

**Borough of Munhall**  
**Virtual - Regular Council Meeting Agenda**  
**Wednesday, September 16, 2020 7:00 P.M.**  
**Meeting ID: 893 2521 5542 Password: 338529**

**I. Call to Order – Based on Governor Wolfe’s Disaster Proclamation, this meeting will be conducted via Zoom Cloud Meeting. – President Inglis called the meeting to order.**

**Roll Call: Councilman Falce; Councilman Fallon; Councilman Ondo; Councilman Petruzzi; Councilman Stein; Vice President Votedian; President Inglis – All present**

**II. Public Comments on Items for Consideration – Questions were submitted prior to the meeting via email to the Borough Secretary. President Inglis will address, or appoint someone else to address, any questions submitted.**

Maureen Fry of 125 West Virginia Avenue asked for an update on the new building. Manager Joe Varhola advised the construction started on Monday, September 14, 2020. She asked if there is a timeline for completion and Joe Varhola said one year. She asked for the amount spent to date and Mr. Varhola said \$1,134,006.60 and it was spent on abatement, demolition of the interior as well as architectural and engineering services. She asked what the final interest rate on the bond issues. Mr. Varhola said the current interest rate is 1.85%. She asked for the payment amount and schedule. Mr. Varhola advised the first payment will be in December 2020 and will be 2 times a year (December and June). The payment amount will be \$250, 210.34. Mrs. Fry asked what streets were paved, resurfaced or black topped and how much was done at each site. Mr. Varhola said work was done on Main Street, Marion and seven alleys. Mrs. Fry asked for the tonnage and cost of the jobs. Mr. Varhola advised the Public Works department worked on all the alleys and the bills for Main Street and Marion are still coming in. Mrs. Fry then asked if the Borough receives money for advertising at West Field or Campbell Field. Joe Varhola advise we do not receive funds for advertising on West Field and the Borough does not manage Campbell field. Mrs. Fry then asked about the posting of the agenda on the website. She has concerns of timely posting. Manager Varhola advised it can be posted earlier with the knowledge that there may be updates if something needs to be added. He advised Councilmembers can add something to the agenda at any time. She then asked why she can not ask her own questions on the Zoom meeting instead of the Borough Secretary reading her questions. Manager Varhola advised the Borough is following suit with other Boroughs.

David Kasiorek of 4123 Harvey Avenue asked if anyone has spoken to surrounding Boroughs on plans to safely reopen the meetings to the public. Mr. Varhola advised most municipalities, as well as Allegheny County, are meeting via Zoom.

He advised the Borough does not have a place large enough to meet safely with social distancing. Mr. Kasiorek then asked about the safety of students crossing West Street once the Best of the Batch building is complete. President Inglis asked Mayor Brennan to address the question as it will have to do with student crossings. Mayor Brennan advised if students are crossing, they will need to have a crossing guard there but also added that he was advised this is not a school building and that classes will not be held there. Mr. Varhola advised no one from Best of the Batch has contacted the Borough regarding this issue. Mayor Brennan advised if there are students there, we will need to address the need. He also advised he will need to know specific needs from the foundation before anything takes place. Mr. Kasiorek asked about plans, and the cost of those plans, for the fire department located in the current borough building. Mr. Varhola advised Councilman Votedian has been in discussions with the fire chiefs and the plan is a work in progress. Councilman Votedian confirmed the discussions are still happening. Chief Ed Pletsch advised he would be typing a bullet list and plan to present to Council. Mr. Kasiorek then asked about the reurfing of West Field and where the money will come from. President Inglis advised the timeframe to reurf a baseball field is 10-12 years.

Lisa Ceross of 410 W Miller Ave asked what is happening on West Run Road near Campbell Field. Dave Cannon advised PA American Water is using this private lot to store equipment and supplies for near by projects. She then asked how long a building or home improvement permit is good for. Dave Cannon advised the permit is good for 5 years and if the project is not complete within that 5 years, they can reapply for another 5 years. She then asked about West Marion and Oliver and said it is a disgrace. Dave Cannon explained the fire marshal cleared the house in 2016 and his building permit did not start until after the clean out of the house. Mayor Brennan stated he feels 5 years is too long for a building permit. Dave Cannon advised this is set by the state and is set by UCC. Mayor Brennan said he would like to see the information. Mrs. Ceross asked about the lines on Main Street. She advised with school in session, this should be a priority. President Inglis stated he spoke to Mr. Varhola about contacting Allegheny County about the lines. Mrs. Ceross asked about litter and trash within the Borough giving an example of the wooded area beside Park School and Oliver Street. President Inglis addressed Mayor Brennan and advised it is a Police matter if there is illegal dumping. Mayor Brennan asked Becki Wirth if she has received complaints about this issue at the Borough office. Mrs. Wirth advised no. Mayor Brennan said the property beside Park School may be school district property. Manager Varhola advised the Borough does receive calls about dumping but the callers do not want to call the police when they see it. He advised the police can not investigate if people do not call when they see it happening.

Emma Carter of 400 block of 12<sup>th</sup> Ave advised Council of the problem in her area with "slum lords and their tenants". She stated they have complained at Council meetings and called the Police on several occasions. The Police will come, and the issue is resolved for that visit but starts again the next day. She advised she

has spoken to Code Enforcement and he advised he can not write the incident up without notification from the Police. Mayor Brennan advised at the time of the 3<sup>rd</sup> call there should be action taken by Code Enforcement. Dave Cannon advised it must be 3 calls within a 6-month period. At that time, he can ask the landlord to start the eviction process. He advised the last time he received anything on the property that Mrs. Carter is referring to, was 2018. President Inglis advised Dave that he and the Police Department will need to work hand in hand on this issue. Dave and President Inglis discussed what the ordinance says about quiet time and Dave said it is currently 11pm to 7am. President Inglis advised some have the time set for 10pm. Dave said the time can be changed to 10pm. They then discussed the process for a written complaint from the Police Department and something like loud music. Mrs. Carter then stated that she feels there only being one person in the Borough Code Enforcement department is inadequate for the size of the Borough and invited Council to walk the 400 block of 12<sup>th</sup> Ave. President Inglis advised West Mifflin is much bigger than Munhall and they only have one Code Enforcement official. Dave Cannon advised he drove to the area and agrees there is allot of litter there. He said he sent letters to several property owners in the area. He and President Inglis discussed several streets that have litter issues.

Leah Kozak of 442 E 10<sup>th</sup> Ave voiced her concerns about the stop sign at 10<sup>th</sup> and Margaret Street. She is concerned about people not stopping at the sign. Mrs. Kozak states that cars can be seen speeding down the street. She is asking for an updated stop sign or additional signage be added for the safety of children and adults who frequent the neighborhood. Mayor Brennan advised he has not heard from Mrs. Kozak and stated he immediately addresses all calls regarding issues such as this with extra duty Police cars for a week to two weeks. He said he has never heard from Mrs. Kozak and the first thing she needs to do is contact her Mayor to allow him to try to help. He said it is hard to enforce what you are not aware of. He stated now that he is aware of the situation, he will address it with the Police department. Mrs. Kozak then asked about the paving project in Munhall and said she has not seen any streets in her neighborhood paved. She voiced concerns about damaged streets and potholes in her neighborhood and is asking if the paving project is still being done. Manager Varhola advised Peoples Gas and PA American Water are also doing projects in that area and the Borough is waiting until their projects are done to move forward with Borough paving. He advised the Borough has not seen their plans yet and that must be done before moving forward with paving for 2021 and 2022. This coordination happens so the Borough is not spending money to pave roads that the utility company comes behind and tears up for their own project. Vice President Votedian commented on the speeding at 10<sup>th</sup>. He said there is speeding on every street in the area. He stated he has complained to the Police but is told they cannot spend time sitting in one area as they are busy. President Inglis told Vice President Votedian that Mayor Brennan said he would be taking care of the situation. Mayor Brennan then asked Vice President Votedian to call him whenever the situation happens so he can send the Police to address the issue.

**Mayors Comments** - Mayor Brennan asked Solicitor Evashavik about the process to acquire a piece of property, for a resident who lives in West Homestead and has a piece of property that butts their property, but it is in Munhall. He said they would like to combine them to one lot but is not sure how since they are in different municipalities. Solicitor Evashavik referred the resident to the Allegheny County Vacant Property Recovery Program for an answer. He advised the County will have to make the decision if they will allow him to consolidate to one parcel. Mayor Brennan said the resident has the okay to buy the property, but he will refer him to the County to find out if he can combine the lots. Engineer Colin Lampark advised to have the resident talk to a surveyor. Solicitor Evashavik advised even if he combines the property, part of his taxes would be paid to West Homestead and part to Munhall. Mayor Brennan then advised he would like to see a double line on Main Street. He also said he would like to see speed humps installed in some of the neighborhoods. He is waiting for feedback from Council and the Borough Manager on these issues. He feels they work and will slow people down in the neighborhoods. He said this is the third meeting in a row he has asked about the lines on Main Street. He then said about a month ago he advised Council, and Public Works, that there are 5 lights out on Main Street. He asked Mr. Varhola to speak to Mr. Biscey to make sure those lights were fixed. Councilman Ondo advised he spoke with a Duquesne Light representative who was working in his area and was told they are doing surveys on the lights to replace them with LED lighting in September or October. Manager Varhola advised he applied for 39 LED lights that will be replacing old lights. He advised the Borough will only pay \$109.00 for each light replacement. Mayor Brennan then advised he has received calls about the new paving on Ravine Street being torn up and asked who is doing the current work. Mr. Varhola advised he thinks it is Peoples Gas. Dave Cannon advised he is not sure if its Peoples Gas or PA American Water. He remembers seeing allot of debris and water on the road and he thinks it is an emergency repair by PA American Water. Mayor Brennan asked for follow up with whomever it is so that the street is repaired properly. He then wanted to address some of the items that were sent in by the public. He agreed with Mrs. Fry that the agenda needs to be made public earlier than recent times so the public has a chance to ask questions on agenda items. Manager Varhola advised he agreed to do so with the idea that it may be updated Monday or Tuesday. And the Mayor agreed and stated there can be a disclaimer that says the agenda may be updated up to and including the meeting day. Manager Varhola added that no one asked a question about an agenda item. Mayor Brennan advised he feels the current policy does not work and that there was a question about the Willis Center. He feels that their first amendment right is being impeded upon. He challenged Council and feels it is not right that residents can not ask questions live on the Zoom meetings. Councilman Ondo advised he spoke to Council about staying on Zoom meetings to address public comment in the past. Mayor Brennan challenged Council to allow the residents to speak on the Zoom meetings. He feels that President Inglis is wrong for shutting the meetings down at the end. President Inglis advised there will be a workshop in October. There was a discussion about the number of public meetings held in 2020 and the pandemic. Mayor Brennan feels there is plenty of

room for social distancing in the fire hall. He advised Homestead and West Homestead are both having live meetings. Mayor Brennan went on to ask for an explanation of the Willis Center construction costs in Motion 6. Engineer Lampark advised of ECA testing including ground penetrating scans. He advised they were required as part of the architects' design. Manager Varhola explained the breakdown. Mayor Brennan asked if the work has started. Manager Varhola and Engineer Lampark both confirm the project is mobilized and started on Monday. Mayor Brennan asked if there will be updates as the project moves forward. Colin advised there was a preconstruction meeting the prior week on Thursday and attended by President Inglis, Councilman Petruzzi and Councilman Fallon. He advised there will be weekly progress meetings and he has committed to Council that he will distribute an update to them monthly. The update will be submitted along with the monthly invoices detailing work by the contractors. Mayor Brennan asked for copies as well and stated he would like to have been invited to the meeting. Manager Varhola advised he was invited via email. Mayor Brennan stated he does not see or answer all his emails all the time. He asked that Mr. Varhola call him and let him know about meetings. He reiterated that he would like copies of construction costs as the project moves forward. Engineer Lampark advised he would put together the distribution list. There was a discussion about emailing or calling for contact.

### **III. Items for consideration:**

1. Motion to approve subdivision of Atlas Estates property at E 11<sup>th</sup> Avenue, parcel 130-M-365, which has been recommended by the Borough Planning Commission, conditioned upon approval by the Borough Engineer.  
**Motion: Councilman Petruzzi; Second: Councilman Fallon;**  
**Question on Motion:** Vice President Votedian wanted the Borough Engineers take on the plan. Colin Lampark advised he has not looked at the plan, but the motion is contingent on his final approval. There was a discussion about possibly tabling the motion, but Councilman Fallon reminded everyone that it was tabled in August. President Inglis addressed Councilman Ondo as he is on the planning commission and Councilman Ondo advised he was not in attendance at the meeting. President Inglis called for a roll call vote.  
**Roll Call Vote -**  
**Councilman Falce: Yes**  
**Councilman Fallon: Yes**  
**Councilman Ondo: Yes**  
**Councilman Petruzzi: Yes**  
**Councilman Stein: Yes**  
**Vice President Votedian: Yes. Noting conditions are met.**  
**President Inglis: Yes**

2. Motion to advertise for bids on Main Street Storm Water project that will be subsidized through a grant.

**Motion: Councilman Stein; Second: Councilman Falce;**

**Question on Motion:** Mayor Brennan asked what the project is. Engineer Lampark advised it is the Small Water and Sewer Grant that has been awarded. Manager Varhola advised it is a storm sewer and a line that needs placed across from Piscis because of flooding. Engineer Lampark explained there are two phases to the project and gave details of those phases. Councilman Ondo asked if there is a cost for overrun and Mr. Lampark advised Council will need to authorize him to scope the project first to figure out cost covered by the grant and local cost. Manager Varhola clarified the motion. Mayor Brennan asked if there are drawings of the project and Mr. Lampark advised there has been no effort into the project outside of the grant application. There were conversations about the location of the project.

**Vote: Unanimous**

3. Motion to approve Resolution 2020-4, VPRP on parcel 133-H-125 requested by Allegheny County Vacant Property Recovery Program.

**Motion: Councilman Falce; Second: Councilman Petruzzi;**

**Question on Motion:** Councilman Stein asked for clarification on the property. It was confirmed the property is on Caroline Street.

**Vote: Unanimous**

4. Motion to transfer \$20,489.20 from the Municipal Building Capital Fund to the General Fund for expenses at 1860 West Street.

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

5. Motion to approve the minutes for the August 19, 2020 meeting.

**Motion: Councilman Falce; Second: Councilman Fallon; Vote: Unanimous**

6. Motion to pay bills for the period August 19<sup>th</sup> through September 15<sup>th</sup>, 2020 summarized as follows:

Administration	\$ 25,737.78
Police:	\$ 80,127.10
Fire:	\$ 15,951.63
Health & Sanitation:	\$ 34,583.74
Public Works:	\$ 161,016.39*
Recreation:	\$ 6,351.77
Miscellaneous:	<u>\$ 38,333.01**</u>
<b>TOTAL:</b>	<b>\$ 362,101.42</b>

**\*Includes \$61,229.18 for Vehicle expense and \$57,767.45 for paving/road repair/road maintenance.**

**\*\*Includes \$35,735.28 for Willis Center construction and \$2400.00 for Willis Center professional expenses.**

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

7. Motion to approve Payroll for the period of August 20<sup>th</sup> and September 3<sup>rd</sup>, 2020.

2020: August 20 <sup>th</sup>	\$ 129,902.75
2020: September 3 <sup>rd</sup>	\$ 125,791.06
<b>TOTAL:</b>	<b>\$ 255,693.81</b>

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

President Inglis advised Mayor Brennan that Becki will be keeping the Zoom meeting open after the adjournment. Mayor Brennan thanked him.

Councilman Ondo asked Manager Varhola for the names of the 7 alleys that were paved. Engineer Lampark advised Bell Way off of West Run Road, Gold Way off Alberta Street, Peach Way off Alberta Street, Jacob Way between Trautman and Emerson, Mifflin Way off of West Run Road, Cecil Way (Botsford to McWhinney), Palm Way (Superior to Center), part of Marion Street from Oliver to West Run Road and Charles Street Extension.

Councilman Stein gave a finance update. He stated the revenue was \$764,971.00 and expenses of \$709,672.00 with a net of a little over \$50,000.00 therefore the current work to keep the cost to revenue is working as we approach the 4<sup>th</sup> quarter of the year. He also mentioned the last tax increase as being in 2009 and discussed the increases in local utilities over the same 11-year period. He states this is a testimonial to the people in position now and in the past that have this has not happened for a long time. He is not advocating for a tax increase and he does not want a tax increase but is simply mentioning that other bills have increased but Borough taxes have not. He does not feel that it is a fair understanding of the whole process when someone gets upset at the mere mention of a tax increase.

Councilman Falce thanked Bob Biscey for going to Trautman Field after hours to assist with a light issue. He also thanked the Mayor and Chief Campbell for their assistance with kids causing trouble at Trautman Field.

Vice President Votedian asked if the triangle by the library will be paved this year. Manager Varhola advised he did not think so. Mr. Votedian advised it was put off last year and again this year. Manager Varhola advised they received a bid, and it was much higher than they anticipated.

Councilman Ondo reminded Manager Varhola that they had spoken about Pansy Way and that he thought there was supposed to be a bid on it. He also asked if Mr. Varhola investigated the oil and chip. Manager Varhola asked Mr. Lampark to comment. Engineer Lampark advised oil and chip is like micro surfacing and Munhall streets are not the best place for oil and chipping, but it may be an option in alleys if the alley is already in good condition. He feels the alleys need to be milled with base repair. He said oil (tar) and chipping is a maintenance application. Something that is used for alleys or streets that were paved 10 years ago and the road just needs to be preserved. Some Munhall alleys and roads have not been touched in 60 years, are like the moon surface and need more attention than oil and chipping. Councilman Ondo asked Mr. Lampark the cost difference between paving and oil and chip and Colin said (not holding him to the information) he would say it is about a quarter of the price. President Inglis stated again that the road would need to be in good shape. Manager Varhola advised micro surfacing can be done if the road is milled first. Colin advised that is what was done on Woodhill Drive. Councilman Ondo advised he needed to know and hoped the residents that were inquiring were on the call and heard him ask. Mr. Lampark advised that Public Works has skilled crewmembers that can work on paving alleys once the milling is done. He said there have been conversations about building this into the paving projects for 2021. Manger Varhola advised they have spent 5 times the amount on paving over the last 5 years than was in the previous 4 or 5 years. Colin agreed and said the Borough has spent 1.6 million on paving and including Safe Routes to School and the Borough has spent 1.3 million on Main Street and this is 10 times what was spent in the last 8 years. He also advised there has been a catch basin replacement project for the last 4 years as well as the Shady Avenue project and several storm water projects.

Mayor Brennan asked about Ray Bodnar Way. He wants a discussion about what is being done. President Inglis advised he agrees, and they will let him know.

#### **IV. Adjournment:**

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

  
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**Harvey Inglis – President of Council**