

**Borough of Pitcairn
Borough Council Meeting
Minutes
October 8, 2018
7:00 pm**

**Meeting called to order – President Michael Tobias
Pledge of Allegiance was recited.**

Roll Call:	Here	Absent
Doug Crothers	_____	_____
Kevin Dick	_____	__x__
Cammeo Farally	_____	_____
Dona Galia	_____	_____
Lorraine Myers	_____	_____
Jim Rullo	_____	_____
Mike Tobias	_____	_____
Mayor Stevick	_____	_____

Citizen Comment

Evelyn Marto complained of the liquor license request by the Monroeville Sunoco gas station on Broadway. She voiced her concern that Pitcairn Borough Police Department and Pitcairn taxpayers would bear the burden. She asked Solicitor Michael Witherel about zoning; it is so close to the playground. Mr. Witherel: the LCB application must show it meets the liquor laws including proximity to the playground for review by the Board. Both Council members and residents can request to speak at Monroeville’s Meeting. Discussion took place among residents and Council members who agreed they should attend the Meeting to speak about the adverse effects to Pitcairn, the nearness of playgrounds, the burden on Pitcairn Police. Mr. Tobias offered to email Monroeville Council members. Virginia Crothers and Tom Dick suggested visiting the nearest LCB office to share the concerns, urging them not to grant the liquor license.

Lisa Petrosky mentioned the rain drain under the alley is eroding and a resident’s yard is sinking and children walk through the yard. Mr. Tobias responded he had emailed Jim Comunale who is aware and it is on the list.

Tom Dick asked the Solicitor about nuisance fire alarms and the possibility of a fine. Mr. Witherel: we would first review the current ordinance. You could have a warning, impose a fine for the second, and even rescind the owner’s right to a fire alarm. It can be residential and commercial. Tom Dick said a smoke detector at 500 Brinton Avenue is chronically going off. Mr. Dick asked who should address this? Chief Farally offered to. Mr. Witherel offered to look at the current Ordinance.

Tom Dick asked Council if they would be willing to petition to take over the Monroeville land on Broadway where Magills and the Sunoco are located, adding they are a nuisance from a Code and Police standpoint. He felt the properties are not significant to Monroeville. We should annex them. Fred Mendicino: when we incorporated the ball fields Monroeville cooperated because there was no taxes. But they would not go along with the land for Sunoco and Magills. Tom Dick: times have changed and the Monroeville police are called to come down often. Jim Rullo: you may get problems from Magills who get towing for Monroeville and could lose that business. Virginia Crothers: it never hurts to try.

Mr. Rullo motioned to adopt Borough Council Meeting Minutes for September 10, 2018 and September 24, 2018 Meetings. Seconded by Mrs. Myers; motion carried unanimously.

Mayor Betsy Stevick

Mayor Stevick announced Trick or Treat will be 6 to 8 pm on the 31st like Monroeville. She shared details of the Harvest Parade on Saturday October 27.

Personnel – Dona Galia

Mrs. Galia motioned to approve the requirement of criminal background checks for all new Borough employee applicants. Seconded by Mrs. Myers; motion carried unanimously.

Mrs. Galia thanked Patti Kemerer for the quarterly newsletter she edits, full of great information. Mr. Tobias pointed out the Pitcairn Patter has outlived the Post Gazette.

Streets – Mike Tobias

Mrs. Galia motioned to approve Resolution 56-2018, amending the Multimodal Transportation Fund grant application for Hillside Avenue slide remediation. Updated repair estimate is \$1,104,850. Seconded by Mr. Rullo; motion carried unanimously.

Mrs. Myers motioned to advertise for Public Works employee in time for winter maintenance. Mr. Tobias clarified: someone to help with snow removal; one of the employees is out temporarily. Seconded by Mrs. Farally; motion carried unanimously.

Mr. Tobias announced the Public Works CBA expires this year.

Parks and Recreation – Cammeo Farally

Mrs. Farally motioned to permit Pitcairn non-profit organization to use space at the Borough owned 428 Highland Avenue. The Borough would ask they consider a donation toward building maintenance. Mr. Tobias clarified the basement is the available space. Seconded by Mrs. Galia; motion carried unanimously.

Mrs. Farally addressed false rumors that she claimed money from Park and Recreation funds, donated money for Annie's Place, is not being used correctly. It is all accounted for, well documented and the rumors are false.

Finance and Economic Development – Jim Rullo

Mr. Rullo motioned to pay the bills as presented. Seconded by Mrs. Galia; motion carried unanimously.

Mr. Rullo announced the 2018 Fire Relief Association aid check was received and distributed to the Association in the amount of \$11,035.38. In addition, the 2018 Pension State Aid was received and MMO checks were sent to the respective Pension Plans.

Mr. Rullo motioned to direct Planning Commission to meet and review the current Zoning Ordinance, to make recommendations to Council regarding the difficulty of the sale and use of vacant commercial buildings in residential zones. Mr. Rullo explained there are old buildings in residential areas that were built for business and we would like those buildings to be able to be sold and used again. The Commission may come up with recommendations. Seconded by Mr. Crothers; motion carried unanimously.

Health and Welfare – Doug Crothers

Mr. Crothers invited Code Enforcement Officer, John Prucnal, to share an update. Mr. Prucnal introduced Nick Turner. They believe there have been improvements, submitted a report to Council. Mr. Prucnal is researching Code software packages, including the TCVCOG's which is the least expensive and was designed for this area. Mr. Prucnal asked Council to consider adopting a fee for permit inspection no-shows which has happened frequently in the past week, wasting time and money. It should appear on the permit application. Mr. Prucnal also asked Council to advertise and adopt all the 2015 codes listed on the Agenda. Pitcairn has already adopted the IPMC and Fire Code. Mr.

Prucnal asked the Solicitor: can we add language automatically adopting future updates. Mr. Witherel recommended individually to carefully review the extent of new changes. Mr. Crothers asked Mr. Prucnal to have his recommendation for software by next Meeting if possible. Mr. Prucnal said he has a meeting scheduled with the COG and Land Bank representatives. He will ask the COG about software support. The others are very expensive: \$14,000 or more and contain more features than we need.

Mr. Crothers motioned to adopt Resolution 57-2018 establishing fee charged to occupancy permit applicants in specific cases: applicant will be charged an additional Occupancy Inspection fee if appointment not cancelled by 4:00 pm of the previous regular business day preceding the day of the scheduled inspection, and for re-inspections of previously failed items that incur subsequent failure of the same punch list item. Seconded by Mrs. Myers; motion carried unanimously.

Mr. Crothers motioned to advertise Ordinance adopting the following along with future amendments if desired: 2015 International Fire Code

2015 International Wildland - Urban Interface Code

2015 International Building Code

2015 International Energy Conservation Code

2015 International Existing Building Code

2015 International Fuel Gas Code

2015 International Plumbing Code

2015 International Mechanical Code

2015 International Residential Code.

Seconded by Mrs. Farally. Question on the motion: Mrs. Galia asked about the Wild Lands Code. Mr. Prucnal thought it deals with wild lands located next to a town, how to address development. **Motion carried unanimously.**

Mr. Prucnal thanked Council for the 3- day conference he attended. He and Mr. Turner will attend a week in November toward BCO certification. Mr. Crothers asked about inspections in their absence. Mr. Prucnal suggested not scheduling any in their absence. Virginia Crothers: what can we do if landlords who don't want to wait for inspections, move someone in? Mr. Prucnal met inspectors from other communities at the recent conference who experience the same problem. He continued: as frustrating as it is, you cannot evict people, the goal is to gain compliance. Discussion took place. Various suggestions were made: substantially fine the landlord daily, issue Quality of Life Tickets. The dilemma of inspecting properties found to be occupied, sometimes the property doesn't pass, was discussed. By the second inspection, it usually passes.

Mr. Crothers motioned to purchase a 2009 Ford Expedition for \$7,800 from Mossie Motors and sell the old Code vehicle on Municibid. Seconded by Mrs. Myers; motion carried unanimously. (The vehicle was sold before Pitcairn could purchase it.)

Electric – Kevin Dick

Public Safety – Lorraine Myers

Mrs. Myers motioned to adopt Resolution 58-2018, Police Department Policy 20: Excited Delirium. Mrs. Galia seconded the motion. Chief Farally was asked to explain: when an officer intervenes during an arrest involving alcohol, drugs and the individual has super human strength, their heart rate is very high, crisis training is needed. Most other boroughs already have this. **Motion carried unanimously.**

Mrs. Myers motioned to distribute the old Police radios no longer in use to the Borough Public Works and Utility Department and the Fire Police. Seconded by Mr. Crothers; motion carried unanimously.

Engineer's Report

Don Black highlighted his report: pursuing emergency funds for the road slides, opening bids on October 16 for the new municipal building, payments have been finalized for Sugar Camp improvement project, waiting for Liberoni to begin the 2018 Paving Project – no date yet but hoping for the next couple weeks. Deb Marto asked about the emergency funds. Mr. Black replied the funding agency won't be making a decision until the end of November.

Solicitor's Report

Mr. Witherel had nothing to add to matter already discussed in Executive Session about potential litigation with a contractor, and items on tonight's Agenda.

Borough Manager's Report:

Ms. Dietz read aloud the current balances in the various capital funds, pointing out that much of the Capital Projects Fund will be used to pay for the 2018 Paving Project. She called attention to specific tax revenue that will be rolled over into 2019 in lieu of a TAN. Gilliland Foundation grant money is being used towards engineering and architecture bills for the new municipal building. Ms. Dietz suggested Council authorize the advertisement of two budget meetings in November to take place before the regularly scheduled Council Meetings.

Police Chief Report

Chief Farally reported on a successful, well attended active shooter training for staff and teachers at Propel School. In early Spring they will conduct a full hands-on drill.

Mrs. Myers motioned to Adjourn at 7:43 pm. Seconded by Mrs. Galia; motion carried.

Respectfully submitted,

Annette Dietz