

**Borough of Munhall  
Regular Council Meeting Minutes  
Wednesday  
October 17, 2018 7:00 P.M.**

- I. Call to Order – President Falce**
- II. Pledge of Allegiance**
- III. Preliminary Announcements**

Councilman Tichon advised of Veterans Day program at SVHS will be on November 9<sup>th</sup>.

**Roll Call: Councilman Ballas; Councilman Inglis; Councilman Peruzzi; 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.

**IV. Speaker(s):**

- Ray Kondas – Money – Not present.
- Bill Pelger – Status of Borough Building – 2108 Main Street – Has concerns about absentee landlords and section 8 people especially in the lower part of Munhall but all over as well. He advised there is a new developer, Jesse Wig, who is looking all over Pittsburgh, has found homes within Munhall to renovate and make them modern concepts. These homes are bringing in “nice people that are younger, educated, or

game fully employed at least, and they have a different idea about housing than their parents did.” They like to live close to the city and they’re being forced out of Greenfield. He feels Munhall is nicer than Greenfield, but they want to be close to the city. He feels the last thing Council should do is tear down the current Borough building. He has many clients who comment on the building. He stated the building looks like the San Diego town hall and is attractive. He advised he understands the space issues, and he would like more information on that issue, but asks that Council think about tearing it down. He also advised Council to get a second opinion on the two buildings. He advised Willis Center is old and if someone is trying to give it away, it is probably not worth anything.

- Maureen Fry – 124 West Virginia Ave - Borough building vs Willis Center cost renovation comparisons – She feels the cost evaluations for both buildings. She said Mayor Brennan report from the prior meeting said he had concerns about the roof leaking, asbestos removal, the windows not opening, asbestos pipe wrap and floor tiles. She noted none of these items were in the Hatch report and she questioned Council that now that they know about these items, she sees motion 8 on the agenda, she read the agenda, and said she feels the motion should read “accept or reject the Willis Center”. She also asked Council what they came away with from the previous meeting. President Falce asked Solicitor Evashavik to explain the motion. Greg explained that the motion says accept because if they do not approve to accept it, it will be a rejection. He went on to say that there was contact from TCV asking us to postpone the motion as the two parcels have been used as collateral on some of their loans. They are working to remove the buildings so there will be a clear lien released from PNC. He said he received contact from the title company of the same issue. Greg stated TCV didn’t feel they could accomplish this process before the deadline and have asked for the extension. No one is committed to anything and again if it is not accepted, it will be rejected. She advised the report that was received this evening, there are no number changes. She was not aware that the report she had, was the same prior report. She was concerned that the numbers hadn’t changed. Colin Lampark advised the reports are “10,000 ft estimates.” He stated a detailed design has not been performed and that would be the next step. The first step would be to figure out what they want to do. He said in order to prepare the estimates, he used RS Means construction data,

which collects construction cost from all over the United States, as well as Hatch information who does work for ALCOSAN, PWSA, as well as work they have done in Columbus Ohio, New Orleans and all over the world. He said they know the general cost of things and that was the intent of the report. He also wanted to address the roof and the windows. He admitted he did not open every window, nor did he go on the roof, but he did use rough cost that will cover that. He then went in to each cost. He feels a conservative figure for a new roof would be \$5 to \$7 a sq. ft. which would include the flat roof, gravel, insulation and everything with a figure of \$50 to \$75 thousand dollars. There was a reaction from the attendees and President Falce brought the meeting back to order. Colin said, "even if it was double that, it would be covered in the contingency" "which is close to three quarters of a million dollars." He then addressed the windows. He said he looked up figures for windows, again stating the estimate is at a very high level, and a 3x4 window, aluminum frame with insulated glazing, is about \$800 each installed. And if there are about 100 windows, he stated he did not count them, that would be around \$800,000 which, again, is absorbed in the contingency. He said that past projects they have done in Munhall includes the replacement of the Borough building roof in 2009. In 2009, the roof was \$65,000 and they could inflate and double that number. In 2010, they did the roof on the #4 Fire station, which had considerable upgrades... Mrs. Fry asked him to restate what year and amount of the Borough building project and he did. She then asked that because it is 9 years later, and the roof is leaking, would the Borough have recourse for that issue. Colin advised the warranty for a roof is not 10 years. Colin then went back to the project at #4 Fire station and advise that project was \$134,000 including a new roof, parapet rebuild and structural modifications. He said when you are thinking about a 4-million-dollar construction project and the roof is \$100,000 dollars, that is 2.5% of the construction cost. Mrs. Fry asked about the asbestos. Colin stated a report was done in 2005 and his company did not do asbestos testing or an environmental survey but said that he did review the report. He said at the time of the report, the Eastern Orthodox Church had the 1924 building and Willis Center tested for asbestos. In the Willis building they found 4 areas of asbestos. The second floor 12 x 12 floor tile, the first-floor ceiling tile adhesive, the basement floor tile and the utility floor tile. Donna Dreshman asked who did the report and Colin advised ATC Associates. He advised he is not an asbestos expert and doesn't claim to be but wanted to share what he knows about asbestos abatement.

Basically, there are two classifications of asbestos containing materials. Friable and non-friable. He stated friable means when you are doing demolition does it crumble and have particles that can become airborne or is it something, like a floor tile, that can easily be removed. He said abatement is more expensive but what was found in the building, in his opinion and at this stage, without knowing what will be demolished and not demolished, it is nonfriable material and assumes the floor tile hasn't changed since the 2005 report. Mrs. Fry looked over to Mayor Brennan who stated, "It has." Colin read from the report that these materials were noted to be in good condition and will be required to be abated but would be able to remain in place with no concerns with future exposure if the remaining asbestos be found friable. He explained common practice is to cover the existing tile with new flooring. He advised first the decision on what will be done, what will be demolished and what will remain and get a professional asbestos company to come in and advised what can stay and what must be removed as well as a plan to remove them. Mrs. Fry stated she hopes that when a decision is made, she hopes Council decides on how many people will be in the building and not just because they must stay within the figure less than 9 million dollars. She asked Colin if he would want to work within a building where the asbestos has been covered.

- Michael Capp – Willis Center – 243 Gates Dr. – Stated Mayor Brennan spoke in the previous meeting about a letter he received from a man who lives in the area about the cost and what's included. He advised he is okay with taking the building and having tenants move in, but his concern is not so much with move itself but the cost of the move. He asked where they are going to put the Fire Department. He said in 2009 RS Means a police department was \$220 a sq. ft., his understanding is that the current building would be to be torn down, he asked Council to correct him if he is wrong, he questioned that with 350 sq. ft that needs to be abated first, per the Environmental Protection Agency (EPA). He asked Colin if that was correct or incorrect. Colin asked him to clarify the 35,000 sq. ft and advised Mr. Capp that it would be the Allegheny County Health Department (ACHD). He reiterated he doesn't specialize in asbestos. Mr. Capp said his concern is if the Borough is moved to the Willis Center, according to the Hatch report, there is 35,000 sq. ft of asbestos in the current building that will need to be abated if it is torn down, the cost for abatement for either the new building or the current

building doesn't seem to be in the report. He asked for a cost analysis for construction of the new building. How much will need to be brought in through the tenants or is the Borough covered if there are no tenants. He also asked about the TCV parking spaces agreement, whether we will get those 15 spaces whether TCV is in the building or not. Solicitor Evashavik advised this is part of the easement agreement and will be part of the deed forever. Mr. Capp said at the previous meeting someone referred to West Field as a "hidden gem" and with tearing the current building down it will no longer be hidden, he said he heard the renovation will be 6 million and then heard 10 million and if the building is torn down, will the Borough be charging nonresidents enough money to cover wear and tear on the field. He also asked will there be extra costs for Police to cover the field, cleanup of the field and extra costs for problems. He said he wanted all costs to be included such as elevators and security, which he did not see in the report.

- Sue Ballas – Planning Commission – Shady Ave - Mrs. Ballas wanted to replay to Lori Brennan's comments from the Workshop meeting regarding she and her son in law being on the Planning Commission together. Mrs. Ballas stated Mrs. Brennan referred to an appearance of "improprieties", that there was a conflict of interest and as immediate family members, they both were serving on the Planning board. Mrs. Ballas brought a copy of the Pennsylvania State Ethics Act and suggested Mrs. Brennan read it to further understand it. She stated that on page 6, it refers to immediate family members as being a parent, spouse, child, brother or sister. She also read the explanation of the term "financial interest". She went on to say she does not own a bar, an insurance agency, a restaurant, a plumbing business or a notary business. Nor does she own any property in the Borough except for her primary residence. She stated her son in law works for a nonprofit. She advised she would also like to comment on a previous comment by a member of the Planning Board. She said he stated he takes his position on the board seriously. She advised they all do. She said he asked "What is my job" on the board and stated the book he mentioned is one they all have, is the Borough Zoning Code book and the board is explained in that book. She said it follows the PA Municipality Planning code as provided by Council. She said the PA Municipality Planning Code book stated that the board, at the request of Council, prepares and presents recommendations to Council. She notes they all had to write a letter of interest to the Borough Manager to show their interest in being

on the board. She stated the job is important, but it is a limited position. She advised they do not have any final decisions and are to recommend only. She said she has a copy of the duties if that member would like to review them. She doesn't understand, why now, after serving on the board for 10 years, and her son in law for 6 years, the member has a problem with them. She stated they sit together at meetings and never once has he addressed the issue with them. She advised besides her 10 years on the Planning board, she has served 21 years on the Steel Valley school board. She said her son in law is actually the amazing one as he is out in the community, almost every day of the week, working with our youth. They know him and love him, and this town needs more people like him. Mrs. Brennan wanted to respond but President Falce advised she is not on the agenda to speak. Mrs. Brennan said it is a public meeting and she should be able to speak. Solicitor Evashavik advised, per the law, she can register to speak or speak later an agenda item. Mrs. Brennan asked, "So you will let me speak later?" and Greg advised she would be able to speak on an agenda item. Mrs. Brennan said it is an agenda item and she said she thought it made more sense to speak now and clear up any misrepresentations that were made. She told Solicitor Evashavik she could speak.

- Ryan McConnell and Mrs. Wilson-Batch-Batch – Best of the Batch Foundation – 105 Wayne Rd and is the director at the Best of the Batch Foundation - He said he wanted to clear up anything or any question about what is happening. He said he spent time this week with several people who stopped in and had questions. He also gave them a tour of the building. He states they have been in the current building since 2005. He advised there were informational sheets being passed around to meeting attendees and to Council. He also brought the Executive Director because of recent phone calls made it seem like this meeting would be a question and answer time. He advised Council he they are open to that if they approve. Council approved. Mr. McConnell introduced Mrs. Latasha Wilson-Batch-Batch, the Executive Director of the Best of the Batch foundation and the questions began with Mrs. Fry who advised she spoke with Latasha previously as she wanted to know what was going in there. She said Latasha advised it is not a school and not intended to be a school. She read information from the website and wants to know what's going on. Mrs. Wilson-Batch advised they are serving 3800 children across multiple counties. She states of those 3800 children, 1100 physically come through the door and that they

come from school districts in the Mon Valley area. She went on to say that this particular day, they had 70 students, 6 were from Propel and the remaining from the Steel Valley school district. She spoke about the summer basketball program and that last summer there were 350 children from 11 school districts. She said to be a part of this program, they have to participate in a mandatory study hall. She said they use all these numbers for the people that they serve but their focus and priority, is on Steel Valley students. She advised they have given out \$26,000 worth of bags to teachers of the district. She said they go to other districts and do programs, but the Steel Valley district is their priority. She noted they had recently been to New Castle with the Batch Packs programs. At Christmas they adopted 123 families as they work together with the school guidance counselors who know the families. They delivered toys to over 63 families and have already started to collect toys for this year. She invited everyone to stop by and visit the building that is open 5 days a week 9am to 5pm. She said if there is a question about what kids are there, the kids start to arrive around 2:30pm. Mrs. Fry thanked Mrs. Wilson-Batch, said the program sounds "wonderful" and asked, "what kind of, are my children allowed to come there and enjoy the gymnasium and café?" Mrs. Wilson-Batch said it is open to everybody. She said they would welcome anyone to stop in. Mr. McConnell advised they do tutor after school, they help the kids with homework after school, they do activities and they provide a meal for the students as they found that the students may be eating at around 10:30am and for some of the students, that may be the last meal they will get for the day. He advised they have partnered with Rainbow Kitchen who provide a meal to them at no cost for any child who walks through the doors. He said they have older children who will walk in, eat a meal and leave. They don't care about that because it is a need they saw and are providing for. Mrs. Fry said another concern is parking and asked Mrs. Wilson-Batch to explain where the parking will be. Mrs. Wilson-Batch said there will be 8-10 spaces but said most of the people they will be serving do not drive. Mr. McConnell said currently they have all the students in one room and the new building will allow them to separate the students according to age group and do activities according to the students age level. Mrs. Wilson-Batch said the current high school aged children come in to her office and sit on the floor, so they can be separated from the smaller children. Mrs. Fry asked Mrs. Willis if they ever considered the Willis property. Mrs. Wilson-Batch said they knew from several years ago there were issues with the

building. Kevin Ondo asked to confirm this will not be a school. Mrs. Wilson-Batch advised the school district, providing their own teachers and aids have been, for the last 8 years, on their property as an alternative education. Now they actually have an elementary age educational support center pilot program, that will start in the new building, taught by a Steel Valley teacher and aid, who will work with a child who is having problems in a classroom environment, and be asking themselves how they can work with the child to return them to a regular classroom environment to become successful in that environment and in life. Kevin stated that SVSD will be providing paid teachers in a place that is not a school. Mrs. Wilson-Batch said they are offering them space within their building to work with the students. Code Enforcement officer David Cannon advised it is an educational facility and Mrs. Wilson-Batch agreed. Mr. Ondo said he felt he was implicated in Mrs. Ballas' previous comments and felt the need to say something. He addressed Mr. McConnell and said that he is on the Planning board and it is "funny" that when a recommendation is needed, there were already two "yea" votes toward that recommendation. He said at the Workshop meeting, Mr. Cannon had said 'we do not need the planning commission to okay a school' and they are finding out tonight that it is not a school and we do need the planning commission to recommend what we do. Mr. Cannon advised it is a recreational facility that is running a school program. Mr. Ondo asked Mrs. Wilson-Batch if it is or is not a school. Mrs. Wilson-Batch advised no. Mr. Ondo said it would have to come through the planning commission for recommendation. He asked Mr. McConnell if he was right or wrong and Mr. McConnell and Mrs. Wilson-Batch advised that is not a question for them to answer. Dave Cannon asked Mrs. Wilson-Batch to confirm it will be a recreational facility for children and she did. He read from the explanation for permitted use of an R1 area which included a recreational facility and confirmed this will be an educational, recreational facility for the children. Mr. Ondo kept asking "What is it?" and President Falce said it will be an educational facility. Jim Barca wanted to clear things up and said in a neighborhood that is predominantly residential, people start seeing something unusual and the Borough should have public hearings that are informational, like this one, to come and do a presentation because it makes everyone nervous. Dave Cannon advised they have already done this. Mrs. Wilson-Batch advised in April of 2017 they came to Council with a presentation including an architect, an engineer, and board member.



She apologized if people were surprised. She advised during their campaign they had to raise 7.5 million dollars over the last 4 years. This is called the silent phase and cannot go into public phase until they have 70% of the funds committed. They now have that and are now in the public phase which will include the transition in to the work publicly. That is why the fences are now up. They are now starting the process of asbestos abatement as two of the three houses tested positive for asbestos. The next step would be demolition and they do not see the beginning of construction happening until February 2019 and take approximately 9-12 months to build. She invited everyone to participate in the project. She states this is for the community and help change lives of people of this community well beyond this generation. She said, "It's about leaving a legacy for people we care about." Mrs. Wilson-Batch became emotional asking what else everyone needs to know. Mr. Ondo said he remembered Mr. McConnell bringing in the pictures. Mr. McConnell confirmed he had done so at the board's request. Mr. Ondo said he meant no malice at last week's meeting, but he does have a problem with someone that is affiliated with the organization casting a yea or nay vote to recommend or not recommend. Mr. McConnell advised he abstained from the vote. He did not vote on it and would not vote on it. Mr. Ondo said it was "funny" that up until last week's meeting, where this was brought up, we knew nothing of it other than what Mr. McConnell had brought to the planning meeting. He asked others if they knew anything about it. Donna Dreshman advised it having been in the Pittsburgh Magazine in 2015. Mr. Ondo confirmed with Mr. McConnell that he thought it funny his phones were "blowing up" after the fences went up and now, they are here in attendance at this meeting. Mrs. Wilson-Batch said they are in attendance because of comments made at the last meeting. She said she is not there because of the fence but because of things that have been said. She said her salary is donated back to the foundation, so her passion is beyond what is imagined. She said she is here because of things that were said and that there is confusion. She advised she spoke to Mrs. Fry who took time to call and ask if they are a detention center or a jail school. Mr. Ondo said that is what they have been told and Mrs. Wilson-Batch said, "that's how rumors start." Mr. Ondo said if she knew that why she didn't clarify. Mrs. Wilson-Batch said she never knew it until the comments from the last meeting. President Falce agreed and said until last week's meeting he had never heard it either and that this is a "great thing" for Steel Valley and Munhall. Mr. McConnell asked Mr. Ondo if these are the

rumors and after sitting on the Planning Commission with him for 6 years, and even coached his children, had he never brought it to his attention. Mr. Ondo said because they made no recommendation one way or another, it was a mute issue. Now there is action being taken and they are wondering. Mr. McConnell said it is no different than them doing demolition and making them vacant lots. Mr. Ondo again reiterated that at last week's meeting, Mr. Cannon said they did not have to go through the Planning Commission now being it is not a school, it has to go through the commission. Dave Cannon, once again, stated they do not because it is an educational, recreational facility. Mr. Barca advised of past practices regarding courtesy visits to the Planning Commission and the following steps including a vote by Council and a letter by the Borough Manager, to the County, advising the Borough has approved the combination of properties. He said he doesn't remember all of it happening. Dave Cannon said the Batch Foundation did a consolidation plan and criteria they had to meet was having to be the owner of all parcels, no mortgage on any of the parcels and no alley or street between any of the parcels. They met the criteria, brought in a plan that he, the engineer, Mrs. Wilson-Batch, the Borough Manager, the Council President and a witness had to sign saying the Borough gave them permission. Mr. Barca said as a courtesy, the Borough, in the past, has had the Planning Commission review it. He said the Borough Manager, is to submit a letter, on Borough letterhead, to the County saying it can be done. Then the County will change the lines. He is asking if there is a copy of the letter, from the Borough Manager, to the County, that the Borough has approved. Mr. McConnell advised he did not know that but that the parcels have been combined at the County and that he has a copy of what everyone signed. He feels that they have done everything they were supposed to because the County granted the lot consolidation. Mr. Barca said there should have been a public hearing about what they wanted to do with the property. He said he knows because of what they are doing it will be tough to meet zoning requirements. Mr. Ondo apologized if it sounded like he had malice towards him and the project. His issue was it was a school and they didn't need to know about it. He said he is serious as a heart attack about what he does on the board. Mr. McConnell agreed and that they all do. Mr. Ondo said he knows what his duties are, and he knows what he would recommend or not recommend. He said he didn't need Dave Cannon to tell him what his duties. He states he is "not stupid" and needed to know. Dave said because of what was said at the last

meeting, it seemed like he did. Mr. Ondo said no but because he felt it should have gone through the planning commission and Council and Dave said it did not. Dave advised, again, that it didn't have to go in front of Planning and may need to go in front of Zoning in the future, in case there is a variance they have to ask for. He said previous Councilwoman Fleming asked as a courtesy to have them go to the planning commission. Mr. McConnell advised he was originally told he didn't have to go to the planning board, but they were asked to do it as a courtesy. Mr. Ondo said, if they are told they don't need to come through planning, "We don't count. We don't count." President Falce asked if anyone had any more questions for Mr. McConnell. Mr. Ondo again apologized if there was a misunderstanding. A resident asked how a child would come about being at the facility. Mrs. Wilson-Batch advised it is a structure that the school district has set. She said alternative ed has been in the salvation army but now is within the Batch Foundation facility. She explained where as a high school student might do better with cyber school, this is not available for elementary students as it is illegal. That's why they have the educational support center available for them and the plan process and procedure is available to read on the school districts website. Mrs. Wilson-Batch said she is there because she has a mental health background and can work with the students in that capacity. Seeing them, talking to them and doing workshops with them. She said they do not have anything to do with selecting the children or referring children to their building. It is all done through the school. The resident thanked them for being there and clearing things up. She said the school had been referred to as a "jail school". Mrs. Wilson-Batch said there are no bars on the building and the only security are the 32 cameras because she has children in the building and the doors lock from the outside to protect the children on the inside. Mr. McConnell said they have been there for 9 years and no one knew it. The resident said they knew but didn't know what was going on inside. Mrs. Wilson-Batch said the only time the Police had been called is when they were protecting a child inside the building. Chief Campbell stated the Police have not been to the building unless called by the Foundation. A resident asked if there is a mission and if they would share it. Mrs. Wilson-Batch quoted the foundations mission statement. David Kasiorek noted discrepancies between the website and the hand out given to everyone at the meeting. Mrs. Wilson-Batch said the hand out is the most up to date information and the website is not up to date. He also noted a difference in the funds needed from 10

million to tonight's 7.2 million. Mrs. Wilson-Batch advised it is because they have a 2.8-million-dollar endowment therefor allowing them to decrease the funds needed. She also noted they have decreased the programming budget. Mayor Brennan commended them for all the work they do. He said he spoke with a resident who also toured the building and noted the resident said he was treated better there than he was at the Borough building. Rick said no one is against them and then asked how many children will be in the facility at any certain time. Mrs. Wilson-Batch said that will be determined by the school district. He asked for the capacity and Mrs. Wilson-Batch said each educational room can hold up to 30 children, but that number is more or the gymnasium. She said different spaces will have different capacities. Mayor Brennan asked what the maximum would be if they were "full" and Mrs. Wilson-Batch said she didn't know that answer at this time as she would have to look at projected numbers for programming. There would be more if the robotics, dance studio or Lego rooms were full. She said they had 70 children in the current building. A resident asked what school districts would be involved. Mrs. Wilson-Batch advised currently the after-school program will only include Steel Valley and Propel. She did advise if West Mifflin called and wanted to participate in the robotics program, "why not?" Every room can hold up to 30 children. At this time, programming will determine what the maximum amount will be. One of the residents asked if it is the alternative education program that is offered at Steel Valley and that they are housing at the building. Mrs. Wilson-Batch advised yes, and the resident advised that saves the school district a considerable amount of money. She said she represents teachers in West Mifflin and they pay between \$18,000 and \$60,000 per year per student. The fact that they are housed within this building and Steel Valley teachers are there, it is keeping the district "afloat". She thanked Mrs. Wilson-Batch for what they do for the district.

Mayor Brennan advised he was not finished and that after the last council meeting, he was told that the Batch Foundation would be taking over the current Borough parking lot. He asked Council to answer whether there is a plan to give the Batch Foundation the current parking lot. No one confirmed. President Falce said this is another of the many rumors being circulated. Ryan McConnell advised the only thing they use our parking lot for is if they have allotted of people coming to wrap Christmas presents. A resident thanked Ryan and Mrs. Wilson Batch for their passion and dedication to the children. She also asked about the

building hours for future use by residents and Mrs. Wilson-Batch advised the hours will extend once the building is complete. President Falce thanked Ryan and Mrs. Wilson-Batch for coming and clearing several things up.

- John Skeels – Delinquent Taxes and Public Works grass cuts – Mr. Skeels asked about back tax collections. Manager Joe Varhola advised he didn't have numbers regarding 2017 back taxes, but the current year collectibles are \$3,978,639.10 and the current uncollected balance \$328,957.63 and assumed that the previous year would probably be around the same amount and suggested Mr. Skeels complete a Right to Know request if he wants the prior year's information. President Falce said from his memory, the Borough usually collects about 92% before the remaining goes delinquent and is collected by Legal Tax. Mr. Skeels then asked why the Borough cuts the grass at properties that are deeded to individuals. Code Enforcement Officer Dave Cannon answered saying whether someone is living on the property or not, if there is an issue with cutting the grass, he will post a 5-day notice to cut the grass. If they do not, he can have Public Works, or a contractor cut the grass and lien the property for the expense of cutting the grass. Solicitor Evashavik advised the Borough will do whatever they can to have the owner cut the grass but will lien the property if necessary. Mr. Skeel asked what happens if they don't pay. Mr. Evashavik advised a lien would be placed on the property would be and they will not be able to sell the property without paying the lien. Mr. Skeel feels like it is a waste of his tax money and Councilman Tichon said he wouldn't feel that way if he lived next door to it. Dave Cannon said he currently has 33 lots where the houses were torn down and they can't find the owner and he has to have the grass cut because of concerned neighbor calls. He advised the Borough hires four or five summer helpers just to cut the empty lots for the same reason that Councilman Tichon advised. Mr. Skeels feels there should be a better way to go after the home owner.

Jim Barca advised he was going to ask Council to table the motion to vote on the Willis Center and asked if he could address Council about it. President Falce advised he would rather be addressed regarding agenda items only. Mr. Barca advised he begs to differ with the Solicitor and that this is an ongoing issue they would be able to address Council.

President Falce advised again he would like to reserve comments to agenda items.

## **V. Reports from Borough Officials:**

**Mayor – Mayor** Brennan thanked everyone for coming. He announced that the Halloween Parade will take place and he is grateful that everything was worked out to allow it to happen. He told everyone that Halloween Trick or Treat will be on October 31<sup>st</sup> from 6pm to 8pm. He advised the Steel Valley Veterans day program will be at Steel Valley HS on November 9<sup>th</sup> at 9am. He said he wanted to address the issue about the bend by Park School across from Citizens Bank as there has been a recent accident and he is requesting some sort of barrier installed to protect the resident homes in that area. He asked Council to take it under consideration. He then said he attended the active shooter training at Steel Valley HS. He advised Pat Campbell to speak about it under his report. He then advised he wanted to address the issue of the current building and Willis Center. He had the asbestos report and that it does show “quite a bit of asbestos”. He then asked Council if the 1924 building would be acquired. President Falce advised if the property is accepted it would be acquired. Mayor Brennan asked Solicitor Evashavik to confirm and Mr. Evashavik said he did not know what the 1924 building was. President Falce advised it is the old nurses building. Mr. Evashavik said he is aware of two parcels. Mayor Brennan said that the 1924 building is part of the asbestos report and asked Council if they had read the report. He said he wants to address it as it is part of the report. Since no one can dispute him and call him a liar, he said in that there is asbestos tile throughout the whole building. The fourth floor has fitting and fiberglass insulation pipes running all through it. He advised that the third floor has fitting and fiberglass insulation pipes running through it and the second floor has pipe TSI, he said he was not sure what that is but that it has 160 linear feet of asbestos containing materials and feels that no one is addressing this building and admits he has not had time to tour it and would like to visit it. He said because there is now two months to do so he would like to do it. He went on to talk about Willis Center and said the basement has 2100 ft. of asbestos and the first floor was not measured but has asbestos containing ceiling tiles and said the first

floor has 1300 ft of 12-inch floor tiles containing asbestos. He advised that he personally saw asbestos containing pipe insulation that does not appear in the report and mentioned the work that needs to be done in the tunnel. He feels there is a lot of work to do and Council should take a second look at it and advised all of this was not mentioned in the Hatch reports and should have been and listed as a defect in the building. He said he should have had the asbestos report last week, so he could address Councilman Stein that there was indeed asbestos in the building. He said at the last meeting he said he wasn't sure if there was asbestos because he didn't have the report in hand. He said now that he has it, he can confirm there is a lot of it and doesn't know what the cost of abatement would be. He addressed some of his prior concerns and invited the Engineer, Colin Lampark, to address anything he feels he needs to. He stated that the exterior walls of Willis Center are not insulated and would fail an energy code compliance. They are brick and tile, that there is no insulation in the building and not mentioned in the Hatch report. The floors are steel beams and open bar joists and will probably need fire protection. He invited the fire chief to address how that would be done. He stated he does not know if all the floors contain asbestos. He thinks there may be one of them but feels they should all be tested again. He tried the windows and half of them didn't work and again this is not listed in the report but that there is a high number that would cover the cost. He advised the roof is leaking and when he went through the building it had just rained and there was water coming in. He feels the water from the roof is leaking and the decking is probably rusting in places and mold is probably growing there. He addressed Fire Chief Ed Pletsch and said maybe he can if sprinklers will need to be installed. Outside the parapet needs work. The interior walls are made with plaster, steel metal with tin steel construction. He admits he did not read the asbestos report in its entirety and isn't sure if the plaster holds asbestos. He said he did see fire protection for the beams and isn't sure if that holds asbestos. He said there is mold in the basement and it "stinks to high heaven down there". He said it is "horrendous" and unbelievable. He states when reading both Hatch reports it seems that three engineers went through the current borough building but only Colin Lampark went through Willis Center. He asked Colin to confirm that is what happened, and Colin advised he alone did a structural assessment and cost estimate. Mayor Brennan said when the walk through was done on the current borough building, no one advised him

about it therefore he had no input in to it. He said "I'm just the Mayor. You don't have to tell me about that." He said the cost estimates are address what the municipality will use but not finishing out all the floors and that needs to be cost fitted. He advised the report said there will be rough ins for mechanicals but will be no finishing work on floor number two. Colin Lampark advised he understood the floor that holds the Borough offices will be finished with walls, offices, cabinetry and the other floors will be finished with suspended ceilings, walls, rough ins for plumbing, electrical and mechanicals but the partitions and furnishings will be the responsibility of the occupants. Mayor Brennan said that he understood that it will not be a total build out. He advised he is just confirming the report. Colin confirmed that two of the three floors will be rough ins. Mayor Brennan said he questions if the current Borough building would need a 15,000 sq. ft addition at a cost of 2.28 million dollars and where would it be built. He said that is equal to a floor and a half of the Willis Center in size. Where would it be built? He said he doesn't understand spending 1.9 million on walls, furnishings, file cabinets, furniture and cabinetry and the same things in the Willis Center is listed as \$590,000. He said he doesn't get it and we can't justify the numbers. He suggested an independent person go through both buildings and make an assessment of what needs to be done. He said "holding the asbestos report from us was not right. That was not fair to me and not fair to you (motioning towards the residents)."

Mayor Brennan then stated he want to address the way Mrs. Brennan was not able to speak earlier in the meeting. President Falce said it is his job to keep the meeting moving and Mayor Brennan held up his hand towards President Falce to stop him from speaking and stated "It's my floor. I am not upset about it", that Mrs. Brennan can defend herself, but he didn't like the way it was handled. Mrs. Ballas stated she was on the agenda. Mayor Brennan acknowledged this and that he had heard someone across the room say, "Everything is on the agenda". He thanked Council for allowing him to speak, address the things he wanted to talk about and that now they know how he feels about it." He said he feels that there needs to be a meeting to discuss these issues. He said Council should have meetings and that Council is invited to all his town hall meetings. He suggested the meeting be held at Steel Valley HS, so everyone can attend. He said Roberts Rules of Order can be followed so no one is called a liar. He



addressed the suggestion to President Falce and said he would be glad to do it and the people would like it. He then went in to how he suggests it be advertised. He feels that discussions should happen before we take the property. He said taking the property is one of the worst decisions we can make and compared this decision to the decision to take over the flyover. He suggested to allow people to tour the buildings. He said there has been 4 months since we entered in to the agreement and they are just finding out there is an asbestos report. He addressed Solicitor Evashavik what would happen if TCV would delay or completely walk away as a tenant. Solicitor Evashavik said they have the right to exercise the option but are not obligated to exercise the option to be a tenant. Mayor Brennan said that is the first time he is hearing that. Solicitor Evashavik advised it has always been in the agreement and available for him to read. Mayor Brennan said there is no obligation for them to take the space and that he asked TCV what their plans were for the floor. He said residents are concerned there will be patients entering the building. Solicitor Evashavik stated he was reading the agreement over and TCV must take occupancy within 2 years and after 2 years the option would expire. Mayor Brennan said this sealed the deal with him and that Council should remove the motion to accept the property. Councilman Votedian advised he wanted to address something the Mayor said at the Workshop meeting the prior week. He said he went here and watched the video and that Mayor Brennan talked about him and the fire department and his last remark was that Councilman Votedian told him "Don't worry about the fire department" he knows he never said that, and he wants it removed from the video and minutes for that meeting. Mayor Brennan said going back to the meeting before that, he told Mayor Brennan he had talked to other people about the fire department and what was going to happen with the #2 VFD. Councilman Votedian said he did indeed remember the conversations with those people and that he never told Mayor Brennan not to worry about it. Mayor Brennan said even Councilman Tichon said he wasn't at that meeting, Councilman Votedian said there wasn't a meeting. Councilman Tichon said he probably wasn't there and Councilman Votedian said it wasn't a meeting. Mayor Brennan asked if it was a meeting or wasn't it and Councilman Votedian said it was just talk amongst a few people. He said there hasn't been a meeting because nothing has been done yet. Mayor Brennan said that is another reason why a decision shouldn't move forward. Councilman Votedian asked why there would be a

meeting before the decision. What if the deal falls through? Mayor Brennan said he didn't say anything bad about him and Councilman Votedian asked how it looks when a fireman watches that video and the Mayor is saying that he said, "don't worry about the fire department". Mayor Brennan said, "you told me you were working on a plan and for me not to worry about it." He said he is worried about it because he thinks a plan for the fire department should be a plan in place before we move out of the current building. Councilman Votedian advised he is concerned about it as well and he wants the statement removed from video and minutes. Mr. Kasiorek advised he cannot remove anything from the video as he was told never to remove anything per instructions from Solicitor Evashavik. Mayor Brennan asked to give Kevin Ondo the floor to tell Council about two junior fire fighters, 17 and 14 years old, who were first on scene at a recent accident. He asked to give credit to Chief Pletsch for mentoring these young men and the number 5 fire station. He also asked Mayor Brennan to present recognition to the two fire fighters and their mentors. He advised they are Munhall Police Officer David Smoley's sons. He again asked Mayor Brennan to give the two firefighters a commendation. Mayor Brennan agreed and said we need more young people like this in our Borough.

**Solicitor - Solicitor** Evashavik advised he has completed the ordinance regarding the rezoning on 9<sup>th</sup> and 10<sup>th</sup>, the rezoning map has been submitted to the planning committee for the County. Once he hears back from the committee, the next step will be to motion to advertise, notice to all residents included in the zone will be sent and ending with a vote at a Council meeting via a public hearing.

**Manager – Mr.** Varhola advised he was in court all morning regarding the settlement of 210 Washington Street. He advised there is a resolution to the 2013 IRS tax issue.

**Engineer – Mr.** Lampark stated the Harvey Street Extension and Shady project bids were opened, there were 6 bids, on October 8<sup>th</sup> and Creative Enterprises is the low bid at \$141,805.00. The catch basin replacement project bid was won by Creative Enterprises as well, there were 4 bids, at \$54,255.00. \$40,000 will be grant payment from the County and the Borough will pay the remaining \$14,255.00. They have also submitted an application for a grant for \$177,000 to install

some drainage improvements, some paving and bioswales on Boone Way and Dickson Street. He wanted to provide some insights for a couple of Mayor Brennan's concerns. He said the differences from one report to the other are because of the amount for the current building is for the complete finishing of the entire building and the Willis Center is essentially completing one floor with the additional floors being roughed in with floors, walls and mechanical. Also, the addition of the 15,000 sq. ft. addition could get vetted during design. He said during his visit to the current building, he spoke with the police and administration and he feels the space is tapped out. There would need to be an addition added in order to stay in the current building and the 15,000 sq. ft was to expand. Colin advised he wanted to present Council with a conservative number and that's why he included that amount in the report. He again said when they enter the design phase, they may figure out they don't need that much space or none at all. He said the fire proofing amount is determined by the international building code which has sections dedicated to fire protection and that the use class is what determines the proofing. He states that municipalities are classed as A which is assembly group but there will be office spaces and those will require different classification. Once all of that determines if sprinklers are needed. He sees that there will be sprinklers needed in some areas but not all. He deferred to Chief Pletsch for corrections if he is wrong. He said the mechanical cost in his report should cover the sprinklers, but his rough cost is \$3 a sq. ft. for a retro fit job. Chief Pletsch said it's more like \$9 a sq. ft. He said fire proofing will need to be figured out. He also advised the asbestos report was done by a state certified tester and there was a discussion with Mayor Brennan about the floor tiles. A resident asked if the decision about the building is for Council only or if it is for residents to decide as well. President Falce advised his job is to move the meeting along properly. He advised her to hold her question to be asked under items for consideration.

**Public Works Supervisor** – Not Present. His report was submitted.

**Police Chief** – Chief Campbell read some of the statistics from his submitted report and discussed the recent active shooter training at the high school. He thanked Chief Pletsch for his help with the mass casualty part of the training. He advised all the surrounding Police and EMS groups participated and he thanked everyone. President

Falce advised he heard reports of excellence regarding the training. Chief Campbell said other schools are interested as well as the Waterfront.

**Fire Chief** – Chief Pletsch thanked Mr. Ondo for recognizing the two Jr. Fire Fighters and leadership but this is something that is done for the future of the area and advised the two fire fighters were part of a long family history with the fire department. He read some stats from his submitted report. He also thanked Lenny Coles for his work with the youth and lunch with a fire fighter. Councilman Votedian asked to recognize Lenny at a future meeting. Lenny advise how much he loves the work and said they will be going to the senior high-rise for work with the “recycled teenagers”.

**Code Enforcement Officer** – Report submitted.

## **VI. Public Comments on Agenda items:**

Jim Barca – Motion #8 – He feels the reports from Hatch is “lopsided” and no one should be paid for the reports. He said a professional estimator will know those numbers aren’t correct. He said that Mr. Varhola stated how easy it will be to demo the building and that the interior of the building is masonry and plaster just like the current building. Engineer Lampark disagreed and said it is not. Mr. Barca said, “It isn’t?” and Mr. Lampark advised it is a steel frame building with interior walls of gypsum. Mr. Barca feels the materials and design of those materials would be considered heavy demolition. He feels the Borough would have to gut the building. He advised in the current building there would only be some work on the outside of the building and interior work. He feels Willis Center is far from the energy code and would need to be brought to code. He also said a full sprinkler system should be installed whether in the new building or current building. He discussed the differences between the old and new building. President Falce advised he is not discussing agenda items. Mr. Barca said he would come back, and he feels there is not full disclosure. He feels they should entertain bids to build new.

A resident asked about how the new building would be paid. Borough Manager advised the Borough would float a bond for new building and there would be no increase in taxes. He said if we renovate the current building for 9 million dollars would cause taxes to be raised. Mayor Brennan interjected saying the current building numbers are not correct and he wants to see corrected numbers before making a statement about raising taxes. He said there doesn't need to be a 15,000 sq. ft addition so the numbers are not correct. Mr. Varhola said he remembers Mayor Brennan saying that there needs to be an addition up above the police station. Mayor Brennan said he misheard, and he never said that.

Donna Dreshman – Motion 1 what is it? Manager Varhola explained hiring Cohen to write a new agreement for Comcast making sure the Borough is getting the maximum amount for the agreement. They will also audit the past payments to make sure we have gotten what we should have. They specialize in these agreements. Motion 2, 3 and 4 – Ask if all three would be hired now. Mr. Varhola advised all three are needed at this time. She asked if any will be CDL licensed? Mr. Varhola advised one has a permit. Motion 5- What was it for? Mr. Varhola said for every parcel owned by the Borough. Motion 8 – It is only for an extension. Mr. Varhola confirmed. She asked if they can vote on it during the next meeting or December meeting. She asked if they will advertise for a special meeting. President Falce said he doesn't see a special meeting happening. She asked after motion 12 and 13, what the balance would be? Mr. Varhola said \$2,150,727.82. She questioned the (\*) on the list of monthly totals and Mr. Varhola said because we received money from PennDOT that was passed through to Faciano for SRTS project. She questioned Mr. Lampark about the grant for Boone and Dickson and if it would alleviate the problems there. He said it is supposed to. ‘

A resident asked about motion 6 and if there is a list of catch basins. Mr. Varhola advised there is.

A resident asked if the original TCV agreement could be posted on the website. Mr. Varhola advised if Council is okay with it, he is okay with it. He also asked for spacing needs for the current building.

Colin Lampark advised he provided a 50,000 ft view of what the cost would be for this building and the Willis Center. He said when the design is involved, it will be a 120-page document. The resident asked if there is a reason why additional space is needed. President Falce advised of the Police space. Chief Campbell advised they need evidence storage, document storage (he advised of how long some documents need to be stored), he advised they need an evidence processing space as it is currently processed in the same space the officers are typing a report and then eating their lunch. He said it is irresponsible for us not to get additional space. He advised he doesn't care where it is addressed, it needs to be addressed. The resident asked what kind of square footage he needs. Chief Campbell advised they haven't measured out the space needed. He also advised about the furniture being hand me downs from other areas and the Willis Center. He advised that there are things they need that other departments have such as soft cells for juveniles. Councilman Ballas asked about cleaning their weapons. Chief Campbell said they have a safe to store them that they bought online. He talked about mice going through the building and that the space is just not conducive to a professional police environment. Mayor Brennan advised he agrees they need space. He and Chief Campbell talked about a new garage to process vehicles that are impounded. Chief Campbell once again said he didn't care where it is, but they need a better environment.

A resident said the police and fire are the life lines of the Borough and is sorry it has taken this long to open communications. She said everyone can work together and work things out. She said that the current building should not have gone on as long as it has. Mayor Brennan advised no maintenance has been budgeted for the building upkeep.

Kevin Ondo asked if there is a set number about how many people can be on a board or committee. Solicitor Evashavik advised it is in the planning code. Mr. Ondo advised he would like to ask Mr. Barca be reinstated back to the planning commission. Solicitor Evashavik advised the positions are currently filled but may come open in the future. Mr. Ondo asked Council again to reinstate Mr. Barca when a seat becomes available.

Lori Brennan said that during the Workshop meeting she didn't intend to be rude or malicious regarding Mrs. Ballas and Ryan McConnell being on the planning commission together. She said Mrs. Ballas misunderstood her and that the residents didn't know about the Batch Foundation project. She stated they, the residents, have found out more over the last week, since the Workshop meeting, than was known before. She feels they should have known about it all along. She said no one has seen contractor plans and that since Dave Cannon decided to call it a school, the planning committee doesn't see anything. Dave explained the process for the plans. Mrs. Brennan advised if it is a school it goes through one set of standards but if it is something else it would go through another set of standards. Mr. Cannon explained again that it is an educational facility and the closes thing he can go by for the code process is a school. Mrs. Brennan said except that it will house a gymnasium and Mr. Cannon said that would be an educational facility with recreational use. Mrs. Brennan advised that none of the public know this information. Mr. Cannon brought up the fact that Roth Carpet is building an addition, but no one is asking about that. Mrs. Brennan asked if it was on West Street next to the Borough building. Mrs. Brennan said it would just be nice if they knew about these things. She again said she meant no disrespect to Mrs. Ballas but because they didn't know anything about the project...Dave Cannon stated again that they came in front of planning and Council with their presentation. He stated that the Borough advertises every month that there will be a meeting. Mrs. Brennan said the point is if you come before planning, you are on the planning commission and you work for the company who is asking for permission, that is a conflict and if you and your mother in law are on the planning commission, you should tell someone. She read a section of the guidelines regarding the commission about conflicts. She said they are getting that now, but the commission didn't get that two years ago when the Batch Foundation came before the commission. Mr. McConnell stated he did, and he refrained from the vote. Mrs. Brennan advised that this was only regarding the lot consolidation and Mr. McConnell advised they only came before the commission regarding the lot consolidation. They didn't, and didn't have to, come before the commission as he was directed at the meeting where they presented Council with their presentation. They were instructed they

did not need to go to any other committee, commission or board. Mrs. Brennan said reminded him he had said there were no plans at that point and Mr. McConnell advised there weren't any plans. Just a presentation. She said that plans are what the borough should be reviewing before construction begins in February. Dave Cannon reminder her that there would be a third-party inspector who will stamp the plans as well as an architectural engineer. Mrs. Brennan stated they are saying they are starting construction in February. Dave explained the length of time it takes for each process. President Falce confirmed with Mr. McConnell that they could not go public with plans until now because they were not funded as they needed to be to go public. Ryan confirmed it is 70%. Dave said if they get their plans together in November they could possibly start in February. Mrs. Brennan said if they meet all their requirements for parking etc. Mr. McConnell agreed and said that he is leaving that up to the architects. There was a discussion about parking spaces. Mrs. Brennan said they are receiving money from other school districts like hundreds of thousands from East Allegheny School District. Mr. McConnell was surprised by the comment and said they are not. He said they are not a school and they are only a facility that Steel Valley uses. He said the teachers do not report to him or his boss. They only report to the administration at Steel Valley. They get zero funding from any district. Not one penny.

President Falce thanked the Batch Foundation for their presentation.

## **VII. Items for Consideration:**

1. Motion to approve agreement to hire Cohen Law firm for negotiation of Comcast Franchise Agreement for \$7900.00 and to perform audit for past charges and fees for \$4900.00.

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



2. Motion to approve the hiring of Christian Miller as a public works employee with a salary and benefits, pursuant of the collective bargaining agreement, pending pre-employment background check and drug and alcohol testing.

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

3. Motion to approve the hiring of Patrick Grzyb as a public works employee with a salary and benefits, pursuant of the collective bargaining agreement, pending pre-employment background check and drug and alcohol testing.

**Motion: Councilman Petruzzi; Second: Councilman Ballas; Vote: Unanimous**

4. Motion to approve the hiring of Tim Augustine as a public works employee with a salary and benefits, pursuant of the collective bargaining agreement, pending pre-employment background check and drug and alcohol testing.

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

5. Motion to approve payment in the amount of \$5620, to Industrial Appraisal for an industrial appraisal.

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

6. Motion to accept bid from Creative Enterprises of \$54,250.00 for Catch Basin Replacement project which \$40,000.00 will be paid through CD 44 grant administered by the SRCOG.

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

7. Motion to accept bid from Creative Enterprise Corporation for \$141,805.00 to complete the Shady-Harvey Ave extension project

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

8. Motion to approve agreement to extend the deadline to accept Willis Center properties until December 31, 2018.  
**Motion: Councilman Ballas; Second: Councilman Votedian; Vote: Unanimous**
9. Motion to advertise for Borough of Munhall Stormwater Ordinance 1591.  
**Motion: Councilman Tichon; Second: Councilman Petruzzi; Vote: Unanimous**
10. Motion to approve Resolution to request CDBG funds of \$104,125.00 and designate Steel Rivers Council of Governments as officiate to file application.  
**Motion: Councilman Votedian; Second: Councilman Tichon; Vote: Unanimous**
11. Motion to approve the September 19, 2018 minutes.  
**Motion: Councilman Tichon Second: Councilman Ballas; Vote: Unanimous**
12. Motion to pay bills for the period September 19<sup>th</sup> thru October 16<sup>th</sup>, 2018, summarized as follows:

Administration	\$	22,251.63
Police:	\$	106,102.73
Fire:	\$	44,773.49
Health & Sanitation:	\$	112,228.05
Public Works:	\$	373,973.40*
Recreation:	\$	7,586.37
Miscellaneous:	\$	<u>498,914.54**</u>
<b>TOTAL:</b>	<b>\$</b>	<b>1,165,830.21</b>

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

\*Includes \$198,469.38 for paving to Michael Facchiano Contracting and  
 \*\*includes \$168,333.58 for the US Treasury and Secretary Wirth advised \$323,174.37 for Pension MMOs.

13. Motion to approve Payroll for the period of Sept 6<sup>th</sup> and 23<sup>rd</sup>, 2018 as follows:

2018: Sept 6	\$ 128,821.89
2018: Sept 20	<u>\$ 133,616.55</u>
<b>TOTAL:</b>	<b>\$ 262,438.44</b>

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

**Other/Additional Matter(s):**

**VIII. Adjournment: Motion: Councilman Votedian; Second: Councilman Tichon; Vote: Unanimous**

  

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**Robert Falce – Council President**