

**Borough of Munhall
Virtual - Regular Council Meeting Minutes
Wednesday, April 21, 2021 7:00 P.M.
Meeting ID: 822 7889 9316 Passcode: 473170**

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

Pledge of Allegiance

Mayor Brennan asked for a moment of silence for Paul Staudt, who was one of the Crossing Guards. Mr. Armand Posipanka from A&B donuts. Both being beloved citizens of the Borough

President Inglis asked for an additional moment for one of the Fire Fighters, Al Barton from the #4 Fire Station.

Roll Call: Councilman Falce; Councilman Fallon; Councilman Ondo; Councilman Petruzzi; Councilman Stein (absent); Vice President Votedian; President Inglis

II. Public Comments on Items for Consideration – Questions were submitted prior to the meeting via email to info@munhallpa.us, regular mail or fax 412-464-0462. President Inglis will address, or appoint someone else to address, any questions submitted.

Walter Viola – 629-633 E 9th Ave – Abandoned building at 631 E 9th Ave – Mr. Viola voiced concerns about the property adjacent to his. He is asking if there is money from the county level to fund demolition. He is afraid of his insurance being cancelled. Dave Cannon advised of the we are working on funding and the estimate is \$130,000.00. There was a discussion about recent demo costs and the project on this building. Dave said they are trying to locate the owner and trying to locate grant money. Mr. Viola asked what the process would be, and Mr. Cannon advised it would need to go out for bid as the project would be over \$18,000.00. President Inglis asked Dave to follow up and check with the county.

Mary Denise Early – 29A Longfellow Drive – Concerns about playground – Not in attendance on the Zoom meeting. President Inglis advised the concern would need to be addressed with the Co-op.

Maureen Fry – 124 West Virginia Ave – Several Questions – Mrs. Fry was asked to read all her questions and they will be addressed individually. The answers and who addressed them will follow each question.

1. Mrs. Fry asked how many cells will be in the police area at the new building.
Answer: Engineer Colin Lampark advised there are 4 standard cells and 1 juvenile cell, and that Chief Campbell worked with the architect on those requirements.

2. She asked who the grant writer is and how much they are paid each month.
Answer: President Inglis advised the company is Commonwealth Consulting Partners and the rate is \$2000.00 per month.

3. Mrs. Fry asked what has been accomplished at the new building from March 12th to April 16th.

Answer: Engineer Lampark advised flooring and finishes are being put in. He said Franjo will be as far as they can go, without utilities to the building, by mid-May and they, Franjo, will be 90% complete by the end of May.

4. Mrs. Fry asked each Councilman to speak to what they know will happen to the present Borough building when the new building is occupied.

Answer: Later in the meeting, President Inglis advised there is not a plan for the current borough building.

5. She then asked what the anticipated date for occupation of the new building.

Answer: Engineer Lampark advised the date, including the ribbon cutting, will be around September 30th, 2021.

6. Mrs. Fry asked (a) how much has been spent from March through April 21, 2021 at the new building and (b) in total on the new building.

Answer: Becki Wirth advised (a) \$649,040.30 and (b) \$1,494,878.91 but the corrected amount is \$3,599,237.53 as Mrs. Wirth read the total from the wrong section of the page.

7. She then asked what the General Fund balance was as of April 21, 2021.

Answer: Becki Wirth advised \$860,616.10

8. Mrs. Fry added a question asking Council what they know about the Waterfront property.

Answer: Addressed in Solicitors report.

Reports:

Solicitor – Solicitor Evashavik explained the past process for the Borough's waterfront property. It has been through an advertising and bid process and therefore does not need to be advertised again. He reminded everyone of the offer, Council agreed to, from Nuvo of \$300,000.00 but Nuvo deemed, after due

diligence and environmental studies, it would be too expensive, and the offer was withdrawn. He said since then, it has been sitting vacant and Council has not taken any action to sell it. Mr. Evashavik presented the unsolicited offer that was received to purchase the property for \$300,000.00, which was the same amount Council approved for purchase by Nuvo. He advised it is not part of the agenda as he wanted to present it, to Council, with his report. He stated if the Borough is interested in the offer, it would need to be posted on the Borough website for 30 days in case others may want to make a higher offer, and then the Borough can move forward with the sale. Mr. Evashavik advised Council they can always advertise again and start the process over. They can do nothing or explore with the current potential buyer. He reminded everyone of the liens attached to the property that will need to come out of the sale proceeds. He said the liens are approximately \$8000.00, plus interest, to the County; about \$30,000.00, plus interest, to the school district and the Waterfront Association is \$45,000.00 plus interest. He would handle the negotiations if Council is interested in the new buyer.

Mr. Evashavik discussed receiving a letter, dated April 5th, 2021, from the Solicitor of Whitaker advising of Whitaker Councils interest in having Munhall police their Borough, covering shifts on an as needed basis. No action is needed unless Council is interested in exploring this as an option.

He then advised Council that he has prepared the Body Worn Camera policy for the Police Department. It has been approved by the collective bargaining unit.

Manager – Manager Varhola discussed the recycling grant with which a recycling truck and dumpsters were purchased. The payments originally came from the General Fund and we have now been reimbursed via the grant for \$207,000.00. He then discussed the clean out that took place at Homestead Run Creek. He advised there were 130 tires and they removed two triaxial vehicles of garbage and brush away as well. All at a cost of approximately \$9700 dollars. It needed to be done to avoid backup and flooding in the area causing a catastrophe. Councilman Falce and President Inglis agreed that Supervisor Bicsey made the right decision having the work done.

Engineer - Engineer Colin Lampark agreed that the debris needed to be removed at Homestead Run Creek. He discussed the two bid openings that took place during the month the first being Contract 2020-01, the Site Utilities for 1860 West Street. He reminded Council that the project is being partially funded via a grant through Allegheny County (GEDTF Grant). He advised after advertising they received interest from 8 contractors but only received 3 bids. Those bids were from Jet Jack, Franjo Construction and Creative Enterprises. Jet Jack was the lowest bid at \$248,530.00. He verified the bid with Jet Jack. The next contract was 2020-02 which is the 2021 Paving contract. The bid was submitted two different ways one being micro surfacing and the second being conventional paving. There were 5 contractors interested and 5 bids were submitted. Base bid (A) was for the conventional paving and base bid (B) was for micro surfacing and they received one bid for base bid (B). He advised A. Liberoni was the lowest

bid for base bid (A) and he is recommending the contract be awarded to them in the amount of \$149,349.48 which was lower than the bid for base bid (B). Mr. Lampark discussed concerns and his recommendations for the 22nd Avenue Sewer Authority project. He confirmed with Joe Varhola that everyone has a copy of the letter received from Jackie Coles and the Sewer Authority.

Councilman Ondo asked all of Council what the plan is for the current Borough building. President Inglis advised there is not a plan, and they will have to figure that out. He reminded everyone they will have to figure out what to do with the fire department. Councilman Ondo asked for clarification on the taxes for the waterfront property. Solicitor Evashavik explained that they only have to be repaid if the property is sold or rented for income.

Police Chief – Mayor Brennan advised he and Chief Campbell have attended a meeting with some residents. Chief Campbell addressed Solicitor Evashavik about the possibilities of placing no parking signs on the street. He advised an ambulance could not go up the street over the last weekend and he feels it is an urgent situation that needs to be addressed. Solicitor Evashavik advised there does not need to be an emergency and that parking can be changed, by a simple resolution, at the sole discretion of Council. He explained that a motion can be made and what information he needed for the motion.

Added: Motion to designate the north side of Munn Street, from Esty Way to the dead end as no parking as per requested by Chief Campbell.

Motion: Vice President Votedian; Second: Councilman Falce; Vote: Unanimous

Mayor Brennan asked if the waterfront property was put up for bid. Solicitor Evashavik explained the unsolicited offer again.

Public Works Supervisor - Report submitted.

Fire Chief – Chief Pletsch discussed his report and reminded everyone that the Military banners will be hung on May the 15th around 9 am. Councilman Fallon advised some will meet at the #4 Fire Station and some can go to Westfield.

Code Enforcement – Dave Cannon discussed his monthly report and brought to Council's attention the delay with court hearings.

III. Items for consideration:

1. Motion to approve Allegheny County 2021 Hazardous Mitigation Plan by Resolution 2021-3.

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

2. Motion to approve three of the following for the Planning Commission. Charlene Adams, Mark Fallon, Peggy Vakerak and Abigail Scatena.

**Motion: Councilman Petruzzi; Second: Vice President Votedian
Roll Call Vote**

Councilman Falce – Mark Fallon, Peggy Vakerak and Abigail Scatena

Councilman Fallon – Abstained

Councilman Ondo – Charlene Adams, Mark Fallon, and Peggy Vakerak

Councilman Petruzzi - Mark Fallon, Peggy Vakerak and Abigail Scatena

Councilman Stein – Absent

Vice President Votedian - Mark Fallon, Peggy Vakerak and Abigail Scatena

President Inglis - Mark Fallon, Peggy Vakerak and Abigail Scatena

3. Motion to award 1860 West Street Utilities & Site package to Jet Jack, Inc of Oakdale, PA in the amount of \$248,530.00 as recommended by Colin Lampark of Hatch Engineering.

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

4. Motion to approve the agreement with Telephonix for purchase of IP telephone equipment for the new borough building at the cost of \$12,471.92 which would be paid for through the Municipal Building Capital Fund.

Motion: Vice President Votedian; Second: Councilman Petruzzi; Vote: Unanimous

5. Motion to approve Munhall Police body worn camera policy which was approved by the Police CBU.

Motion: Councilman Falce; Second: Vice President Votedian; Vote: Unanimous

6. Motion to authorize Resolution 2021-4, Act 152 grant application to the Allegheny County Economic Development for demolitions submitted by the Steel Rivers COG.

Motion: Vice President Votedian; Second: Councilman Petruzzi; Vote: Unanimous

7. Motion to ratify hiring of Mary Veltri as a school crossing guard in the amount of \$12.00 per hour.

Motion: Vice President Votedian;

Question on Motion: President Inglis clarified the reason for the ratification and that the original vote was via a phone vote.

Second: Councilman Fallon;

Vote: Unanimous

Councilman Falce asked if more crossing guards are needed. Manager Varhola advised if someone is interested, they can place an application in at the Borough administration office. Councilman Ondo asked where Mrs. Veltri's post is, and Councilman Petruzzi advised she is at Subway.

8. Motion to pay bills for the period March 13th, 2021 through April 16th, 2021 summarized as follows:

Administration	\$ 37,732.28
Police:	\$ 15,827.51
Fire:	\$ 20,946.65
Health & Sanitation:	\$ 20,295.14
Public Works:	\$ 114,536.94 **
Recreation:	\$ 26,151.50 ***
Debit Services:	\$ 821.21 ****
Miscellaneous:	\$ 768,908.55 *****
TOTAL:	\$1,000,219.78

Includes \$85,288.39 for vehicle purchase. *Includes field mtc and utilities
 ****Includes woodchipper principal and interest *****Includes Borough Insurance and Franjo Construction payment from Municipal Building Capital Fund

Motion: Councilman Falce;

Question on the motion: Councilman Ondo asked how much revenue is generated from West Field and asked if the maintenance and utilities are for all the parks or just West Field and Woodhill. Manager Varhola explained the recreation amount and stated there is no income at this time for West Field as it is still Steel Valleys active season. He advised that he and the Solicitor met with the athletic director for Chatham University about what they would like to see, with the use of West Field, in the near future. He advised the financial commitment from Chatham can be in correlation to our commitment to them moving forward. They would like to make sure that West Field is their home field. President Inglis advised that the upkeep on the field will be significant. There was discussion of increases in field rental rates going forward.

Second: Councilman Petruzzi;

Vote: Unanimous

9. Motion to approve Payroll for the period of March 18th, April 1st and April 15th, 2021

2021: March 18 th	\$ 137,782.19
2021: April 1 st	\$ 120,000.00
2021: April 15 th	\$ 131,512.61
TOTAL:	\$ 389,294.80

Added Motion to award the 2021 paving project to A. Liberoni in the amount of \$149,349.48.

Motion: Councilman Petruzzi; Second: Vice President Votedian; Vote: Unanimous

Councilman Falce reminded everyone of the May 6th, 2021 Democratic Committee meeting at the Carnegie Library from 6 to 8:30 pm.

Mayor Brennan - Mayor Brennan asked about the Waterfront property. Solicitor Evashavik explained no action has been taken and explained there is no need to advertise again but they can if they want to. Mayor Brennan stated it can be a great asset for the town and that we should be asking the input of the waterfront manager. Vice President Votedian asked about the Mayors previous plan to put a fence around the property. Mayor Brennan advised he had worked with Senator Costa to secure a grant and the property can be used for several different Borough events. Vice President Votedian stated he feels the property is limited because of the number of trains in the area. Mayor Brennan advised none of the trains inhibit the Borough property at all and feels the residents deserve more than what is there now.

Mayor Brennan discussed what he would like to see between Council, MAPs, and the Sewer Authority. He would like meetings to take place with both sides in attendance. He feels there he would like to see if the Sewer Authority is able to bring revenue into the borough monthly or quarterly. He doesn't think it is illegal. He asked the Solicitor to speak to that issue. He said he spoke to Jackie Coles and asked her why there cannot be funds that are generated by the Sewer Authority and brought in the Borough bank account to help the Borough out. Solicitor Evashavik advised he did not feel the Borough could mandate or require they turn over money from the rate payers. But he would investigate it further to see if it is legal for them to charge money to give to the Borough. Mayor Brennan said when he spoke with Mrs. Coles, she advised it would be possible and that the Borough should sit down with the Authority and discuss this before selling off an asset of the Borough. President Inglis asked how long the Sewer Authority has been in existence and they feel possibly 2009. He then asked how much money they have brought into the Borough since then and feels it is zero dollars. Mayor Brennan said the Borough hasn't asked them for it but feels Council needs to meet with them and ask why. There was a discussion about possible revenue in the future and meeting with MAPs.

Vice President Votedian addressed rumors being placed in the public about the Borough wanting to replace MAPs and confirmed these rumors are not true. Mayor Brennan talked about meeting with the Sewer Authority about how it can bring revenue for the Borough. He stated it is an asset and the sewer system is not as bad as people think it is. He said it is not that bad. President Inglis asked who the contact is at the Sewer Authority who would be able to discuss how much the Borough can get. Mayor Brennan said the Sewer Authority Board and

said there can be discussions about the pros and cons of selling the authority and future revenue. Vice President Votedian suggested a referendum. Manager Varhola suggested speaking with Jackie Coles about their profits at the end of the year. President Inglis said he would like to know what its worth and be able to bring that amount to the Sewer Authority and ask what they can contribute. Mayor Brennan agreed that all these items should be talked about. Manager Varhola reminded everyone the Borough only looking to find out what the Authority is worth and what do they have currently to offer or will they have to raise rates to give to the Borough. Vice President Votedian said that talking with Jackie Coles and the board should be the next step. Mayor Brennan said that should be the next step with MAPs as well and agrees with Council that they should be coming to the table and working with us. He is willing to bring both sides together. President Inglis feels MAPs should put on a referendum and let the taxpayers make the decision. Mayor Brennan said he didn't have a problem with that. President Inglis said he spoke with Mr. Aldrich and Mr. Aldrich didn't want it to be a referendum. Solicitor Evashavik stated he feels that it can be done but suggested someone check with the Allegheny County Elections department. President Inglis and Mayor Brennan asked Solicitor Evashavik to investigate the referendum further. He agreed to do so. Councilman Falce suggested the first step would be to sit down and talk. President Inglis said they already asked for \$65,000.00 a year and that other Boroughs do not give anything. Mayor Brennan agreed that all three Boroughs need to sit down to discuss it as they cannot afford to lose the ambulance services.

Vice President Votedian asked for clarification on Mayor Brennan's last posting about having gone to a public safety meeting. He did not realize Mayor Brennan was referring to a meeting he, Vice President Votedian, had called in the past. He thought it was a meeting that was held recently. Mayor Brennan confirmed it was the meeting called, in the past, by Vice President Votedian.

Mayor Brennan then asked for Manager Varhola to advised where the Borough stands with the yearly budget. Manager Varhola stated the budget is running approximately \$155,000.00 behind year over year but also noted that the Tax Collector had been on vacation and is now back processing real estate taxes. With this, the Borough is running the same year over year. Mr. Varhola recognized that Mr. Mercuri has received allot of payments and will be working hard. Mayor Brennan then asked where the expenditures at 1860 West Street stand and Manager Varhola advised there is approximately 1.5 million dollars left. Mayor Brennan asked to confirm how much has been spent, how much the bond was and approximate amount that will be left over. He asked of the amount left over, will any be used for the parking lot(s) that were not included the bond and Manager Varhola said yes. Mayor Brennan asked for if there is an amount for that and Joe said that Mr. Bickey would be able to give him a better figure because they are going to do it inhouse. Mayor Brennan asked if it would be \$500,000.00 and Joe said No and that there would be monies left over. He mentioned that the commercial real estate agent that brought in the letter of intent for the waterfront property said for a government entity to put that kind of

square footage for use, for that amount of money, is a miracle. Mr. Varhola feels this is encouraging.

Mayor Brennan addressed Vice President Votedian and stated there was no personal context in his video and referenced the past meeting about looking into MAPs.

IV. Adjournment:

**Motion: Vice President Votedian; Second: Councilman Petruzzi;
Vote: Unanimous**



Harvey Inglis – President of Council