



BOROUGH OF DORMONT

EXECUTIVE SESSION 6:00 PM

Personnel Matter

Contract Issue

REGULAR MEETING OF THE DORMONT BOROUGH COUNCIL HELD ON MONDAY, MAY 4, 2015 7:00PM IN THE DORMONT MUNICIPAL CENTER COUNCIL CHAMBERS

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

PLEDGE OF ALLEGIANCE

ROLL CALL

The following members of Council responded to roll call:

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

Also present: Rebecca Bradley, Interim Manager
John Rushford, Borough Solicitor
Mayor Phil Ross
Connor Tokarsky, Junior Council Member
Wayne McVicar, Borough Engineer

REGISTERED COMMENTS FROM THE PUBLIC

Ms. June Koury, 2956 Voelkel Avenue RE: Handicap parking space in front of her home.

MAHER DUESSEL PRESENTATION OF 2014 DCED AUDIT OF FINANCIAL STATEMENTS

Public Comment: None.

Council Discussion: Costanzo asked a question about liabilities.

Maggio had a question about expenditures exceeding revenues.

COMMENTS FROM THE MAYOR

The Mayor read a proclamation recognizing and congratulating Keystone Oaks School District on their 50th Anniversary.

Ross informed that he will present Dominic Richard Costantini of 1435 Kelton Avenue the 2015 Mayoral Award and a check for \$200.00 for Community Service tomorrow.

COUNCIL COMMITTEE REPORTS

Finance and Legal: Costanzo reserved her comments for the Discussion Items.

Community Affairs/Recreation: Fabus stated that Saturday, May 9 is the 4th Anniversary of the Hollywood Theater. The Dormont DASH is Saturday, May 23rd at 8:30 am. The Farmer's Market starts Monday, June 1st in the new Biltmore Parking lot. There is one opening on the Recreation Board.

Property, Supplies and Planning: Martino briefed on the Planning Commission Meeting and the discussion about Passive Park. The Commission is going to meet with the Main Street, Dig Dormont and the Western Pennsylvania Conservancy on Wednesday, May 6th at 6:30PM in the Council Chambers. The Planning Commission is also working on the rewrite of the Zoning Code and will come to council regarding a timeline.

Public Safety/Service: Nothing, Hodson not present.

COUNCIL PRESIDENT REPORT

McCartney briefed on a Grant for the TOD, item J under the Consent Agenda.

McCartney also discussed issues with the PennDot traffic signals on West Liberty Avenue after the resurfacing in 2010. There will be a meeting with Representative Dan Miller, PennDot, several council members and George Pitcher of the Traffic and Parking Planning Commission.

McCartney informed that the Borough won an award for Local Government Excellence for the partnership between the borough and residents regarding stormwater education. McCartney briefed on stormwater and the consent decree.

McVicar gave a presentation on stormwater and the consent decree.

BOROUGH MANAGER'S REPORT

Bradley briefed on stormwater.

Bradley briefed on the two Zoning Hearing Board meetings in April regarding the Guardian Storage project.

Motion by Maggio to have a monthly Agenda meeting.

Motion dies for lack of a second.

Michael Moher, 1201 Illinois Avenue RE: Zoning regulations concerning special exceptions.

CONSENT AGENDA

Motion by Costanzo, second by Martino to accept Consent Agenda Items A, B, C, D, E, F, G, H, I, J, K, L (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 April 6, 2015 Council Business Meeting, D. Motion to approve the Minutes of the April 14, 2015 Special Council Meeting, E. Motion to approve the Warrant List for March, 2015, F. Motion accepting the recommendation of the engineer to

authorize Payment #1 to Insight Pipe Contracting, L.P., in the amount of \$32,875.20 for the cured in place (CIPP) manhole lining project, G. Motion accepting the recommendation of the Engineer to authorize the emergency repair contract with Niando for 5th Alley in the amount of \$24,935.50, H. Motion to accept the recommendation of the Recreation and Community Affairs Director to temporarily employ Patty Costantini and Tracy Zange in the position of cashier at an hourly rate of \$7.25 effective May 5, 2015 and Brittany Conway as Camp Director at an hourly rate of \$10.00 effective April 10, 2015, I. Motion to accept Mr. Schneider's recommendation for temporary seasonal employment for the Street Department as follows: Mr. Ian McFarland, Mr. Cody Alward and Mr. Jacob Legge. All employees to receive an hourly rate of \$10.50, J. Motion to adopt Resolution 4-2015 authorizing the filing of an application for grant fund with Redevelopment Authority of Allegheny County for the TOD, K. Motion to adopt Resolution 5-2015 approving a Compensatory Time Policy for exempt Full time Borough administrative employees, L. Motion appointment Onnie Costanzo as Delegate to the Allegheny County Southwest Tax Collection Committee).

Motion carried 6-0.

ACTION ITEMS

McCartney OPENED the Public Hearing.

Monica Dahlkemper, Code Enforcement Officer, gave a presentation on the condition of the property at 1470 Dormont Avenue.

Lehman asked if there is any money owed on the property.

Dahlkemper stated that the County shows nothing being owed; the owners informed that there is a \$30,000 lien on the property.

Rushford informed that the property would have a lien placed on it in that amount. If there is any type of action on the property such as refinancing or financing the amount would be paid in full to the Borough. Taxes would be satisfied before a sale of the property. Once this hearing is completed, there will be a notice sent out indicating the hearing was held. Assuming that Council would approve the condemnation, the lien holders would be notified and it would be placed on a demo list until funds become available.

Mark Mlinarich, 1472 Dormont Avenue RE: Mlinarich stated that this has been an ongoing problem with vandalism; it's a fire hazard and now dumping is occurring. Mlinarich asked that Council get a resolution on this to have it taken care of.

Fabus asked Mlinarich if he knew who was dumping on the property.

Mlinarich is not aware who is dumping the tires and vandalizing.

Fabus informed Mlinarich to contact the police if he witnesses anyone dumping or vandalizing the property; call 911.

Ben Fish, 1466 Dormont Avenue RE: Fish informed that he experienced rodent issues in his home during the winter months and he believes they're coming from the property at 1470. Fish stated that there is a serious bamboo issue that he has to deal with every spring and commented on the dumping. Fish informed that he called the Borough countless times last year and begged them to cut the grass. The owner has never been to the property in the 3 years that Fish has lived at his address.

Maggio asked when the owner attended court.

Dahlkemper informed that court was held on January 29th and there were no fines placed; the own agreed to keep the outside clean.

Mayor Ross briefed on the property that was demolished on Tennessee Avenue because it was falling down due to poor conditions. Ross asked if we could do the same with this property.

Dahlkemper informed that there was not an engineer's report done on the property at 1470 Dormont Avenue.

Rushford believes that since the property is on the condemnation list tonight that it will not be necessary for the Borough to have it demolished like they did on Tennessee Avenue.

McCartney asked if anyone else would like to speak about the condemnation of 1470 Dormont Avenue.

McCartney CLOSED the Public Hearing.

Rushford informed that the mortgage is with the Mega Federal Credit Union and it is a line of credit. They sued on a complaint and mortgage foreclosure in 2012. The total amount is \$37,522.00 with interest and penalties.

A. Motion by Costanzo, second by Lehman to accept the recommendation of the Code Enforcement Officer to condemn the property at 1470 Dormont Avenue.

Public Comment: None.

Council Discussion: None.

Motion carried 6-0.

B. Motion by Fabus to approve Resolution 6-2015 amending the schedule of fees to increase the daily pool pass rate for nonresidents and to add a rate for special needs children attending day camp. Kristin Hullihen, Recreation Director, gave an explanation of the fees.

Public Comment: None.

Council Discussion: None.

Motion by Maggio, second by Lehman to split the above motion into two separate resolutions.

Roll call: Costanzo, No; Fabus, No; McCartney, Yes; Lehman, Yes; Maggio, Yes; Martino, Yes. Motion carried 4-2.

Motion by McCartney, second by Costanzo to approve Resolution 6-2015 amending the schedule of fees to increase the daily rate for nonresidents.

Roll call: Costanzo, Yes; Fabus, Yes; McCartney, Yes; Lehman, Yes; Maggio, No; Martino, Yes. Motion carried 5-1.

Motion by McCartney, second by Costanzo to approve Resolution 7-2015 to add a rate for special needs children attending day camp.

Motion carried 6-0.

C. Motion by Costanzo, second by Fabus to appoint Valorie Sherman to the position of Treasurer.

Public Comment: None.

Council Discussion: Bradley listed the duties of the Treasurer as stated in the Borough Code.

Costanzo informed that the Treasurer gets paid \$100 per month.

Lehman asked if there is a background check done when appointing a Treasurer.

Rushford informed that the position is bonded.

Motion carried 6-0.

DISCUSSION ITEMS

Bradley stated that there was a Special Meeting on April 14 to discuss the 2014 and 2015 budgets.

Costanzo informed that she sat down with Bradley and discussed the 2015 budget; they went through every line item. There are three variables: the three DEP letters, repair of the PennDot Traffic Lights and the sale of the Conservatorship property on Dormont Avenue.

Bradley discussed a Corrective Action Plan for the 2015 Budget.

Bradley briefed on the Plans Examiners Inc. Agreement for building inspection services; third party inspectors. Discussed possibly switching to Code Sys; the borough would keep 20% of the building permit fee.

Shawn Cusik, President of Superior Properties Group RE: Building permit fees and timeline.

Martino explained the request from the Planning Commission for direction on the proposed Zoning Ordinance amendment:

- 1) Timeline for adoption
- 2) Need for a planning consultant
- 3) Band-Aid list – working with Towne Center
- 4) Use of parameters of Comprehensive Plan; contact the group that put it together

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Cassie Kanick, 1426 Alabama Avenue RE: Traffic problems on Alabama Avenue.

Michael Moher, 1201 Illinois Avenue RE: Revitalization projects, graffiti on mailboxes.

Bob Hutchison, 1332 Illinois Avenue RE: Losing population in Dormont.

Gina DiGregory, widow of Tom DiGregory RE: Would like to know where her money is from her deceased husband, previous Borough employee.

Fabus gave an update on the Manager search.

McCartney informed there was an Executive Session to discuss a personnel matter and contractual grievance issue.

ANNOUNCEMENTS

Costanzo informed that there will be a Finance and Legal Committee meeting on Monday, May 18th to discuss a policy concerning interest and penalty on late sewage/garbage bills.

Fabus briefed on the Main Street Scavenger Hunt; excellent turnout.

ADJOURNMENT

Motion by Fabus, second by Martino to Adjourn.