

**WEST HOMESTEAD BOROUGH COUNCIL**  
**Caucus / Workshop**  
**Meeting Minutes**  
**July 5, 2022**

**Call to Order**

President Baran called the meeting to order at 6:15 P.M.

**Roll Call**

The roll was called to establish a quorum. Present were, Ms. Cain, Mr. Harhai, Mr. McLaughlin, Mr. Guzzi and President Baran. Ms. Ferson and Ms. Scolieri was absent. A quorum was established.

Borough Manager Bill Etherington, Mayor John Dindak, Solicitor(s) Stan Lederman and Michael Lederman, Borough Engineer Mark Brashear and Borough Secretary Donna McMichael were also present.

**President Baran asked anyone in the audience if they had any questions not included on the agenda.**

No response.

**The Caucus meeting was turned over to Borough Manager Bill Etherington.**

**Hot Topics and Actions from Prior Month Meeting**

- Manager noted that the early month meeting did not provide enough time to perform the Half Year Analysis showing Revenues & Expenses vs Plan. This will be provided to Council through email. Any questions can be forwarded to the Manager.
- Borough Properties Meeting with Matt Bovee was held to discuss the status of the old Guardians Angels Building. He provided his plans to improve the site and is still debating the final use of the building. He has to provide the courts continuous updates with a final use no later than 1 year.
- Meeting was held with SVSD on Tri-COG Land Bank on 6/14/22. The meeting was very informative and the representatives from the School Board were going to recommend approval.

## Engineering

- **Code Enforcement**
  - Railing connecting Basic Avenue to West 8<sup>th</sup> Avenue needs repaired. Manager working with contractor on estimate of repair.
  - Manager asked Council to review preliminary Ordinance allowing more restrictions on short term rentals / Air BNB. Per Solicitor Michael Lederman, this Ordinance was modeled after the Oakmont Ordinance. The Ordinance has been sent to ACED for comments/remarks. ACED has 45 Days to provide their opinion. The first reading of the Ordinance can occur at the August Meeting.
  - Manager to arrange for meeting in July with “Program for Offenders” now renamed as “Passages to Recovery.” Topics of discussion will include the inclusion of “Male” offenders and the increase in security. Also, the status on the building repairs that was committed to at the start of this arrangement.
  - **See Slide Show for Code Enforcement Report for 2022.**
- **New 8<sup>th</sup> Avenue Sewer Project** – Improvements to sanitary sewer including drainage and rain garden (BMNECC). Improvements to New Eighth Avenue.
  - Remaining Actions: Provide information to complete Grant.
- **Streets Repair (General)** – Laurel Hill Drive waterline replacement. Engineer will contact PAWC to make sure curb to curb street repair. Let us put this on hold until Rt. 837 project is complete. 2022 Projects: Walnut / Grandview / Neel Streets have been completed.
- **Conway Street Slide** – The \$92K shared expense has finally been completed with the County providing their respective share amount.
- **SR-837 Project** – Project began on April 4th. Phase 2 will begin on July 18<sup>th</sup>. 17 Manholes will be replaced and repaired.
- **PADEP Consent Order** - Manager shared Engineering document on PADEP Consent Order requirements, timeline of activities and fines associated with missing timelines.
- **Calhoun Field Improvements** – (See Slide Show) Manager provided Council the current expenses for this project in terms of the value add for the residents vs. the replacement of existing asphalt.
- **Riverfront Park** – Scope of Work & Timeline – Pashek MTR (\$40K Grant), \$34K DCNR, \$6K Borough. 1.8 Acres along Mon River. Council agreed to move forward with project.

## **Authorities/Boards/Commissions**

- See Slide Show

## **Zoning Approvals/Matters**

- See Slide Show

## **Committee Reports**

### **Administration (Manager/Secretary)**

- Working with Verizon to move from Comcast, will align under one umbrella.
- Building improvements are moving along in a timely manner.
- Administrations Role in Code Enforcement (See Attached).

### **Borough Properties / Blighted & Vacant - (Ms. Scolieri) / (Mr. Harhai)**

- Tri-COG Land Bank – Meeting with School Board Officials went well. They are going to recommend approval.
- Northern Region Sidewalks/Retaining Walls – Manager sent Engineering proposals for both Sidewalks & Retaining Walls to Committee. Recommendation is to work with owners on maintaining sidewalks. Also, continue to investigate grants.
- Manager provided Council the 3 original properties on demolition list has been reduced to only 1 property. The other 2 properties were sold to new owners.

### **Community Affairs (Ms. Ferson)**

- Community Days is scheduled for August 13<sup>th</sup>.
- Dog Ordinance needs modified to allow dogs on Calhoun Field. Need to rewrite Rules & Regulations to include the Leash Law. Include NO SOLICITING, NO LOITERING.
- Shade Tree Commission – Let trees stay in same shape. Look into shaping trees in the late fall unless Utilities perform this prior to our PW.
- Ms. Cain would like to implement a Community Garden at Calhoun Field.

### **Personnel (Ms. Scolieri)**

- Motion by Mr. Harhai to move to Executive Session to discuss personnel.
- Motion was seconded by Ms. Cain. All approved.
- Motion by Mr. Harhai to return from Executive Session
- Motion was seconded by Ms. Cain. All approved.
- See slide show for more details

## Properties (Blighted & Vacant)

- Initial demolition list of 3 properties is now only 1 property (308 Walnut Street), 305 Walnut and 506 West 7<sup>th</sup> Avenue have been sold to new owners.
- Tri-COG Land Bank Meeting went well and SVSB will ask Board to approve.

## Public Safety (Mr. Harhai) – See Slide Show - Police Report for 2022

- Cooling/Warming Center is 98% complete. Need to determine on when to let the residents know this is available. Dan Churma will provide process.
- Speed Hump will be applied by PW on Fieldstone Drive. Currently on backorder.
- Will be meeting with Baldwin EMS on July 13<sup>th</sup>.
- Ms. Cain asked if Officers are responding to 911 Calls and actually entering into homes? Will investigate with Chief Rozzo.

## Public Works (Mr. McLaughlin / Manager) See Slide Show - PW Report for 2022

- Focusing on patching potholes, landscaping, equipment repair.
- Manager called Pittsburgh Public Works on high weeds on Basic Avenue.
- Ms. Cain and Manager let Council know that Steel Rivers COG has an available resource to use for PW or Sewer needs.

## Sewer (Sanitary/Storm) Management (Ms. Cain)

- Committee will focus on 3 areas of concern:
- Sanitary & Combined Sewers – Major Projects
- Storm Sewers – Major Projects
- Sanitary/Combined/Storm Sewer Maintenance - Consent Order

## Account Balances as of 06/30/22

General Fund	\$	70,136
Escrow	\$	1,022 (2022 Reserve)
Highway Maintenance (Liquid Fuels)	\$	188,268
Capital Improvements	\$	219,348 (Calhoun/PW-Truck)
Police DEA Task Force	\$	33,152
Police Pension Fund	\$	23,564
Service Employee Pension Fund	\$	20,153
Penn Vest Reimbursements	\$	8,723
Sanitation	\$	1,964
Sewer Fund	\$	994,984
American Rescue Plan	\$	97,566

## **Legislation for Next Week:**

- **Approve June 2022 Legislative Council Meeting Minutes.**
- **Approve and ratify all bills paid and to be paid for the month of July 2022.**
- **Motion to approve June Caucus/Workshop Meeting Minutes.**
- **Motion to approve Ordinance #XX-XXX on restrictions for Short Term Rentals: Stan / Moe have example Ordinance. (Waiting for County Review).**
- **Motion to approve resolution XX-XXX to accept CARGIL INC as the bidder from SHACOG Road Salt purchase.**
- **Motion to approve payment El Grande for 2022 Streets Paving Program.**

**End of Meeting at 8:07 P.M.**

