

Borough of Munhall
Workshop Council Meeting Minutes
Wednesday,
September 13, 2017 6:30PM

- **Call to Order – President Falce**
- **Pledge of Allegiance – President Falce**
- **Roll Call: Councilman Brennan; Councilman Inglis; Councilman Votedian; Councilman Stein; Councilwoman Fleming-Salopek; Councilman Tichon; President Falce. All present**

Preliminary Announcement(s): None

Guest(s):

Council Item(s):

- **Community Day – President Falce discussed Community Day on September 16, 2017. He invited everyone to attend and asked for help.**
- **Public Works contract – Borough Manager Joe Varhola advised he has had preliminary discussions with Eugene Doyle and Glenn Coles. He will be passing the information on to the committee of Jason Stein, Harvey Inglis and John Tichon.**
- **Dog Park – #1 Fire Company President Rich Votedian advised the #1 Fire Company has an existing dog park that wants to expand to the lower area, the previous park area. They are asking that the Borough scrap and repave the area that is badly damaged. They would like to place the picnic tables and walking areas for residents. He advised the money raised for the sale of the registration fees will go back in to the upkeep of the park. Councilman Stein advised there is an article in the current Borough News magazine regarding dog parks and rules and regulations. He stated there should be signs with rules. President Votedian advised the application requires up to date shots and they have signs posted. Council President Falce advised he would rather have Solicitor Greg Evashavik look at the current application being used. Public Works Director Bob Bickey advised there are no utilities so there would be no problem scrapping and repaving if approved by Council.**

- **New Building** - Manager Joe Varhola asked Council to look at the packet in their folders.
- **CDBG (44) Catch Basins** – Joe advised CDBG declined demolitions so Colin with Chester advised us to submit for catch basins. We have submitted for \$150,000 to upgrade. 30 catch basins need work at the cost of \$5000 each. He advised we can put money in the 2018 budget for demolition.
- **Safe Routes to School** – The bids will go out on September 22. Council discussed the length of time it took to get the project to this stage.
- **PennDOT – Whitaker Way** – There was an issue with a guard rail on Whitaker Way. The project should have been County Public Works but our Public Works completed the project in a day. Councilman Tichon advised to send them a bill for the work we did.
- **539 9th Ave** - Solicitor and Engineer both agree it is an eminent danger. He stated CMI asbestos would not enter as the property is dangerous. There was another bid of \$105,000 and this is too expensive so Joe called the County for assistance advising that the CMI report was inconclusive. He sent in the death notices from the owners. He received an email from the county within 10 minutes advising they would meet him at the location in the following morning. The county representative advised the test would indeed need to be done but advised to have the fire department go in and take samples by breaking in the windows and reaching in for a sample. Advised Dave Smoley and the county will be working together to do the testing. Joe advised if we can do the survey this way the borough will be saving \$60,000. Things will move forward with demolition once the testing is done.
- **2018 Budget** – Joe Varhola advised he will soon begin to schedule meetings for the 2018 Budget. He will get schedule to everyone.
- **Advertise the Waterfront Property** – Siemens, Franjo Construction and Aaron Donald (plays for the Los Angeles Rams) all have shown interest in purchasing the property. Solicitor Evashavik advised Joe it will need to be advertised. Joe is asking Council to see if he should advertise. He advised the offers do not have to be accepted but Council can “check the temperature” to see what they offer. Nothing has to be done Councilman Tichon stated he thought it made sense and President Falce stated he would agree to the advertising even if we don’t do anything with it. Councilman Rick Brennan advised he disagreed with everyone on this property sale. He stated that the property was acquired to use as a recreation area for the Borough through the emanate domain process. He states the property is valuable. Why would we want to give it away after working so hard to acquire it? He doesn’t see the railroad tracks as a deterrent. Councilman Tichon asked if the property lends itself to be a recreation area. Councilman Brennan advised there are existing parks within the area. Sand Castle and the property next to it where the Irish Festival is held. Councilman Brennan

stated the Borough does not have a pavilion and that it should keep the property. He stated that the opportunity to own a property like this will never come around again. He stated it wouldn't take all of time for Franjo

- **Advertising the Waterfront Property (cont.)** - to clear the property and Billy Hayes to black top it. Councilwoman Fleming-Salopek asked if it might be developed in to an indoor facility and Councilman Brennan agreed it could be and that it could be whatever the Borough wants it to be. Councilman Votedian asked if Council as a group might be able to meet on the property to look it over. Councilman Falce advised it will cost money to develop it and have employee presence if a facility is built. Councilman Brennan stated that the Borough already needs a director for West Field and that director can oversee the new facility as well. Councilman Falce advised IF there were a sale of the property, the Borough can enter a conditional use in the contract possibly stating the Borough would be retaining 3 or so acres for a recreational facility and sell off only 4 acres. Councilman Brennan asked why the Borough would want to sell any of it. He states the Borough is currently entrenched in the purchase of the new building and that the property isn't costing anything. Councilman Stein stated he agreed he would like to see a recreation facility but to clarify the Borough did pay the back taxes on the property so the property has cost the Borough at least that amount of money. He states he does see the future cost to prepare the property, build the facility and staff it. So, it will cost the Borough in the future. President Falce stated he believed there will need to be a Police substation on the property because of the railroad tracks. Councilman Brennan said he would like to see the new Borough building on the property as well. He said he doesn't understand why we would want to sell it. Councilman Tichon advised the Borough should keep all ideas on the table. Councilman Stein agreed he would like to see Council visit the property as a group. Councilman Brennan asked about the Pump House property. Mayor Bodnar advised it is owned through a foundation via a government grant. Councilman Brennan and Chief Patrick Campbell discussed the Jr Achievement property access.
- 820 Hall Street – Joe stated a neighbor called with concerns about the structure of the home. Dave Cannon and Joe visited the property and felt it was necessary to call the Borough Engineer to access the structure. Colin advised it was a danger to have the resident living in the home. Joe reached out to the Department of Aging to advise of the situation and assist with finding a new residence for him. The resident doesn't have the money to tear it down per Dave's conversation with a relative. He said it will take about 40 thousand to fix it and 8-10 thousand to tear it down. Dave is asking that the borough move on the situation quickly as it is a dangerous situation.

Additional Item(s):

Adjournment: Motion – Councilman Inglis, Second – Vice President Votedian, Vote - Unanimous