try to reschedule for December.

Roll Call: Councilman Ballas; Councilman Inglis; Councilman Petruzzi; Councilman Stein; Councilman Tichon; Councilman Votedian; President Falce

NOTICE TO ALL PUBLIC SPEAKERS ADDRESSING COUNCIL

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

V. Speaker(s):

- **Maureen Fry** – Borough business - Mrs. Fry asked about the property in Motion 1. Manager Varhola explained the vacant property recovery program.
- **Lloyd Orr** – 846 Ravine St – Mr. Orr addressed Council about a sink hole in his yard. Solicitor Evashavik and Engineer Lampark advised the Army Corp of Engineers and DEP would need to be contacted as the Borough could be fined for working in a creek. Mr. Orr advised the work done approximately 10 years ago was done by the Borough. He feels if it was done once by the Borough that it can be done again. Manager Varhola and Mr. Lampark advised the lack of jurisdiction to work on the creek as directed by the DEP, Senator Costas office, the Army Corp of Engineers and PennDot. Mr. Varhola explained his recent contacts with the previously mentioned groups. Both Mr. Varhola and Mr. Lampark advised they would continue to investigate the situation, and someone would reach out to Mr. Orr.

VI. Reports from Borough Officials:

Mayor – Mayor Brennan thanked the Fire department for Halloween night. He advised the parade was a success and well attended. He then mentioned the new prescription drop off box located outside of the police station. He thanked everyone who assisted getting the box. Mayor Brennan congratulated the three Council candidates. He advised of the date and time for Holiday Lights 2019. He also wanted to state he has received several calls regarding stray cats. President Falce advised Animal Friends has been trapping and relocating cats from his area.

Solicitor – Mr. Evashavik briefly discussed motion 5 and suggested the easement agreement should have an indemnity clause and that his opinion is that the payment for the easement “seems cheap” at \$3000. He feels the motion is not ready to be voted on and therefore should be removed until ready to do so. Manager Varhola advised he asked for a detailed description and gave it to Solicitor Evashavik to read aloud. President Falce directed the motion be removed.

Manager – Mr. Varhola congratulated Rob Falce as he will be the 3rd Vice President for the Allegheny League of Municipalities. He and Colin Lampark advised of a storm water grant, the PA Small Water and Sewer Grant, through the Commonwealth Financing Authority. The grant is earmarked for projects between \$30K and \$500K and would require a resolution be passed within the municipality. The motion would read as follows:

NEW Motion - Motion to request a grant from the Pennsylvania Small Water and Sewer Program to be used for storm water improvements.

Motion: Councilman Tichon; Second: Councilman Petruzzi;

Question on Motion:

Donna Dreshman- Does the project need to be specified? Colin Lampark advised yes. The Borough already has a project which is on Main Street (by Commonwealth Bank). Mr. Lampark advised it would require a minimum 15% from the Borough but we could receive as much as \$250K for the project.

Scott Stevens – Can you submit for multiple projects at once? Colin advised yes but we only have one grant project at this time. He hopes this grant program will continue in the future.

Mark Fallon – Is that property Munhall property? It is close to the city line. Colin advised the area within the project is Munhall property.

Maureen Fry – Would Colin ask about a grant for the residents on Ravine Street? Colin advised this grant amount wouldn't be close to what is needed to work on Ravine Street. President Falce advised they will watch for grants that might be submitted for projects that size.

Vote: Unanimous

Manager (cont.) - He and Mr. Lampark went to 117 Red Oak to test the water and were unable to gather a sample. He asked PW Director, Bob Bickey, to open a One Call to be able to cut the pavement and take a sample. Mr. Lampark advised if it tests positive for Chlorine or Fluoride the problem would be from a water pipe and not ground water. Manager Varhola continued with information about a \$221K, matching grant, that has been awarded through Senator Costa and Representative Davis' office, to the Borough for the Vine Street Playground.

Mayor Brennan asked Mr. Varhola if he has had any progress with the area of the railroad at 837 and the fly over (the beautification project).

Engineer – Report Submitted. Mr. Lampark explained an upcoming multi modal transportation grant through the DCED, due in July 2020 and advised the Borough would be able to apply for the grant if it has a project to submit.

Public Works Supervisor – Report Submitted. Mr. Bickey stated they are working on Christmas lights and decorations. Councilman Stein asked about the ordinance attached to Mr. Bickey's report and was advised it was to show Council about the alleys that should have no parking. Mr. Bickey advised they will be posting no parking signs as they are having problems getting garbage trucks on the streets and alleys.

Police Chief – Report Submitted. Chief Campbell advised the cameras are fixed on Main Street. All except the one at Pizza Hut as it would require fixing underground and that is not possible at this time. He updated Council on the plate readers.

Fire Chief – Report Submitted. Chief Pletsch advised of a recent fire vehicle purchase. He thanked everyone for their assistance with the Halloween Parade. Chief Pletsch advised of recent cancer protection fire equipment. He said he and Lenny Cole will be going St Therese and the Met House for fire prevention instruction. He also asked for volunteers for Veterans flag removal on Saturday. Councilman Stein asked Chief Pletsch about a recent grant for a vehicle and Chief Pletsch confirmed.

Code Enforcement Officer – Report Submitted. Mr. Cannon advised recently the Steel Valley HARD recommendation of the recent new renovations at Carnegie Library and their close work with the Historical District. Chief Pletsch confirmed he is working closely with the library regarding their sprinkler system. Mr. Cannon said the total cost of the project should be around 15 million dollars.

VII. Public Comments on Items for Consideration:

Councilman Tichon asked Council to add a motion regarding the towing contract with the Borough. Advised he would like the Borough Secretary to read the Motion he would be adding so that the public can comment on the motion to be added later. Secretary Wirth read the motion as follows: Motion to approve towing contracts to Macs Towing and Halbleib Automotive on a month to month basis. Macs Towing will be on even numbered months and Halbleib will be on odd numbered months beginning December 1st, 2019. Councilman Tichon stated West Mifflin has this now and it seems to work for them.

Donna Ondo asked what Police Longevity from Motion 9 is. Police Chief Campbell explained. She also asked about month over month expenditures. Manager Varhola asked if she would complete a right to know request and he will give her lists of all checks.

Maureen Fry asked for an explanation of Motions 1 and 2. Manager Varhola explain the vacant property recovery on Mary Street. She then asked about property from Rebecca Street to Hill Street. It's a wooded lot. Manager Varhola advised he will check it on the county website.

Scott Stevens voiced his concerns about Motion 5. Solicitor Evashavik explained this is not gas exploration but gas service to the residents. He explained the plan of action. Manager Varhola explained this would replace the existing underground valve.

Donna Dreshman asked if the same person is going to acquire the properties in Motion 1 and 2. She asked about possible combining of the lots and Mr. Varhola stated the County would take care of that through the vacant property recovery program. Mrs. Dreshman said they would have to meet with the Planning Commission as well. Solicitor Evashavik advised it would depend on the Borough zoning. She then asked for the total remaining after the bills are

paid and Manager Varhola advised \$ 967,000.00. She then asked for confirmation that the Borough is trying the process for towing and Council agreed. Councilman Stein clarified that both would be on call each month and that the month to month switch will be which is primary, and which is secondary.

Resident asked about Motion 3 to clarify the identification process. Dave Cannon advised there will be reporting from the County and there is access to the County website to verify owner address vs property address. He advised PROCHAMP is going to do the work to identify the properties. The resident then asked about the cost of the fines and Solicitor Evashavik advised they will enforce the current Borough ordinances. There was a conversation between the resident and Dave Cannon regarding the current bank foreclosure process.

Resident asked about the payment to Triton in Motion 8. Engineer Colin Lampark explained the payment and where the demolition stands at 1860 West Street.

Carol Swetz asked about the Code Red program. Manager Varhola advised he and Secretary Wirth had installed the application on their smartphones and that they are looking at the marketing process to get the information out to the residents. President Falce said he would like to see a small training session to show residents how to use the program. Manager Varhola advised he can set something up with Carrie Shoemaker from the Borough Administration office.

Resident asked about the Waterfront property and President Falce advised there is nothing new on this item. The resident asked if they were still considering selling it and President Falce said if someone made an offer, they could consider it. Solicitor Evashavik advised it is not legally for sale right now and there would have to be a formal process once again but if someone expressed interest, they can begin the formal process. The resident said a sale, especially if there isn't a plan for it, could defer some costs. President Falce stated there may be movement in 2020 before the end of the year. The resident asked about an unbiased way to find out the actual value of the property. Solicitor Evashavik said the most unbiased way is to solicit offers for the property and see what someone is willing to pay.

Maureen Fry voiced her concern about the condition of the Batch Foundation property. Mr. Cannon explained there is a new partner working with the foundation and they have started the process of planning. Mrs. Fry said she is concerned that the Batch Foundation will need more land and soon there will be an empty borough building. She hopes there aren't plans to give them the current borough building.

VIII. Items for consideration:

1. Motion to approve Resolution 2019-5 Metcalfe House vacant property recovery program for parcel 181-B-028.
Motion: Councilman Stein; Second: Councilman Inglis; Vote: Unanimous
2. Motion to approve Resolution 2019-6 Metcalfe House vacant property recovery program for parcel 181-B-031.
Motion: Councilman Ballas; Second: Councilman Tichon; Vote: Unanimous
3. Motion to approve Ordinance 1598 – An ordinance establishing requirements for registration of mortgage foreclosures, vacant and rental properties; establishing maintenance requirements and penalties for violations in addition to the PROCHAMPS agreement.
Motion: Councilman Stein; Second: Councilman Petruzzi;
Solicitor Evashavik held public hearing to see if there were additional question regarding this motion. There were none and he closed the hearing.
Vote: Unanimous
4. Motion to approve Ordinance 1599 – An ordinance of formal action constituting a debit ordinance under the local government unit debit act.
See Above
5. Motion to approve a handicapped sign for 607 E 19th Ave as approved by Sgt. Williams and Chief Campbell.
Motion: Councilman Petruzzi; Second: Councilman Ballas; Vote: Unanimous
There was a discussion between Councilman Inglis and Chief Campbell on the number of requests he receives.
6. Motion to approve the October 16th, 2019 minutes.
Motion: Councilman Tichon; Second: Councilman Petruzzi; Vote: Unanimous

7. Motion to pay bills for the period October 16th, 2019 through November 19th, 2019 summarized as follows:

Administration	\$ 31,711.73
Police:	\$ 175,410.70
Fire:	\$ 97,612.01
Health & Sanitation:	\$ 114,723.52
Public Works:	\$ 396,923.57 **
Recreation:	\$ 12,842.97
Miscellaneous:	\$ 485,053.35 ***
TOTAL:	\$ 1,314,277.85

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

** Includes \$232,444.90 for Paving

*** Includes \$116,712.36 for Pensions, \$118,022.25 for Borough Insurance and \$204,498.00 for Triton

8. Motion to approve Payroll for the period of October 3rd, October 17th and October 31st, 2019.

2019: October 3 rd	\$ 137,717.81
2019: October 17 th	\$ 127,902.89
2019: October 31 st	\$ 287,769.89**
TOTAL:	\$ 553,390.59

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

** \$26,979.01 Police Longevity, \$125,555.94 Police Holiday Pay and \$135,234.94 Regular Payroll

9. Added - Motion to approve towing contracts to Macs towing and Halbleib Automotive on a month to month basis. Mac's for even number months and Halbleib the odd number months beginning December 1, 2019.

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

Other/Additional Matter(s): None

IX. Adjournment:

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


~~Rob Falco~~ – President of Council

Harvey Inglis