

**Borough of Munhall
Regular Council Meeting Agenda
Wednesday
February 21, 2018 7:00 P.M.**

- I. Call to Order - President Falce**
- II. Pledge of Allegiance – Becki Wirth**
- III. Preliminary Announcements - President Falce asked for a moment of silence for Florida's Parkland School**
- IV. Roll Call: Councilman Ballas; Councilman Inglis; Councilman Petruzzi; Councilman Stein; Councilman Tichon; Councilman Votedian; President Falce. All in attendance.**

NOTICE TO ALL PUBLIC SPEAKERS ADDRESSING COUNCIL

- COMMENTS WILL BE LIMITED TO THREE MINUTES
 - MUST AVOID REFERENCES TO PERSONALITIES AND PERSONNEL RELATED ISSUES.
- V. Speaker(s):**
- **Judith Wilkinson** – 622 E 17th Avenue -Neighboring property – Advised owner of 620 E 17th will be selling the property and she intends to buy and restore it.
 - **Cindi Thompson** - 828 Hall – Not in attendance but Borough Manager Varhola advised of the demolition of 820 Hall through a disaster declaration.
 - **Mayor Brennan** – Mayor Brennan recognized Tom Burke for 58 years of service to the country and Munhall Borough.

VI. Reports from Borough Officials:

Mayor –

Discussed 820 Hall Street and thanked those involved. Thanked Representative Austin Davis for attending, and Homestead Park United Methodist church for accommodating his Town Hall Meeting. Advised he is forming a Mayors Advisory Board.

Solicitor – No report

Manager – Gave update on demolition of 537-539 E 9th Ave. Asked Council for a motion to approve the payments and demolitions of 820 Hall Street and 537-539 E. 9th Ave.

Motion to approve the payment of \$8000 to Stash Trucking for emergency demolition, and payment of \$1895 to Blystone Tree Services for emergency tree removal, at 820 Hall Street.

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

Motion to approve the payment of \$39,500 to Shaft Trucking for the demolition of 537-539 E 9th Ave.

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

Engineer –

Discussed 2018 Paving and demolition projects. Bids should start in March or April. Working with DEP on MS4. Talked about Dixon Street (Boone Way) and the possibility of grants for the project. Councilman Inglis asked when the Safe Routes to School project will begin and was advised it should begin in April.

Public Works Supervisor – Report submitted. Councilman Votedian asked about the effectiveness of cold patch. Mr. Bicsey advised it is only a temporary fix.

Police Chief – Report submitted. He advised all applications for handicapped signs have been approved by his office.

Fire Chief – Report submitted. Advised Munhall will be hosting the Allegheny Firefighters Convention for 2018. Will begin June 17 with a memorial mass at St. Therese. They will have various things going on throughout the week and will finish out the convention with the Fireman's Parade on the 23rd at 4:30 pm ending at the high school. They have coordinated with St. Therese's fair.

Code Enforcement Officer – Did and inspection, per request from Councilman Petruzzi, of all ball parks throughout the Borough to look for safety concerns. There were discussions about several parks.

VII. Public Comments on Agenda items:

Mayor Brennan – Motion 2 – Questioned the sale of the property and the taxes that will need to be paid if sold. A discussion between Solicitor Evashavik and Mayor Brennan took place regarding sale by motion vs. sale by resolution. Mayor Brennan advised he is working on a \$150,000 grant for a fence for the waterfront property. He advised he has environmental studies. He feels the property is worth more money than the bid offer and it is worth \$400,000. He talked to several groups who want to assist with development of the property. He advised President Falce is on board to step back and look at the value of the property. Solicitor Evashavik advised he is available to talk with Mayor Brennan at any time.

Maryann Dockerty, Venango Street – Voiced her concerns about motion 2.

John Ondo, Shady Ave – Voiced his concerns and thoughts about motion 2.

Matt Flarity, Ellsworth Ave – He is business owner in Munhall and wanted to voice his concerns about motion 2.

Steven Kovacik, 8th Ave - Talked about possibilities of usage of the Waterfront property.

Ron Mathis, Davis Ave – Discussed Andrew Carnegie and his concerns for motion 2.

Tamar Brown, E. 9th Ave – Discussed concerns about motion 2. Asking Council to allow the bid from Franjo laps.

Dawn Ondo, Shady Ave – Asked Council to discuss why they decided to sell and why Franjo. President Falce advised they wanted to test the waters and he is in no hurry to sell the property. States he feels \$125,000 is too low.

Dan Lloyd, 8th Ave - Munhall business owner. Discussed how he acquired the property and why and his concerns about motion 2. He wants to bring families to Munhall.

Kevin Ondo, Shady Ave – Asked the councilmen in favor of selling the waterfront property, to stand and explain why.

Councilman Stein advised the sale of the property was discussed at several prior Council meetings and that it isn't a sudden sale. He discussed the prior offers but when the RFP went out there was only one and that was Franjo's. He stated he isn't happy with the offer of \$125,000 but they must do what's best for the Borough. He mentioned the comprehensive study that took place and Council asked the group to look at the waterfront property as well. He said the study group felt it is not conducive for a park. He said they suggested Council use any grant money to fix the Boroughs current parks or the cost for those repairs will fall on the tax payer in the future. He discussed his original concerns with selling the property but said any money the Borough can get is good money. He talked about bringing jobs to Munnhall and that Austin Davis even suggested we do the same. Councilman Stein advised he would like to see park space within the Borough but does not feel this property is where the park needs to be.

Councilman Tichon stated nothing deceptive or underhanded has been done and that the Borough isn't in the business of owning property. He explained that it will be the Boroughs responsibility to maintain the park if the land is developed by the Borough. He doesn't feel the waterfront property is the place for a park. He discussed the other parks and green spaces within the Borough and feels the cost to build and maintain the park will be a burden on the Borough. He stated the tax revenue from the sale of the property would be good for the Borough.

Councilman Ballas stated the property is only worth what someone is willing to pay for it. He wants to add to the tax base in the Borough.

Councilman Inglis stated he would like to see a recreational facility on the property.

Christy Rubson - Wants Council to wait on sale? Advised of other companies coming in to the area. Councilman Faice advised he spoke to Austin Davis and asked him to let us know when other businesses are coming in to our area.

Lori Brennan, Woodhill Dr - Stated her concerns for how the sale of the property is happening. Discussed her concerns for monies that will need to be repaid if the sale goes through and she feels there are personal relationships with Franjo and if it were anyone else Council may have done things differently. She believes the Borough should own property and we can develop something to bring in families.

Steve Kovacic, 8th Ave - He feels Council should build something on the property that will bring people, thus tax dollars, to the Borough.

Tamar Brown, E 9th Ave – Asked about the net amount to the Borough after the sale of the property.

Kevin Williams - Advised about process to list the property with a commercial real estate company who will take on the listing and negotiate the sale. Solicitor Evashavik said the Borough code mandates, in addition to the first advertisement that has already been done, that it would first have to be listed the exact way it was listed the first time. If the Borough doesn't receive a satisfactory bid only then could it be listed with a commercial broker and said the property is only as valuable as the highest bid.

Mayor Brennan - States he feels the property should have been included in the original study and he feels it is a good property for a recreational area. He discussed once again the grant he is working on for fencing and again voiced his concern for selling the property. He feels it should be developed by the Borough.

Carol Sweats - Said she feels if the property is developed, there will be future money spent in the waterfront.

Patty Abraham - Voiced her concerns about the sale of the property.

Donna Perhacs - Advised she doesn't want Council to vote on the sale of the property.

Matt Flarity, Ellsworth Ave - Wanted to know plans, moving forward if Council doesn't vote on Motion 2 this evening. Solicitor Evashavik advised it would depend on the vote.

Brad Lloyd, John Street - States he moved here because Munhall is a great place to raise a family. Voiced his opinion about and concerns about the possible sale of the waterfront property.

Dave Kasior, Harvey Street – Concerned about the sale of the waterfront property.

Kevin Williams – Asked about possible restrictions with the use of the waterfront property. Solicitor Evashavik explained the original eminent domain process and the court order clearing of restrictions (all but the tax liens that will need to be repaid).

Donna Perhacs – Asking about the vote for motion 2.

Lori Brennan – Discussed possible law suit against Council if they do not move in the best interest of the residents.

Mayor Brennan – Asked for time to work with the property. Asked Council to vote for motion 1.

Councilman Petruzzi motioned to table motion number 2.
Motion: Councilman Petruzzi; Second: Councilman Ballas; Vote: Unanimous

President Falce – Thanked everyone for their order while voicing concerns.

VIII. Agenda Items:

1. Motion that Munnhall retains Waterfront property and seeks grants and business partnerships to develop.
Motion: Councilman Inglis; Second: Councilman Petruzzi; Vote: Unanimous
2. Motion to sell the Waterfront property to JLFL RE Holdings LLC for \$125,000.00
Motion tabled

3. Motion to approve the solicitor to contact the Attorney from (FAST) regarding an agreement to lease the Waterfront property.
Comment on motion by Solicitor Evashavik - This process would have a long way to go and the motion is inconsistent with motion 1. If the Borough want to see if FAST has a business plan and possible lease. It doesn't commit the Borough to the lease if he looks in to it. President Falce advised FAST can contact the Borough if they have a business plan. Solicitor Evashavik advised the offer might disappear. President Falce motioned to table this motion.
Motion to table motion 3: President Falce; Second: Councilman Petruzzi; Vote: Unanimous

President Steve Rosenski, Harvey Ave – Asked how residents are notified of meetings. President Falce advised of Workshop and Council meetings and advised the agenda will be posted on the website.

4. Motion to approve the purchase of the Public Works quad cab truck for \$48,026.00
Motion: Councilman Inglis; Second: Councilman Ballas; Vote: Unanimous
5. Motion to accept quote from CCSI to pave Superior St. from Kennedy to Main in the amount of \$8574.75.
Motion: Councilman Petruzzi; Second: Councilman Votedian; Vote: Unanimous

6. Motion to approve handicapped sign to be placed at 251 W. Marigold Street as approved by Officer Williams and Chief Campbell.
Motion: Councilman Votedian; Second: Councilman Ballas; Vote: Unanimous

7. Motion to approve handicapped sign to be placed at 159 W. Larkspur as approved by Officer Williams and Chief Campbell.
Motion: Councilman Votedian; Second: Councilman Stein; Vote: Unanimous
8. Motion to approve handicapped sign to be placed at 823 E 10th Ave as approved by Officer Williams and Chief Campbell.
Motion: Councilman Ballas; Second: Councilman Inglis Vote: Unanimous
9. Motion to approve a handicapped sign be moved from 2433 Perry Street to 2437 Perry Street as approved by Officer Williams and Chief Campbell. The resident at 2433 Perry is no longer living in the residence.
Motion: Councilman Inglis; Second: Councilman Votedian; Vote: Unanimous
10. Motion to approve the January 17, 2017 minutes. (This is a correction as the motion was read as December 20, 2017 minutes).
Motion: Councilman Ballas; Second: Councilman Petruzzi; Vote: Unanimous
11. Motion to pay bills for the period December 20, 2017 thru January 16, 2018, summarized as follows:

Administration	\$ 91,653.16
Police:	\$ 112,339.86
Fire:	\$ 38,018.66
Health & Sanitation:	\$ 50,248.36
Public Works:	\$ 287,247.16
Recreation:	\$ 129,785.16
Miscellaneous:	<u>\$ 217,323.30</u>
TOTAL:	\$ 926,615.66

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

Councilman Ballas asked for the remaining balance after payment of the bills. Borough Manager Joe Varhola advised approximately \$750,000. And President Falce advised Borough tax season is about to begin.

12. Motion to approve Payroll for the period of January 11th and 25th, 2018 as follows:

2017: Jan 11	\$ 133,184.49
2017: Jan 25	<u>\$ 156,471.42</u>
TOTAL:	\$ 289,655.91

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

13. Motion to approve appointments to boards and committees. (See Attachment "A" for names of those who submitted letters of interest)

Planning Commission – Two positions open.

Roll Call Vote(s)		Planning Commission
	Agnes Hogg	Councilman Ballas
	Agnes Hogg	Councilman Inglis
	Agnes Hogg	Councilman Petruzzi
	Agnes Hogg	Councilman Stein
	Agnes Hogg	Councilman Tichon
	Agnes Hogg	Councilman Votedian
	PJ Ostroski	President Falce

Munhall Municipal Sanitary Sewer Authority - One position open - President Falce asked all in favor of reinstating Jill Fleming- Salopek to the board. She is the only one who showed interest. The vote was unanimous.

Civil Service Commission – One position open - Nick Havrilla is the only applicant and the vote for his reinstatement was unanimous.

Steel Valley Enterprise Zone – 3 positions open – Steve Kovack is interested as well as Mayor Brennan and Councilman Inglis. Motion by Councilman Petruzzi; Second by Councilman Ballas and the vote was unanimous.

Police Pension Board – One position open - Darryl Parker and Don Beseny are both interested. Nick Havrilla advised Andy Votedian informed him he was not interested in being on the board any longer opening his position. Borough Manager Joe Varhola confirmed the same and said Mr. Votedian will be sending in a letter advising as such. President Falce advised because it is an advisory board the positions can be increased to include both Mr. Parker and Mr. Beseny. Motion by Councilman Petruzzi to add both

Mr. Parker and Mr. Beseny to the Police Pension Board. Second: Councilman Tichon;
 Roll call vote:

Roll Call Vote(s)		
Police Pension Board		
Councilman Ballas	Don Beseny	Darryl Parker
Councilman Inglis		Darryl Parker
Councilman Petruzzi	Don Beseny	Darryl Parker
Councilman Stein	Don Beseny	Darryl Parker
Councilman Tichon	Don Beseny	Darryl Parker
Councilman Votedian	Don Beseny	Darryl Parker
President Falce	Don Beseny	Darryl Parker

Allegheny County Southwest Tax Collections District – Motion by Councilman Stein to add Joe Varhola as the alternate. Second: Councilman Petruzzi; Vote: Unanimous

Other Matter(s):

- **Councilman Votedian** – Advised Munhall is sponsoring the COG meeting at the COG building, 1705 Maple Street, Munhall 15120
- **Mayor Brennan** – Thanked all of Council for their vote and extended his hand to them.
- **President Falce** – Thanked everyone for attending and advised everyone the theme of Community Day 2018, September 15, will be honoring our Veterans.

IX. Adjournment:

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

Please accept our apologies if some of the resident names are spelled incorrectly.


Rob Falce – Council President

