



BOROUGH OF DORMONT

EXECUTIVE SESSION 6:00 PM

REGULAR MEETING OF THE DORMONT BOROUGH COUNCIL HELD ON MONDAY, MARCH 3, 2014 7:00PM IN THE DORMONT MUNICIPAL CENTER COUNCIL CHAMBERS

Council President Bill McCartney called the Meeting of the Dormont Borough Council to order at 7:00PM

McCartney informed that there was an Executive Session that dealt with an employee grievance, discussing a termination issue.

PLEDGE OF ALLEGIANCE

ROLL CALL

The following members of Council responded to roll call:

Onnie Costanzo, Jeff Fabus, Joan Hodson, Drew Lehman, John Maggio, Val Martino, Bill McCartney

Also present: Jeffrey Naftal, Manager
John Rushford, Borough Solicitor
Chief Mike Bisignani
Mayor Phil Ross
Erica Bosh, Jr. Council Member

REGISTERED COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE MAYOR

Mayor Ross stated that the Police Department had 269 calls for service for the month of February. The Police Department received a letter of appreciation for one of their officers, Adam Schmidt. *Mayor Ross read the letter.* Mayor Ross informed that on Wednesday of last week there was a meeting held to discuss the Pub Tour that will be held on April 26th and the issues that we had at the Pub Tour last year.

Chief Mike Bisignani briefed on the Pub Tour and the issues they discussed and worked out.

Sarann Fisher, 1214 Hillsdale Avenue, Friends of Dormont Pool member RE: Briefed on the Pub Tour.

COUNCIL COMMITTEE REPORTS

Community Affairs/Recreation: Fabus informed that Open Gym will be four more weeks and has been very successful. There has been a lot of parent who have enquired about having open gym for adults; Fabus stated that he will bring that to the attention of the Recreation Board. The Easter Egg Hunt is held in April. Fabus informed that *Frozen* will be the first movie shown at *Movies in the Park* on June 13th, July 11th will be *Cloudy with a Chance of Meatballs 2* and we're working on getting the *Lego* movie for August 8th. There are still five bicycle racks that John Essey is working on securing spots. He will take them to the Traffic and Parking Planning Commission to make sure they're alright with that and then they'll bring it to Council.

Finance and Legal: Nothing at this time.

Public Safety/Service: Hodson informed that for the month of February our Fire Department answered 26 calls for service. Hodson attended the MRTSA meeting on February 26th and they are still in the process of holding a meet and greet with Council and the staff at the Medical Rescue Team. The Medical Rescue Team answered 72 calls, here in Dormont for the month of January. *Hodson read a letter from a resident, praising the Street Department.* Hodson asked Naftal about the status of our Emergency Manual Coordination.

Naftal briefed on our Emergency Management Coordinator and what they have discussed and started to work on.

Property, Supplies and Planning: Nothing at this time.

COUNCIL PRESIDENT REPORT

President McCartney informed that part of the Strategic Plan that was adopted last year was to identify and recognize the Historic Districts in the Borough. Part of implementation is to apply for a grant through the Pennsylvania Historic Museum Commission; with help from the Borough Manager Jeff Naftal and Recreation Director Kristin Hullihen, it was submitted today. The Grant requires matching funds of dollar for dollar; our budget is right around \$28,000.00. The Dormont Historical Society was gracious enough to donate \$9,000.00, if we receive the grant. There will be a copy of the grant on the borough website. McCartney briefed on a meeting that was held in the last year regarding the Historic District Preservation in the Borough.

McCartney recognized Ben Morton, Eagle Scout, whose project is on the agenda.

CONSENT AGENDA

Motion by Lehman, second by Hodson to accept Consent Agenda Items A, B, C, D, E, F, G (A. Motion to accept the written report of the Borough Solicitor, B. Motion to approve the written reports of Borough Officials, C. Motion to approve the Minutes of the February 3, 2014 Council Business Meeting, D. Motion to approve the Warrant List for February, 2014, E. Motion to authorize an Eagle Scout Project for Benjamin Morton to put markers on all fire hydrants in the Borough, F. Motion to appoint Ms. Mary McClelland of 2733 Crosby Avenue to the Recreation Board, G. Motion to approve Proclamation recognizing March, 3-9, 2014 as MS Awareness Week.). Motion carried 7-0.

ACTION ITEMS

Council President opened the PUBLIC HEARING – Conditional Use for Jubilee Christian School.

McCartney asked if there was anyone who would like to speak about Action Item A. Motion to approve the Conditional Use Application of Jubilee Christian School to operate a school in the North Way Christian Community Church at 2865 Espy Avenue.

Colleen McKerley, Director of Operations at the Jubilee Christian School: Briefed on the history of the school and what they are planning to do. Colleen informed that they are looking to have about 40 students; with a maximum capacity of 75. The students are between the grades of 5th through 8th. There will be approximately 4 full time teachers, 1 full time administrator and some part time teachers that will come in for specials like Spanish or Music. A few of the students would walk; some would be driven by parents and possibly 8-10 buses.

Rushford recommended that any motion contain the recommendation of the Planning Commission and a meeting with the Chief of Police to determine the drop off and pick up procedures.

Dave Hollick, Deputy Chairman of the Planning Commission: Dave informed that the School gave them the same presentation that they gave to the Borough and they did address the parking issue with the busses. The School met all the conditions and they've voted to approve it; they like the idea of new kids and parents to the Borough.

Council President closed the PUBLIC HEARING.

A. Motion by Hodson, second by Costanzo to approve the Conditional Use Application of Jubilee Christian School to operate a school in the North Way Christian Community Church at 2865 Espy Avenue as recommended by the Planning Commission with a copy of the Planning Commission letter incorporated herein, and subject to the applicant meeting with the chief and the mayor to arrange for appropriate pickup and drop off.

Public Comment: Bob Hutchison, 1332 Illinois Avenue: Bob believes that this will be a positive change for the Borough.

Bob McClellan, 2705 Philadelphia Avenue: Asked if there will be a School Zone for parking in front of the school.

Council Discussion: Naftal informed that he spoke with Colleen about possibly using the Borough Gym for their Physical Education Class.

Motion Carried 7-0.

B. Motion by Hodson, second by Costanzo to award the bid for the demolition of the property located at 1218 Dormont Avenue to Schaff Excavating Contractors, Inc. for \$19,300.00 as outlined in the staff report.

Public Comments: Bob McClellan, 2705 Philadelphia Avenue: Asked if the Borough would be responsible for the sidewalk.

Naftal informed Bob that he can check out the agenda item about the demolition on the Borough Website and the Borough would not do anything half way.

Council Discussion: McCartney informed that they will test for mold, asbestos and lead paint. Costanzo informed that they're using clean fill. Naftal said that if they use demolition materials they will break it up to no more than 12 inches in size or less. Fabus asked what the next step would be. Naftal briefed on the process.

Rushford stated that the Borough provided notice to the family after the last hearing and provide them with a 30 day window to come forward with the results from a decision. They were also given a written notice by certified mail of the hearing itself and no one came last month. Rushford informed that there will be a lien put on the property that protects the interest of the work that's being done by the Borough. If the property would ever sell then the Borough would be a protected lien holder.

Motion carried 7-0.

C. Motion by Hodson, second by Lehman to approve an Interlocal Agreement with the City of Pittsburgh to utilize their contractor to repave McNeilly Road at a cost of \$37,162.00 to be paid directly to the contractor.

Public Comments: None

Council Discussion: Discussed the condition of McNeilly and the benefits from the Columbia Gas Company currently replacing the gas lines and possibly being reimbursed for Columbia Gas not repaving the road; we will use that money to offset the cost of curb and gutter work. Naftal briefed on the bids and the 2014 Road Program.

Motion carried 7-0.

Naftal informed that he will update the Dormont Delivers portion of this and let the residents know that Council did approve this motion.

D. Motion by Hodson, second by Fabus to not approve a reserved accessible parking space for Ms. Michelle Hitchman at 1004 Biltmore Avenue as recommended by the Traffic and Parking Planning Commission.

Public Comments: Bob Hutchison, 1332 Illinois Avenue: Asked why Ms. Michelle Hitchman was denied for a reserved accessible parking space.

Ed Massery, Traffic and Parking Planning Commission, briefed on Ms. Michelle Hitchman being denied for a reserved accessible parking space due to the availability of off street parking; discussed the guidelines for receiving a reserved accessible parking space.

George Pitcher, Traffic and Parking Planning Commission, explained the some of the guidelines of the policy.

Sarann Fisher had some questions.

Council Discussion: Discussed the process of renewing the reserved accessible parking spaces.

Motion carried 7-0.

E. Motion by Costanzo, second by Hodson to approve Resolution No. 05-2014 exonerating the Tax Collector, Harvey Lieberman, for the taxable year of 2013 in accordance with the Tax Collector's report dated January 31, 2014.

Rushford informed that under the Municipal Tax Collection Act, after the year passes the Tax Collector turns over all the taxes that are due, that are then declared delinquent. In order to do that you have to relieve that Tax Collector of collecting those delinquent taxes, because you then shift to a Delinquent Tax Collector. Rushford stated that every other Municipality and School District have the same procedure.

Public Comments: None

Council Discussion: Briefly discussed the matter.

Motion carried 7-0.

F. Motion by Martino, second by Hodson to authorize the Borough Manager to purchase new hardware and software as outlined in the staff report.

Public Comments: None

Council Discussion: Naftal briefed on the hardware and software that we are replacing and updating.

Motion carried 7-0.

G. Motion by Fabus, second by Costanzo to approve a Service Agreement with Jeff Ellis Management to manage the swimming pool during the 2014 season at a cost of \$99,874.52.

Public Comments: None

Council Discussion: Naftal informed that if you look at the agenda item you can find the operating hours, and the hours are set in stone. Costanzo asked about a few items in the contract and Naftal briefed on each item. Costanzo questioned item number 15, non-solicitation, in the contract stating that we cannot hire an employee that they had within a period of one year.

Rushford informed that the borough could put a clause in the contract that this would only take effect if there were a lapse in the contact and would not apply if we terminated the contract with JEM.

Maggio also had questions regarding item number 15 and the renewal of the contract.

Sarann Fisher had several questions regarding the hiring of guards next year if the borough does not bring back Ellis, and others.

Lehman had several questions.

Hodson had several questions.

Motion by Fabus, second by Costanzo to amend the above Motion to add "pursuant to review and approval by the Borough Solicitor".

Motion by Fabus, second by Costanzo to approve a Service Agreement with Jeff Ellis Management to manage the swimming pool during the 2014 season at a cost of \$99,874.52 as outlined in the staff report pursuant to the review and approval by the Borough Solicitor. Roll

Call: Costanzo, yes; Fabus, yes; Hodson, yes; Lehman, yes; Maggio, no; Martino, yes; McCartney, yes. Motion carried 6-1.

H. Motion by Martino, second by Hodson to authorize the Borough Manager to enter into an agreement with Falcone Brothers Masonry for repairs to the brick façade of the Thomas Lloyd Recreation Center at a cost of \$12,650.00 as outlined in the staff report.

Public Comments: None

Council Discussion: None

Motion carried 7-0.

I. Motion by Hodson, second by Costanzo to authorize the Borough Manager to enter into an agreement with Insight Pipe Contracting at a cost of \$34,075.00 as outlined in the staff report.

Public Comments: None

Council Discussion: Discussed the CIPP method; a pipe within a pipe.

Motion carried 7-0.

J. Motion by Martino, second by Hodson to authorize the Borough Manager to purchase removable fencing for the salt storage building from Allegheny Fence Construction Company for a cost of \$17,360.00 as outlined in the staff report.

Public Comments: Michelle Ross, 3251 Beacon Hill Avenue: Asked about the blocks taken down at Pop Murray Field wall; what type of fencing will they be putting up; how much is delinquent in real estate taxes.

Naftal answered \$110,354.49.

Sarann Fisher, 1214 Hillside Avenue: Asked about having a mural painted on the salt pile building.

Ed Massery, questions regarding the fencing material.

Jeff Arnold, 1684 New Haven Avenue: Suggested repositioning the building.

Council Discussion: Discussed the fencing and the different options.

Martino withdrew the above Motion.

K. Motion by Costanzo, second by Hodson to approve a final payment to Interface Studio for \$14,475.00 to complete their work on the Comprehensive Plan.

Public Comments: None

Council Discussion: None

Motion carried 7-0.

L. McCartney informed that Action Item L. "Motion to disapprove an Alcohol Permit for the Friends of Dormont Pool for their annual Pub Tour on April 26, 2014 from 7 PM until Midnight because they do not sell alcohol as part of their event" is being removed from the Agenda because they do not need a permit.

M. Motion by Fabus, second by Martino to approve two temporary event signs for the Friends of Dormont Pool Pub Tour to be placed on the Tennis Court fence and at the Passive Park.

Public Comments: None

Council Discussion: None

Motion carried 7-0.

N. Motion by Fabus, second by Hodson to authorize the Borough Manager to purchase a wood floor cleaning machine to be used by the staff at the Thomas Lloyd Recreation Center and the Gymnasium from Northeastern Supply House at a cost not to exceed \$3,000.00.

Public Comments: None

Council Discussion: None

Motion carried 7-0.

O. Motion by Hodson, second by Lehman to approve Arbor Day of Service event on March 21, 2014 and the Western Tree Climbing Competition on May 17, 2014 at a cost not to exceed \$2,500.00 as outlined in the staff report.

Public Comments: Brian Karp, Davey Tree Service, Certified Arborist from the International Society of Arboriculture: explained what his association does and the Tree Climbing Competition; discussed Arbor Day.

Council Discussion: Discussed Arbor Day.

Motion by Hodson to amend the above motion to add May 16th and 18th.

Motion carried 7-0

P. Motion by Fabus, second by Costanzo to approve the Main Street Business Recognition Banner Program as outlined in the staff report.

Public Comments: George Pitcher, Main Street member, briefed on the banners.

Michelle Ross, 3251 Beacon Hill Avenue: Briefed on the banners.

Council Discussion: None

Motion carried 7-0.

Naftal talked about the marketing analysis; it is currently on the borough website. On March 26th there will be meeting for realtors and property owners in the business district at the Hollywood Theater to discuss the analysis.

Q. Motion by Costanzo, second by Fabus to approve a two year agreement with Maher Duessel to perform audits for the Dormont Library for Fiscal Years 2013 and 2014 at a cost of \$1,830.00 and \$1,890.00 respectively.

Public Comments: None

Council Discussion: McCartney informed that the Borough does not own the Library but contributes to its budget.

Motion carried 7-0.

DISCUSSION ITEMS

Update on West Liberty Avenue Redevelopment: Naftal informed that the money that Cochran gave us for valet parking is probably going to expire at the end of the month. Because of the severe cold their project has been pushed back at least two months, so the Borough has talked with Cochran about providing funding for the two months. Naftal informed that once he has an agreement from Cochran he will come to Council with the agreement. The intent is to maintain the valet parking through Cochran; moving their cars from our lot will then become public parking. The Port Authority is generating the lease for the TOD and should come to the Borough and the developer with it when it's completed.

Update on Comprehensive Plan: Naftal informed that the Planning Commission recommended the approved of the Comprehensive Plan at their last meeting. The Planning Commission requested that any actions that Council takes on a specific item be done after confirming or providing information to the local organizations that might be impacted by it. The Plan will not come to Council until the County is done reviewing it; they are in their 45 day review window. Naftal assumes that he will come back with the Plan at the May Council Meeting.

Discussion of Council Tour of Borough Facilities: Naftal informed that they agreed upon Saturday, April 26th to have the tour and it will get started here at Borough Hall at 9:00 AM. Naftal stated that he will provide breakfast; there will be a bus here to take everyone to the different facilities. The Borough will be paying the staff that is present. Naftal stated that this tour is also for Council to see the issues in the Borough that need attention.

Tree Vitalize: Naftal informed that we are partnering with Dig Dormont. They will go door to door on Espy and Glenmore Avenues to see who would like a street tree. If they are interested they will have to sign a form; the Borough will turn in the forms to Tree Vitalize and see how many trees and where they will be located. At that point we will decide what kinds of trees and they will have to meet our Tree Ordinance. The Dig Dormont volunteers have a copy of that ordinance so that they can answer questions when they go door to door.

Discussion of Printing New Community Map: Naftal informed that the maps are done at no cost to the Borough and the company will be contacting the businesses to see if they would like to put adds in the map.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Louise Pitcher, 1011 Peermont Avenue RE: Election sites.

Bob Hutchison, 1332 Illinois Avenue RE: Population in Dormont; Market Analysis.

Ed Massery, 1222 Dormont Avenue RE: Tree Vitalize questions.

Bob McClellan, 2705 Philadelphia Avenue RE: Truck Parking.

ANNOUNCEMENTS

Hodson informed that she spoke with Naftal about the Shade Tree Committee and he will be forwarding information to the committee about this program.

Lehman informed that the Friends of Dormont Pool will be having their annual St. Patrick's Day Dance at the Thomas Lloyd Recreation Center on Saturday, March 15th between 8:00 PM and 12:00 Midnight.

ADJOURNMENT

Motion by Fabus, second by Hodson to adjourn.
Motion carried 7-0.