

**Borough of Munhall  
Workshop Meeting Minutes  
October 10th, 2018 6:30PM**

- **Call to Order – President Falce**
- **Pledge of Allegiance – Dave Cannon**
- **Roll Call: Councilman Ballas (absent);  
Councilman Inglis; Councilman Petruzzi;  
Councilman Stein; Councilman Tichon (absent);  
Councilman Votedian (absent); President Falce.**

**Preliminary Announcement(s):**

President Falce announced the Halloween parade will take place.

**Guest(s):** - None

**Council Item(s):**

1. Cohen Law Group – Franchise Fees \$7900 and \$4900 Audit – Borough Manager Joe Varhola explained the new agreement with Comcast and that he has been referred to the Cohen Law Group to write up a new agreement for \$7900 and in addition to the \$4900 to perform audits.
2. Industrial Appraisal - Mr. Varhola stated that the appraisal is for Borough owned property and used for insurance purposes. The cost is \$5620 and for an additional \$195 they will update the inventory yearly.
3. Catch Basin Replacement project and CD 44 grant administered by the SRCOG. – Manager Varhola stated the COG submitted a grant for us for 20 catch basins and we were awarded \$40,000. The first phase, 9 basin bid, was \$54,250. The \$40,000 grant monies will be put towards the first phase project with the remaining \$14,250 will be from the Public Works budget if we accept the bid. There will be another grant, CD 45, will be applied for and be used for additional basins.
4. Shady-Harvey Ave extension project – Mr. Varhola advised the bids were opened by Hatch Engineering and Creative Enterprise came in at a low bid of \$141,805. The highest bid was \$333,800. Councilman Stein asked if the urgency has been communicated to the bidders. Joe advised it has been and November will be “Munhall Month”.

5. Stormwater Ordinance 1591. – Manager Varhola advised that Allegheny County has an ordinance that needs to be accepted by the end of the year. Mayor Brennan asked if this ordinance will help Mrs. Matthews and Mr. Varhola answered that he was not sure.
6. CDBG funds and Steel Rivers Council of Governments. – Mr. Varhola reminded everyone of the catch basin project discussed under #3. He advised there is a new grant (CD 45) and the COG will, under resolution, to allow them to apply on our behalf. The amount is \$104,125 and hopefully we will get the remaining amount to complete the remaining 11 basins.
7. TCVCS –
  - Mayor Brennan advised he received the Willis Center report at the September 19, 2018 meeting. He discussed the figures within the report and advised he toured the building, with others, and wanted to share his findings that are not covered in the report before Council makes a decision and he knows that they will be making a decision. He advised he has been in the construction business about 40 years. He is a master plumber and needs to be aware of all the trades and all the conditions in a building for safety of his employees and anyone in the building. Below are his findings:
    - Exterior walls are uninsulated they are brick and tile, called masonry construction and are probably energy code compliant.
      - It is noted in the Hatch report for the current borough building as a failure and therefore would be a failure in the Willis Center as well.
      - It is not listed in the Hatch cost estimate
    - All the levels are steel beam construction with junior beams held up through.
      - This will not allow for an easy demolition process
      - All the beams will need to be fire raided again for protection for fire protection
    - The floors appear to be made of asbestos and this is not listed in the Hatch estimate.
      - There will be a large cost for abatement.
        - Asbestos tile that is loose and fragmented can not just be covered over. It needs to be removed.
        - Of course, it will need to be tested. He will bring a piece of it next week.
        - There is probably a half million-dollar project and feels this is a conservative number.
    - Found asbestos pipe wrapping.
      - It was not mentioned in the Hatch estimate.
    - 50 percent of the windows in the building could not be opened and are not energy code compliant.
      - This will be a significant cost.
    - Water was leaking and dripping in the building.
      - There were too many places to notate.
      - Plaster ceiling is coming down
      - The roof is of flat roof construction.
        - It is metal decking with foam insulation and a roof material on top of it.

- If the roof is leaking it will deteriorate the insulation and can get to the metal decking and cause rust as well as mold and mildew.
- If it needs to be replaced, it will be of significant cost
  - This is not in the Hatch estimate report.
- There isn't a sprinkler system
  - As large as the building is, he feels they would need to be installed
  - The cost was not included in and may need to be added to the Hatch estimate report as it was not included.
- The parapet at the top front of the building needs to be capped and sealed.

Mayor Brennan stated he has heard how easy it will be to demo the building and how simple it will be able to move walls, but they are plaster with metal lath with pin steel walls. Pin steel is wrapped with wire around the lath and every 16 inches is wrapped with metal lath and steel. And all of that will need to be tested before construction can begin.

He paused, looked straight across the floor and ask, "Am I putting you guys to sleep over there?" and then continued his findings.

- The third floor has a stress crack that is evident.
- The basement
  - Is filled with mold
  - It stinks
    - He feels the current building basement smells better
  - The water is "putrid"
  - The air quality is "horrendous"
  - He feels it will be a it will be a "construction fiasco" to put the Police Department there.
    - He confirmed with Chief Campbell on how the space will be used.

Mayor Brennan admitted he is not an engineer but feels the report by Hatch didn't pick up and omitted allot. He wants to look at things the way they really are and takes the Hatch reports "with a grain of salt".

He also stated that what is missing from the report is that the utilities will be split between the borough and tenants and is a major cost as separate services brought in. Services such as water and electric lines. The heat that was in the building was transferred from another building in the complex. There is a generator and chiller but no furnaces.

Mayor Brennan advised he spoke with the representative from TCV, who brought him on the tour, about the uses for the 3<sup>rd</sup> floor. He asked if patients will be treated in the building. He was advised they have not purposed the floor yet and didn't have an answer for him. He confirmed with Chief Campbell what their

belief was for the use of the space and Chief Campbell said, “clerical workers are what we were told”.

He feels all these items have not been answered correctly and that Council cannot vote on this. He said that the Hatch report is not a technical engineer’s report but a walk through and wish list. He said, “nowhere near an engineers report. Never in your wildest dreams” and reiterated that Council should not vote on this. He asked if Council had been in the building. President Falce said he is not an engineer and the Borough engineer will have questions to answer next week. Mayor Brennan said, “big time questions”.

Mayor Brennan advised he had a he received a letter from a resident who is an engineer. He read the letter with its comments and wanted to share them as follows:

- The building is listed as approx. 35 thousand square feet and there is no floor plan provided on how much of that space will be occupied by the Police, Fire or building employees.
- Number 2 of the Hatch report calls for a building addition of 15,000 square feet to the existing structure due to inadequate space at 152 per sq. ft for a cost of \$2.28 million for a building total of 50,000 sq. ft. Mayor Brennan feels this is “ludicrous”. The addition for the Police Dept., in the Hatch report, is more than a whole floor at the Willis Center. He asked Council to look at the square footage. The second floor of the Willis Center is listed as 10,541 sq. ft. which is far less than the existing borough building space and well less that the requested addition alone. How much space is required by the Borough, Police and Fire? 50,000 or 10,500 sq. ft? It sounds as though the 15,000 sq. ft addition is not necessary for an immediate savings of \$2.28 million for building structure changes. Therefore, that amount can be removed from the Hatch reports \$7.1 million dollars needed for the existing building plus the \$1.8 million-dollar contingency “build up” amount.

President Falce asked for clarification and Mayor Brennan asked “where you gonna put a 15,000 sq. ft addition on the Police station? Where you gonna put a floor of Willis Center there? It can’t be done. Unless you’re building a three-story building.”

- The writer asked where the #2 Fire station will go. Mayor Brennan said he asked at the last meeting. He said that Councilman Votedian said that they were talking about it. That they would take care of it and don’t worry about it.
- The basement of the existing Borough building originally housed the Police station before it was moved to the first floor. Mayor Brennan said that it was news to him and asked Chief Campbell if he knew. Chief Campbell did not. The space is currently used for storage and bicycles and could economically be utilized. Mayor Brennan and Chief Campbell clarified the writer is referring to the garage. Mayor Brennan said that he previously brought this up.

- The report of Hatch list floor, wall, filing cabinetry upgrades as well as electrical upgrading and HVAC at the same rate as the entire 35,000 sq. ft building. The fire station rate should not be at the same rate as the office areas and the budget figure is “bloated” because of that.
- Do we really need \$1,960,000 dollars for and wall furnishings? File storage, furniture and cabinetry. Mayor Brennan stated, “that’s allot of cabinetry and allot of wall finishes.”
- The report also compares 35,000 sq. ft of upgrades in the existing building with 10,000 sq. ft in the Willis Center at the same 65 sq. ft rate. Of course, the building that is 3 times larger would be over 3 times more. Not in the report is the cost of raising the existing building which should be applied to the cost of the Willis building. Similar upgrades need to be to both buildings if the Borough elects to move to the Willis building repairs will need to be made prior to moving. If the Borough decides to stay in the existing building. The repairs and upgrades may be made over time and with less disruption to operations such as Police and Fire.
- Both buildings contain asbestos and additional money will be needed to be budgeted to mitigate the asbestos in the Willis building. Mayor Brennan reminded Council that he previously brought this subject up. The building was built in 1924 and floor tiles from that era contained asbestos as well as the floor adhesive for many years after. Mayor Brennan advised he did not know this. The plaster walls and possibly pipe insulation may contain asbestos. He stated he did see piping asbestos there.
- Site improvement of \$714,000 are listed for the existing Borough building and no details are listed to what is included. If the addition is eliminated, this may be greatly reduced. If this is the budget number for raising the building, it should be moved into the Willis budget. Mayor Brennan said that is not known and it didn’t sound like that to him. The \$714,000 was for sidewalks, curbs, storm improvement and landscaping and he feels that is allot of money.
- Site improvement of \$300,000 are listed for the Willis building. Does the number include the cost of the new parking lot proposed to be in the north end of the building? Mayor Brennan said he is not sure.
- The existing building report lists a December 9<sup>th</sup>, 2015 early intervention program for Munhall Borough with reports prepared by Resource Development Management Inc of Pittsburgh and a 2013 letter prepared by Optimus Risk Services of Gibsonia siting building issues and recommendations. Are these reports available? They are, and Mayor Brennan said he has read “several of them”. The writer states they may provide better information on the upgrades needed for the existing building. Mayor Brennan said they do, and they be, and should have been, adhered to right away but have not. The RS Means building construction guide, used to prepare the Hatch report, may be helpful in providing a quick ballpark budget figure if used correctly. It’s never a substitute for a through, detailed engineering analysis in deciding multimillion-dollar issues.

The writer states as a 45-year resident and taxpayer, he is extremely upset that a decision to tear down and architectural landmark in the Borough, and replace it with a parking lot, could be made in such sparse, conflicting and incorrect reports. He feels this decision should be postponed until a detailed engineering report can be completed. Mayor Brennan stated that he agreed and invited the writer to stand. The writer was Mr. Timko and Mayor Brennan thanked him for his letter. Mayor Brennan said that the square foot issue doesn't make sense.

Returning to his findings, Mayor Brennan discussed parking.

- He said that people were questioning the parking lot of the existing building and that a deal was already made with the Batch Foundation to give or sell them the parking lot. That the building is going to be knocked down and we are going to give or lease them that property. He asked Council to answer if this is true. Both President Falce and Councilman Inglis said they had never heard this. Mayor Brennan said he heard it from a resident who was told this, by a Councilman, after the September 19, 2018 meeting. Again, many members of Council advised they had never heard this, and Mayor Brennan agreed he had not either. He feels it should be discussed publicly and he hopes it is not the case that it is discussed secretly.
- Mayor Brennan stated he does not know how the Batch Foundation project can go on without any parking. He asked if they came through the Planning commission and asked for permits to build. Code Enforcement officer Dave Cannon advised they do not have to go through the commission. He was asked if they have demolition permits and Mr. Cannon confirmed they do. Mayor Brennan said that the people are nervous about the project and are wondering what's going on. He reiterated a resident was told by a Councilman about the parking lot and "it irritated the hell out of me".
- He asked Council to think about the Fire department and where they will go.
- The move to the Willis Center will be more than 3 million dollars to do what is planned. And the parking situation is unresolved as well.

Mayor Brennan advised that Council owes it to the Borough residents to hold off the vote until they present it properly to everyone so that they know for sure that there will not be TCV patients on the top floor. Till they have someone from TCV come to a Council meeting, speak to the residents and say how they intend to use the building. That they don't intend to have patients there. They would not like to mix residents with patients. He feels Council owes it to the residents. He asked Borough Manager Joe Varhola if there were written plans for the floor space. Joe advised no. He asked if Joe had had a contractor go through the building and give him plans. Mayor Brennan stated that they have had 4 months to have the proposal in front of us. 4 months to say "Hey. Let's look at this building. Do we want to take it or not? And in 4 months, we haven't had any asbestos checked to see if there is asbestos in the building." Joe stated there was asbestos in the building and that he had a report. Residents asked where the report came from. Mayor Brennan asked President Falce if he had known about it and he said that he said he knew there would be asbestos in the building.

- Mayor Brennan advised that at the cost of the Willis Center project, a new building could be built instead of becoming landlords. He quoted residents "Do we want to be in the landlord business?" The attending residents said no. He asked, "Do we want to be in the real estate business?" and some of the people in attendance said no. He discussed West Mifflin's new building and said the Willis Center will never be the layout that West Mifflin has as its not set up that way.

A resident asked if the building had been checked for lead piping and Mayor Brennan responded that he was sure there is as well as lead paint. The resident asked why there is only one engineers report and not two or three. Mayor Brennan explained that the Hatch report are not engineering reports but an estimate.

Borough Manager Varhola read the VATC Associates report conclusion which notes the asbestos in the pipe and pipe fitting insulation, floor tile and acoustic ceiling tile adhesive were identified at the site. All materials were observed to be in good condition. Mayor Brennan stated disagreed and had a tile, which he left in his car, that shows the tile is loose everywhere and not in good condition. He invited VATC to do a walkthrough with him. He asked when VATC had been in the building. Joe replied 2005. Mayor Brennan advised that without heat in a building the floor would expand and contract and this would loosen the tile. He said he picked one up and played Frisbee with it. He feels the 2005 report does not work.

- The Mayor advised he would have liked to have been notified of the inspection with Hatch Engineering. No one asked him.

He feels Council is unprepared to vote at the next meeting. He gave President Falce a petition to save the current Borough building and stated he didn't write the petition. He feels the numbers in the Hatch report are not done evenly. He asked to have a 3<sup>rd</sup> party engineer come and look at both buildings. Someone not "politically tied to Munhall Borough". Someone not tied to either building. He asked Mr. Timko if he knew someone who might do it and Mr. Timko said he would be bias.

A resident said she is active in the Carnegie Library and she spoke with Carol Shrieve who is undergoing a 10-million-dollar renovation to the library, in phases, and she is willing to sit with Council and present what she has done.

A resident asked if the Borough Solicitor has signed off on the plans. Mayor Brennan advise it is not his opinion to say. He asked "Is it being done legally? I don't know if its being done properly." President Falce advised that is what the Solicitors job is. To keep the Borough out of trouble and make sure things are done legally but not to give an opinion one way or another. A resident asked if he would approve the Hatch report as a through document the Borough could vote on and Mayor Brennan said he could not accept this report and that it is nothing more than a walk-through putting numbers on it. He doesn't see it as a detailed engineering report and not correct. He said the figure of 1.9 million dollars for cabinetry, furniture, file storage and wall furnishings is a lot of money. 2.28 million for a 15,000 sq. ft addition is as well. Taking these two figures plus 25% is 5 million dollars which can be taken from the 8 million and the numbers for the two buildings are the same. He said he doesn't "buy it". He is asking to be shown the real numbers and anyone who is looking at the current report numbers must be saying "no way".

He again reiterated that Council could not vote on this with true intention and asked them to take it off the agenda for October 17 2018. He asked them to postpone a vote until a proper investigation has been done and believes it has not been done so far. He said the deal will be there 6 months from now. It has been sitting empty and no one is knocking the doors down to get in. He said "the people don't want it. The people want this building to stay as the Borough building."

A resident said there will be additional cost to repurpose the building as it is currently purposed as a hospital. Mayor Brennan said that is what the Hatch report for 2.9 million, with a contingency of \$730,000 dollars bringing the total to \$3,600,000, to bring it in to that standard. But the report didn't list that there is asbestos in the floor tiles throughout the building as well as the other things he had mentioned previously.

Lori Brennan wanted to know if the report listed the cost to split utilities. Mayor Brennan said he discussed that previously, no it is not covered and would be a big cost.

He said it would not be an easy construction job and the walls are not coming down easy.

A resident asked if Council has a fiduciary responsibility when making this decision. He felt that Mayor Brennan "knocked holes through" the report and that Council would have an obligation to get answers to the questions before voting. Mayor Brennan said they should. The resident continued that if Council does not, they would be acting irresponsibly. Mayor Brennan agreed and that is why he brought all of it to their attention. The resident asked Dave Cannon what his square footage requirements are and advised he should have told them what they are. He addressed President Falce asking what his need for square footage is and that he should know. President Falce said he knows that they need more than they have now. The resident told President Falce he didn't have a clue and President Falce advised he took offense to the statement. There were several inaudible conversations amongst the attendees and Council. Mayor Brennan advised there needed to be more conversations regarding the matter and unbiased professionals come in. The resident stated Council could not take a responsible vote with the information they have. Another resident said that as taxpayers, they are advising Council, as stewards of the taxpayer's money, table the vote for the following meeting.

President Falce advised he is happy to talk with anyone, is not going anywhere and there is no vote tonight.

Lori Brennan advised the meeting is public and they are there to speak not only to Council but everyone watching at home. That they have already decided. They are ready to vote without not having done due process and fiduciary duty. She stated the rumor out in the street and the rumor in Munhall is that they went to their "buddy who owns a construction company and said we want a new office". President Falce asked Manager Joe Varhola who his buddy is. She said "there is a construction company running this town. And just because you have a friend who has a construction company, doesn't mean we as taxpayers have to lose our Borough building because you guys want a new office or you guys want to give business to your friend." She stated that is the rumor and as council they should be aware. And elections are coming they are watching other Boroughs are conducting business and how they have transparency, finance meetings that are advertised, each meeting they have a list of checks that are made out. She said "this borough is not run that way and we are fed up with it. And if you rip this building down or you try to do that, we are not going to let you. You can try but we're not gonna let you." She said the residents feel that the better idea is to work on the current building until there is a new engineering report "that makes some kind of sense." She said that at a public meeting the public has a right to speak. President Falce said he has never stopped anyone from speaking. Mr. Ray Kondas called President Falce a liar and he took offense to it. There was a heated exchange that resulted in Mr. Kondas being removed from the meeting by Chief Campbell. President Falce said he would not allow anyone to call any person in the room, including Mayor Brennan, a liar. Mayor Brennan thanked him. Councilman Inglis asked Mrs. Brennan if there were another company that came back with the same numbers, what she would do. He posed the same question to Mayor Brennan as well.

Mayor Brennan said he would say “you can’t replace our borough building.” Councilman Inglis said he had not heard that we would be tearing it down and Mayor Brennan replied, “that’s not what Mr. Stein said at the last meeting.” Mr. Stein stated what he said at the time “It was just a thought I had. No fact.” Mayor Brennan disagreed and said, “You said we were going to knock the building down.” Councilman Stein stated “I most certainly didn’t. Watch the video” and Mayor Brennan said he would.

Scott Stevens asked if a vote can be taken. He read from PA General Assembly that when on Council, you can not work for the Borough. He read the law to Council. He asked Mayor Brennan if there is an employee that works for the Borough on Council and the Mayor responded, “there is.” Councilman Stein stated he was confused and Councilman Petruzzi said he worked for the Borough.

President Falce advised the meeting could be adjourned and a town hall meeting could follow. Lori Brennan said, “I am sorry Rob, but we don’t want to adjourn the meeting.” She said they want a public meeting and it appears the things that were being done were not in a public forum. Rob advised the cameras can continue. Lori stated she had a question about the website. That a payment had been made to update the website and no one has updated the website in at least 10 years. She said she had questions about who serves on what boards and that when the finance committee meets there are no advertisements. Nobody knows when they are, and nobody can attend. The same with planning. She said there is “a rumor out in the street” that the person listed, on the website, as the planning commission chair is no longer on the commission “but that Councilman Ballas’ wife and son in law are now on the planning commission and that his son in law is employed by the Batch Foundation. And they will be coming to the planning commission, they need permits” Dave Cannon interjected and advised again they do not need permits. He advised they came a few years ago and presented a drawing. He stated schools are permitted in any area in Munhall (permitted use) and the only time someone would have to go in front of planning is if it were a conditional use. They do not have to go in front of planning as a permitted use. Mayor Brennan advised they do if they do not have permitted parking. Dave explained if they do not meet requirements, they would have to go to zoning for a variance. Mrs. Brennan advised there is a board that has a Councilman’s wife and son in law if anything would come before the planning board, Dave interjected again and explained once more that they do not have to go in front of the planning and if they did, planning is only a recommending board. They are not a voting board. Mrs. Brennan said “it would not only be him but also his mother in law because he is an immediate family member and would cause a conflict of interest” She asked why Council would “want to appoint a mother and son in law to a planning commission when they are likely to run in to this issue” President Falce said he believed they had both been on the board for years. Dave Cannon said, “every board has that possibility” and that is why there is a Solicitor who will advise when someone has to abstain from a vote. Lori said, “but this is two votes” and Dave reminded her that they are a recommending board and do not have decision making responsibilities. Lori said she understood but there is an “appearance of impropriety”. She questioned Council that in the Borough they couldn’t find more than two relatives to serve on the board and again stated the appearance of impropriety that makes people talk. President Falce commented regarding the lack of interest in these positions and Mrs. Brennan said because they don’t know. He advised they are advertised in the Valley Mirror, but the Borough isn’t going to run a volunteer position in the Pittsburgh Post-Gazette as it is too expensive. Donna Dreshman stated they were in the Valley Mirror and the Daily News and President Falce confirmed that to be true when the Daily News was still in circulation. Mayor Brennan stated that in the beginning of each year the meetings are advertised including the finance committee and such. He also advised the dates and times are on the website. President Falce asked Borough

Secretary Becki Wirth to give an update on the website. Mrs. Wirth stated the new website is around 95% complete.

Mayor Brennan asked to change the subject and said he wanted to talk about a backhoe that is sitting in someone's front yard on Wayne Rd. He said it has been sitting there for 2 years and it isn't fair to the neighbor. He said he spoke with Chief Campbell and Dave Cannon regarding this and he received another call, from another neighbor, regarding the same issue. Dave Cannon advised they are meeting with the owner of the home.

Mayor Brennan also stated that the homeowner who came in to a Council meeting regarding a parking pad being built has still not completed it. Dave Cannon said there has been trouble getting to the property because someone keeps parking in the alley. He advised the project should be completed October 15<sup>th</sup> through the 19<sup>th</sup>. Mayor Brennan said it is all through the Borough and "we need to start cleaning our town up". Dave explained how hard it is to get contractors to work on a schedule. He used his roof as a scenario. Mayor Brennan said he understood as he has had a problem getting his roof completed but called for Dave to "put pressure on these people". Dave reiterated what was going on with both Wayne Rd and the parking pad. Mayor Brennan disagreed that anyone was working on Wayne Rd. Dave explained what was being done and that he and Joe Varhola were to meet with the home owner in the morning at 10 am. Mayor Brennan said the neighbor has said no work has been done in a year. Dave disagreed and said, "they may be lying".

Mayor Brennan then asked about the home, which had a fire, across the street from the Borough building and Dave told him he took him to the magistrate, he plead guilty and received a \$500 fine. He asked him when the fire was, and Dave told him October 2016. Dave explained that he can only do what is the legal process and that is to take him to court. If the magistrate only fines him \$500 there is nothing he can do but start the proceedings again which may result in the same outcome. The Mayor said the neighbors are complaining to him. Dave advised he took 90 people to the magistrate for high grass. Mayor Brennan asked if the taxes were paid on that building. Dave advised he would have to look. Mayor Brennan advised the Borough to knock it down if the taxes aren't paid. Dave said we could start the sheriff sale. The Mayor said "no one's gonna buy it" and Dave said the owner told him he had a buyer for it.

The residents reminded Mayor Brennan about Washington Street, but he advised them that it was in litigation.

Dave reminded the Mayor of a house he wanted torn down on 21<sup>st</sup> Street and said it will be on the market, in four months, for \$180,000. He said that 4 years ago he wanted it torn down. Mayor Brennan asked if it was the same house he toured, and Dave said it might be. He mentioned the house on 4<sup>th</sup> Street and that they were calling to have it torn down and it was sold for \$65,000 and a resident noted that the one across the street was sold for \$125,000. Dave again said they said to tear them down. The Mayor said, "but you don't have to live next to it." He told Dave there should be more sheriff sales and Dave told him he would give him a list of 200 at \$5000 each. Joe Varhola advised there are probably more than 200 and that he has worked with the school district regarding them.

Kevin Ondo stated he wanted to respond to a previous discussion about the planning commission. He is on the board and wanted to know what his job was. He said if he is only to recommend, what does that mean? He felt the previous comments told him when he comes to the meetings, he is wasting his time. President Falce stated under the laws of Pennsylvania, the planning commission is an advisory board to the Council and that this Council has taken

their advice almost every time. Mr. Ondo discussed how much research goes in to their job and that he took offense to the prior comment that made his job look like nothing. He stated he shows up and participates in meetings. He said that a planning member, and he didn't want to name names, brought in detailed drawings of the Charlie Batch school. He said it is not in the planning stage and its not a "drawing on a piece of paper". It was what was the outside of the building and what was going to be on the inside. He asked for anyone to tell him if his job on planning doesn't mean anything because he wont waste his time. He wrote a letter to be on the planning commission because he has an interest in the Borough. Mayor Brennan asked him if there are vacancies on the commission and Mr. Ondo advised no as they just added PJ Ostroski. He did agree about two related members, of an absent Councilman, being on the commission. He has a problem with that. He again said he did see detailed plan and has more to offer than our own school. He asked what kind of students will be in the school. He called on Maureen Fry.

Mrs. Fry said she met earlier in the day with Borough Manager Joe Varhola. She questioned Dave Cannon on how long the permits for constructions are good for. Dave said the project has to be started within 6 months of the permit, but the permit is good for 5 years. Mayor Brennan said it is ridiculous. Mrs. Fry said when she met with Joe Varhola and asked him what kind of school it would be, and he told her a jail school. Joe advised that is what they call it. Mrs. Fry asked if anyone on Council knew it would be a jail school and is concerned about it going in next to her. Councilman Inglis said it is not a jail school but explained that children who can't get along in the SVSD will be sent there. The parking issue came up again and Dave explained again about the parking. Mrs. Fry said she there are assumptions about who will be attending because no one was told about it. Joe Varhola advised it is not new and has always been there. Mayor Brennan also agreed it has been there. Dave Cannon explained all the Batch Foundation wants to do is provide a place for kids to go, after school, to play. Mr. Ondo interjected and said, "it's a school". Dave said yes but it's also a place for kids to have lunch and possibly breakfast too. Mrs. Fry then said in her meeting with Mr. Varhola, she asked about the 3<sup>rd</sup> floor of the Willis Center. She said he told her she was misinformed, and that Turtle Creek Valley will not have patients on that floor. She asked Joe to explain. Joe advised TCV told them that they will be moving their headquarters from Braddock Ave. to the Willis Center. He said he will ask the director of TCV to come to the October 17<sup>th</sup> meeting. Joe said that they were told from day one that the top floor would be used for administration. She asked if they could change that plan and voiced her concerns about patients from TCV being on one side and students who can't get along in school on the other side as neighbors. Joe said, "we have them".

Mrs. Fry then asked about the person, on Council, who is the conflict to make a choice. She said it was presented tonight and that person owes it to the Borough of Munhall to make a decision. Let's not forget about it. Donna Dreshman, who regularly attends school board meetings, asked if anyone knew how hard it is to get crossing guards and asked anyone in the room if they would like to be a crossing guard. Lori Brennan asked what that had to do with the state law and Mrs. Dreshman asked if it was approved by the Solicitor. Joe Varhola advised it was. Mrs. Brennan advised the Solicitor "can't okay an illegal act." Mrs. Dreshman advised he can make a recommendation and again asked if anyone knows how hard it is to get a crossing guard. She asked how much they make and Councilman Inglis said \$10. She said people should attend school board meetings too and show how much they care about the Borough. Mrs. Fry said she did attend for 15 years while she had children in school. She said she doesn't now, but she does live in the Borough. Mrs. Fry advised to advertise and Councilman Inglis said they do and don't get too many responses. She said she loves Mr. Petruzzi and the Mayor too. She said being the Mayor takes guts and she doesn't know how he runs a business too. She feels no one respects him. She said not one of Council says

thank you for his report. She also brought up Mr. Aldrich from the September 19<sup>th</sup> meeting and no one said anything when he made his request. Councilman Inglis advised he had been to Council before and said they offered them nothing when in fact the Borough had been paying their utilities for years at around \$40,000 a year. President Falce advised he asked for the budgeted donation which has been taken care of as of the present meeting. Councilman Inglis said he talked with Mr. Aldrich and asked him "how about if we pay you what Homestead pays?" and he laughs because they don't give them anything. Mrs. Fry said we need to get along and everyone needs to respect one another. She also said when you hear the numbers Mayor Brennan read earlier and when you see an engineer report like the one she has, she understands that they may have thought that no one cares but now that the information is out and there is a difference of opinion, she got the impression from Joe Varhola that Council has already made up their mind. He advised her there would be no vote at the meeting. President Falce advised there would not be a vote at this meeting. She hopes Council will take the information in to consideration and doesn't feel there is anything wrong with cleaning up the current building. She asked Council to read the petition that was given to them. She wants to work together. She feels others would like to be on the committees.

Mr. Ondo said again he takes pride in his position on the planning commission and when it comes time, he would like to stay on the committee because he has seen what has happened to past members.

Councilman Stein advised he contacted Joe Varhola as soon as he saw fences go up around the Batch Foundation property. He said they came about a year ago, Charlies wife was here with a friend or an associate of the school and they had a stand with diagrams with what they wanted to do but it was speculation. He said Council all agreed, it didn't mean anything because they didn't have funding for it, they didn't have the approval for it and planning hadn't put anything in to it. He asked Joe if they needed a permit and Joe told him no because they were just tearing them down. He said as far as he knows there is still no commitment for the school going in and asked Dave Cannon to confirm he is saying they do not need a permit to build. Dave said they do need a building permit, but they don't need approval to be there as they are permitted use. The only time they would need approval is if there is a problem meeting the zoning requirements, set backs and parking. If they meet all the requirements of the building code, he will issue them a building permit and they go. He knows they have architects and they know the zoning. Councilman Stein said that is where he was mistaken because he remembers looking at the plans and they had 4 parking spots and with the plans they would be expanding and knew they would not have enough spaces. . He said he didn't want the field to become their walking track and he didn't want them parking in the Borough lot. He said he would still like to iron things out before they start doing something.

A resident asked if the Foundation had students who were sexual offenders, would that be a problem with other kids that would be there. Councilman Inglis once again explained the program and students who will be in the facility. She is asking if there will be a police check and was advise any sex offender has to register in the Borough.

Another resident asked about the school for troubled students. Dave Cannon said it has always been as it is. She advised there have been police calls there and its trashed. She said people should ride down the alley. She said the people on Orchard shouldn't be ignored. She said because of the field, they can't park in front of their homes. Mayor Brennan said maybe they should have resident permit parking.

Mrs. Matthews advised she is a crisis councilor and told Council it is in trouble. She said she knows what kinds of kids who will be there. She said she deals with teenagers with

behavioral issues. She said she knows the kids. Joe Varhola asked Dave Cannon how long the foundation has been here, and the answer was years. Another resident said the troubled students are at Franklin School now. Joe said a lot of them are good kids after they have been there. Donna Dreshman advised of a friend's child that had been part of the program and that he had been out of school 11 or 11:30am. Now the children won't be turn out on to the street. They will have a place to go.

Councilman Stein said there was a previous discussion about finance committee meetings not being public. He stated the finance meeting is always public and always on the calendar because he feels finances should always be known. He said he sent an email last night, and he will show it to anyone, that he went on the website and noticed the meeting was not on the calendar, he explained how to find the calendar and how to click on the date to find what you are looking for. He advised he emailed Becki Wirth and advised her his meeting was not on the calendar and asked why. She advised him that for some reason it was switched to Saturday and that she had gotten a reminder on her iPhone that the meeting was that night. She fixed it. He stated he is very conscientious of the meeting that if he cannot be in attendance, he will reach out to Joe Varhola as well as Becki to cancel the meeting. He wants those cancellations published as well. He doesn't want someone showing up and there isn't a meeting. He is very attentive to that. Donna Dreshman jokingly asked if he could facetime the meetings because she has to take a day off work when there is a meeting.

Councilman Stein said he wanted to comment, as objectively as he can about the report from Colin Lampark with Hatch. It's his career, it's his degree and he's a professional and when he gives us his report he is putting his reputation as well as the company reputation on the line. He feels everyone is entitled to their opinion, and when the Mayor said "you should take that report with a grain of salt", he is entitled to feel that way but in all fairness, the Mayor made a comment 3 times that he's not an engineer and doesn't profess to be, and as he was recording stuff on his walk through, which Jason thanked him for, he used the terms "I think" multiple times and as he is not an engineer, to be fair, you should take that report as a grain of salt. If everything is to be kept above board, and on the table, those were the Mayors opinions. Councilman Stein said he did a walk through and didn't see those things but he is not an engineer either so that's Mayor Brennan's interpretation and thanked him for that but there shouldn't be more emphasis on his report over Hatch's. He just wanted to make the distinction that it seems there is a slanting going on and everything needs to stay objective and keep opinions out. He assumes the engineer is doing what's best for the town. Is it the best work, he doesn't know but the argument can be made that if we spent \$70,000 and had someone do a thorough report and they decided that building wasn't worth it, some people could make the accusation "why did you spend 70 grand on something you're not gonna do?" He said there will always be a percentage of people you are not going to please. He assured the residents in attendance that he was not placing them in that same category, but he is simply commenting that some decisions will always have detractors and they do the best with what they know. Lori Brennan said they have heard from people who are with engineering firms who have volunteered to come in and do, what should have been done, between the two buildings and you have 2 million dollars for window dressings and the engineer misses the fact that a new roof is needed on the Willis Center, that's the tilting they are concerned about. That there is already an agenda in place to move into the Willis Center and everything is being done to make the current Borough building look bad. If asbestos was found in 2005, it didn't make it in to Hatch's report. There were obvious things like window replacements that needed done that didn't make it in the report either. She said, "we're not stupid" and Mayor Brennan asked to address Councilman Stein because he feels he did not hear what he said. He said that he has been in the business for 40 years and very thorough at what he does. He said that when he gets on a job, he must protect his employees who are working there. If there are asbestos

floor tiles there, it must be treated as asbestos floor tile. He said it needs to be tested. He's not saying that it is, he is saying it needs to be tested as it is from that era. He said they have had 4 months and should have tested it. He said when he sees asbestos on a pipe and tells you it is asbestos, it is asbestos. He knows that guaranteed. Councilman Stein said he would never question him on that. Mayor Brennan advise him not to belittle his statement when he said, "I think". He said when he says that, it needs to be tested by a chemical lab that takes that sample and says yes this is asbestos. Yes, the plaster in that wall is asbestos. Yes, that insulation that's blown all over the beams is asbestos or isn't. It may not be asbestos, but it needs to be done before you get work crews in there and someone 10 years later has mesothelioma. That's what it's about and it's a serious thing. Councilman Stein agreed.

Councilman Stein made a motion to adjourn but asked if there was someone else who wants to say anything else. Lori Brennan thanked them for listening and Mrs. Fry said it was nice talking to them. Councilman Stein said that is what they are there for.

Mayor Brennan advised he had something to talk about after the meeting but went on to say it was about the person killed in the crash on Main Street.

**Motion to adjourn -**

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

**Additional Item(s):**

**Adjournment:**