

BOROUGH OF WILMERDING
MINUTES FROM FEBRUARY 7, 2023 WORKSHOP

ENGINEER – B. BRANTHOVER: 428 Airbrake demolition began, they will be performing most of this by hand and will replace the side wall with white vinyl siding to match the rest of the buildings. Ice Plant hill problem are still being addressed. During a recent visit it was identified that the debris rack in the vault is nearly completely blocked. We notified you and were given approval to have State Pipe perform the cleaning, we will let you know a date for this work.

S. VOLPE: are they cleaning out the lines or just that area?

B. BRANTHOVER: primarily they will just be cleaning the debris in that vault. They will continue to do some camera work and we will find out more once this is all completed.

J. HARTZELL: I think North Versailles and East McKeesport should pay for the work, it's their debris.

B. BRANTHOVER: the low bidder for the manhole frame on Pitcairn street was Creative Enterprises and they should start the work this month. While performing the inspection for the demolition hearings we noticed that the chimney on 530 Airbrake was leaning and at risk of collapsing in the yard, Wreckcrew provided an estimate to knock this down and based on council's approval the will perform that work prior to starting 428 Airbrake. GEDTF paving was awarded in the amount of \$50,000.00. The council needs to decide how to use the funds. The trench drain will probably have to be an alternate in the bid and the Borough would have to pay for that but I will check that with COG for sure.

J. HARTZELL: it says Bluff to Station, so we're just doing this little part?

B. BRANTHOVER: yes, just this section that is really bad. 2023 GTRP grant is open, in the past we have applied for the park rehab and will just need to know if council wishes for us to apply and for what scope.

K. MAXWELL: I think the electrical will definitely need re-quoted.

B. BRANTHOVER: I can contact BC Electric and get a new quote if you want to keep this scope. Herman Avenue Water line repair from WPJWA will be done once the weather breaks so we will keep an eye on this process.

J. HARTZELL: is there any word on the Duquesne Light manhole?

B. BRANTHOVER: I have not been able to get in touch with anyone.

C. LANG: I was able to get in touch with someone and they were going to put a work order in for that.

J. HARTZELL: on the invoice there are 3 different people reviewing the due diligence report, can you explain why?

B. BRANTHOVER: I will talk with them in the office and get back to you because that is not something I was involved in.

BOROUGH OF WILMERDING
MINUTES FROM FEBRUARY 7, 2023 REGULAR MEETING OF THE BOROUGH

Council met in an executive session to discuss personnel issues.

Meeting was called to order by President Kelly Maxwell at 7:12p.m.

The Pledge of Allegiance was led by the President.

ROLL CALL: LINDA KIRK, present; KELLY BELIN, present; JOE HARTZELL, present; STEVE VOLPE, present; LEAHMANDA BARNE present; JOHN THOMAS, present; KELLY MAXWELL, present; MAYOR GREGORY JAKUB was also present.

L. BARNES/J. HARTZELL TO ACCEPT THE MINUTES OF THE JANUARY 3, 2023 MEETING AS PRESENTED. MEMBERS VOTED APPROVAL, 7-0.

PETITIONS & MEMORIALS:

Aaron Chaney, Community Reinvestment Partners: We are a LLC that has partnered with other towns around the county to help with the Blight. We would need someone to sponsor or be the petitioner, we would be the conservator and pay the attorney fees and set a plan of abatement, then do the necessary repairs and sell to a 3rd party. The conservator petitions the court to sell the property to the conservator then you get an appraisal and take what you spend and exchange the lien for the title or sell.

L. KIRK: are you looking at properties to do or is council giving you addresses to look at?

A.Chaney: we spoke about 1 property on Westinghouse.

J. THOMAS: what say does the council have?

A.CHANEY: what we did in Baldwin was council voted and they approved the concept and conservator.

G. EVASHAVIK: anyone can petition the court the take over an abandoned, blighted property, we would have to be given notice. Are you suggestion the Borough should be the Petitioner?

A.CHANEY: that's what was done in Baldwin with no cost to the Borough. Tax liens would be repaid at a percentage to all 3 taxing bodies.

G. EVASHAVIK: so your profit and expenses take priority over any Borough liens. So, you will need approval for every step of the way?

A.CHANEY: once the conservator is appointed the petitioner is done but can object.

K. BELIN: when you go look at a property would you give us a figure going in?

A.CHANEY: we would need to do an estimate and a final plan and we could show council those.

S. VOLPE: how far do you go with fixing the properties?

A.CHANEY: it depends, you have some areas of higher value, we would stabilize the outside of the property but as for the inside it is a case by case process.

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E. BARRETT: the goal is to sell the properties but according to our ordinance you can not sell unless the property is up to code.

G. EVASHAVIK: that is not true, we cannot stop anyone from selling a property but we can go after them to become compliant.

C. LANG: we do an Temp Occupancy Inspection for Sale of property that is in the sellers name so they can sell the property. Then we do another inspection for the buyer once they have obtained the property, and this is for them to reside there or rent it. This is the one that ensures the building is up to code.

CORRESPONDENCE

1. We need to ratify a vote to have Wreckcrew push in the chimney at 530/534 Airbrake Avenue at a cost of \$1000.00

J.THOMAS/J.HARTZELL TO RATIFY THE EMAIL VOTE TO APPROVE WRECKCREW TO PUSH IN THE CHIMNEY AT 530 AIRBRAKE AVENUE AT A COST OF \$1000.00. MEMBERS VOTED APPROVAL, 6-1.

2. We need to ratify a vote to have State Pipe clean out under the ballfield at a cost of \$3850.00.

J. THOMAS/L.KIRK TO RATIFY STATE PIPE, AT THE COST OF \$3850.00, TO DO THE WORK UNDER THE BALLFIELD. MEMBERS VOTED APPROVAL, 6-1.

3. Handicap sign for John Richardson at 423 Patton Street.

L. BARNES/K.BELIN TO APPROVE THIS HANDICAP APPLICATION. MEMBERS VOTED APPROVAL, 7-0.

4. Wilmerding Borough MMO for the employee plan shows that we will not be required to pay an obligation for 2023.

5. Planning would like to send Josh LaFace to an online class at the cost of \$25.00.

J. HARTZEL/ J. THOMAS TO APPROVE THE \$25.00 PLANNING CLASS FOR JOHN LAFACE. MEMBERS VOTED APPROVAL, 7-0.

6. Joyce Tomasic and Pauline Walsh would like to remain on the planning committee for another term, they're current term ended December 31, 2022.

L. KIRK/S.VOLPE TO APPOINT JOUCE TOMASIC AND PAULINE WALSH TO THER PLANNING COMMITTEE FOR ANOTHER TERM. MEMBERS VOTED APPROVAL, 7-0.

COMMITTEE REPORTS:

PUBLIC SAFETY & BOROUGH PROPERTIES - L. KIRK: The fire department had 36 calls for the month. 13 in town, 23 out of town, 3 work details, and 8 maintenance hours. The EMS report shows 61 calls with the average emergency response time was 8.1 minutes and the average non-emergency response time was 11 minutes.

J. THOMAS: there have been supply issues with the truck parts, but they are no in and should be done next week. I issued a check for the squad and that's all I have been told.

K. MAXWELL: any update on the smell that the fireman spoke to me about?

J. THOMAS: Al took care of that and spoke with Chief Hartzell about the concerns.

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DETECTIVE CARUSO: We had 102 calls during the month. We have been able to tow 4 cars and I've already tagged 4 cars this month.

L. KIRK: I am waiting for prices for chairs from CoStars.

CODE ENFORCEMENT – AL HUSSEY:

K. MAXWELL: Al couldn't be here but is available on Friday or Saturday if you want to give me a few dates and we can set up a meeting with him.

PUBLIC WORKS – J. HARTZELL: they have been keeping up with the trash and working on cold patching.

COG & PLANNING – K. BELIN: They are beta testing the new program and looking for ways for the Boroughs to fund it. They are looking for apprentices for their code department.

J. HARTZELL: there is dinner this Friday and they met with Weinstein who is running for county executive and are going to have a county forum on March 21 @ 5:30 pm. At the Palisades in McKeesport. They are looking for an executive director for the enterprise zone in Braddock, and the spring conference is scheduled for April 13-16.

K. BELIN: all I had was Josh's class and the term for planning. I had asked Aaron to prepare a letter with some information and we would need to decide, if we move forward, would planning to do the leg work and supply this list of abandoned properties?

K. MAXWELL: we can discuss this further at the workshop.

UTILITIES – L. BARNES: nothing to report.

SOLICITOR - G. EVASHAVIK: I have not received any feedback on the fireworks Ordinance, we are waiting to fill in a few sports such as permits and fees. Also, the Airbnb, short term rental Ordinance, I am still waiting on zoning and standards on this.

FINANCE – J. THOMAS:

J. THOMAS/L. KIRK TO HOLD OFF ON PAYING THE GLENN ENGINEERING BILL BUT PAY ALL OTHER BILLS FROM THE GENERAL FUND IN THE AMOUNT OF \$133,128.18. MEMBERS VOTED APPROVAL, 7-0.

J. THOMAS: everyone received a deed transfer sheet showing the properties sold in 2022. When are we going to hold the demolition hearings?

G. EVASHAVIK: we have to hold off because one of the properties has an IRS lien and after talking to Caroline we have determined to hold off and do all of them on April 4, 2023.

RECREATION – S. VOLPE: We are going to set up a meeting this month to plan for Easter and some other things throughout the summer.

OLD BUSINESS: nothing

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NEW BUSINESS:

J. HARTZELL: have we received any information on the trail that is proposed?

C. LANG: no, I have not heard anything on it.

MAYOR'S REMARKS – G. JAKUB: nothing

L. KIRK TO ADJORN 8:21P.M.