

TOWN MEETING MINUTES
OCTOBER 20, 2014
6:00 P.M.

Mayor DeLuca – Good Evening – we will call this Town Hall Meeting to order. Will you please stand for the Pledge of Allegiance?

Mayor DeLuca – first I want to introduce our School Board Members that we have up here today, Paulina Calbrese, Don Kuhn, Linda Moliterno, Bob Hudak, Heather Hoolahan and John Zacchia. O.K. before we get started on the Town Meeting I do want to read a brief statement about like where Penn Hills is and how far we have progressed in the Municipality. Penn Hills is a place we choose to work, live and play. As is the case with towns in every part of the Country, Penn Hills has its good days and trying days. We all complain including me that we do not get the positive coverage in the news media. We say the media only reports the negative issues and mistakenly identifies a crime as having occurred in Penn Hills when in fact the incident took place in the City of Pittsburgh which borders our Town. To me that is just the nature of the beast and I say why dwell on it when all we know that sometimes in just a matter of hours our headlines are replaced by breaking news in some other Community. In my opinion what we need to focus on is the strength of Penn Hills. I am not going to sit up here and bore you with statistics there are however some points and answers to frequently asked questions which I want to share with you today. When I took office in January of 2004 the Year End Budget for that year which was adopted by the former Mayor and Council had an estimated Year End Fund Balance of just \$50,000 when in reality we ended the year with a deficit of Four Million Dollars. Last year for the 2013 Fiscal Year we had a surplus in excess of Five Million Dollars. The cost of doing business increases every year and Government is no exception. In Penn Hills, however, we have a number of measures in place to help us to help have a surplus at year's end. One of the first thing Council Members and I did was to review the monthly warrant list of expenditures. We questioned everything until we had a better understanding of the day to day cost associated with us doing business. We cut wasteful spending, we instituted a better Budget process that allows input from the Department Directors as to the needs for their departments and we started to hold the Department Directors accountable for what they were spending. Thanks to the quality leadership in Penn Hills it is definitely more stable than it was in 2004 and that is just having it from last year when the Bond Rating Agency increased our bond rating to an AA+. We received many phone calls about the sewage bills. As you may or may not know Penn Hills was ordered by the EPA to upgrade our sewage plants and infrastructures to pay for the work Penn Hills issued Bonds. For the past several years we have restructured this debt which now allows us to modernize the plants and management our debt payments. We lobbied the Federal Government and as of 2008 we are no longer under DEP Decree but we are still obligated to continue to upgrade our sewage systems and plants. That year we also contracted with Wilkinsburg Penn Joint Water Authority and Oakmont Water to collect our sewage fees. Prior to 2008 our sewage fees collection rate was 75%. Today the collection rate is a steady 97%. This

money goes back into the budget and allows us to go for repairs and upgrades. Over the past several years we have spent over ten million dollars of our own money on repair work and upgrades without fee increase. In fact, we were even able to lower the quarterly service fee from \$30.00 in 2008 to \$15.00 in 2011 where it remains today. All 18 thousand structures both residential and commercial within Penn Hills has been dye tested and inspected to determine if storm water from down spouts or fresh air vents were contributing to the sanitary sewer system. The Water Pollution Control Department continues to improve the sanitary collection system and meet both state and federal standards and just last year we spent five to six million dollars just out of our own money from what we collected. Penn Hills has a lot of amenities that are attractive to youth and elderly population and every age in between. The many attractions to Penn Hills are our gorgeous new Library, a Dog Park and a Skate Board Park all which are heavily utilized. There are beautiful Community Parks within our boarder and athletic fields. We also have an attractive Senior Citizen Center on Jefferson Road and also in the William McKinley Center. I have also committed to make Penn Hills a safe place to work and live. This year we hired seven more Police Officers bringing the total number of sworn Officers to 53 and in this past Budget we increased the Police Force by three Officers. Every year we added three to five new Police Vehicles to our fleet retiring the oldest. The old vehicles do not go to the scrap yard some are given new life by being utilizing by Volunteer Fire Departments. Although expensive I am proud to say our twenty Police Vehicles all have state of the art in car cameras and computers to help keep our Officers safe. Penn Hills EMS celebrates its 40th Anniversary this year as an advanced life support EMS. We have a supervisor and 27 full and part-time Paramedics who respond to over 5,000 ambulance calls annually. The Police Department is not the only department that uses technology. Software allows Code Enforcement Officers to enter notes in the field by use of a tablet. Residents can also use citizen serve application the link can be found on our web page www.pennhills.org. Residents who register for this service can enter a complaint or apply for a permit on line. The information goes directly to the Code Enforcement Office where it is processed and if necessary scheduled for inspection. This internet application means residents can also track the status of their complaints or permits from start to finish. Crew leaders in the Public Works Department also now use this program to note location of pot holes, storm sewers that need to be cleaned or repaired and trees in public right a ways that need to be pruned. At some point in the near future we are hopeful residents will be able to contact DPW via the internet with their concerns. I am also very proud of the men and women who freely give their time and skills to our seven Volunteer Fire Departments. For the past several years our Budget has allowed us to increase the annual subsidy to the companies by three percent each year. In 2014 that subsidy was \$44,000 to each fire company. We also have been able to provide funds for capital outlays such as helping Penn Hills #7 make their payment on their new truck. That hundred foot ladder truck is used throughout Penn Hills to ensure the safety of all citizens particularly those living in high rise buildings. We are helping with the payment of self contained breathing apparatus for each of the companies. In addition, Penn Hills pays fire hydrant charges to respective water companies, insurance on fire vehicles and fuel for the fire trucks. Having a well established Volunteer Fire Fighting Force helps

keep all of your fire insurance premiums low. Just a quick reminder the bulk of these fire companies budgets are based on donations. So if you haven't given to your local Volunteer Fire Department I encourage you to send a donation into them. One problem we have been unable to solve is the upgrades to the Municipal Building on Frankstown Road. As departments have evolved over the years, extra walls were constructed in the building and offices to fit the needs. As a result the Municipal Building is not people friendly. Visitors do a lot of back tracking up and down the stairs to various departments. Over the years space within the building has been chopped up and it is difficult to heat and cool. Today we are in the very preliminary stages of gathering information and getting drawings for a new Municipal Building. I am excited about the possibilities because I believe Penn Hills residents and visitors deserve a building that is inviting, open and provides easy access to the various departments. And with that we will have the presentation.

Architect Kevin Turkall, AIA, DesignStream, LLC – Members of the Boro, Administration, the Mayor and Council and the School Board thank you for your time. My name is Kevin Turkall and I am with DesignStream Architectural Studio. At the request of the Municipality we were asked to perform an evaluation of the existing facility and understand the costs and benefits of doing a renovation. As you can see on the screen this was the existing facility. It was built around 1920 and the additions were put on around 1960 –1970. As part of our assessment we reviewed the entire facility took some measurements and tried to simulate the area which is being used by all of the various departments so that at the end of the exercise we would understand how much area each of the departments consume of the exiting Municipal Building. And you can see that with Police Services, EMS and some of the Mechanical Spaces the majority of the lowest floor is taken up. Up on to the main floor you can see that the Police occupy the majority of the space on the original portion of the building, we have the Council Chambers that we are in right now, some of the Municipal Offices as well as some of the circulation and the Fire Marshall's Office here in the center of the building. Moving up to the second floor we have some of the Detectives and Police on this side, the majority of the Administration, Tax Collection, Credit Union, some Mechanical and Storage and some storage areas above that. By way of the summary you can see here that the exiting building constitutes about forty thousand two hundred square feet based on our interviews and our discussion with the administration if we were to expand some of those existing departments to meet the needs as they exist right now we would be up over fifty thousand square feet so right now the deficit is at least 11,500 sq. feet. If we were to take all of those departments and then size them according using that color code they would be about these sizes and we did that as a computer exercise for ourselves just to see how many additions could be fit onto the existing site. So by way of summary and I apologize we will make this information available if anybody needs it it is a little bit difficult to read up on that screen but the repairs and the renovations to the existing building fall into four categories, the first being security right now there is a lot of cross traffic between potential Police prisoners, people coming into the building and the common public coming into the building. Hazardous materials, there are some lead paints, some insulations, some vinyl asbestos tiles and things like that are in the

building, not dangerous as they exist now but certainly something that would need to be addressed during any renovation. We have repairs that are necessary for the building just as a matter of course in terms of needing a new roof, new windows, needing added insulation for energy efficiency etc. The fourth category would be non-compliance. Some of the building bathrooms meet ADA Accessibility Code most of them do not have the capacity for a crowd such as this evening. The parking does not meet the code and so what we would need to do is address all of those issues and bring this Municipal Building up to the same compliance that the rest of Penn Hills is being held to as a standard. So looking at all of those exercises we came up with a cost and it is difficult to see but right now to renovate the building and make all the necessary repairs and bring everything up to code compliance, improve security, we would be in the range of 7 - 8 million dollars. By way of comparison to build a new Municipal Center with larger capacity to expand the area for each of the departments both for now and into the future and to provide all of the upgrades that would be necessary for a modern facility that would last for the next thirty years would be in the range of 9 – 10 million dollars. Renovations for this facility would be somewhere between 6 - 8 million dollars, new construction would be somewhere between 8 - 10 million dollars. Just a couple examples as the Mayor said we are very early in the process of evaluating whether to renovate or to construct new and just a couple of examples of what a building could like we would understand what we were presenting and what it could look like and actually there is a fly around animation down here. So as we continue through the process there are a lot of questions that still need to be answered we would have to consider a lot of interviews with the Police Department all those that use the building making sure we have all the program components right, verifying the facts, checking the numbers, doing more of an assessment of some of the materials that are in the building, doing a Code Compliance Study for ADA Accessibility etc. but generally this is where we are Mr. Mayor and if anyone has questions, I will entertain them at this time.

Mayor DeLuca – before we open up for questions, Chief Bill Jeffcoat would like to talk.

Chief Bill Jeffcoat – hi my name is Bill Jeffcoat I am the Fire Chief at Number 7 and I represent the Penn Hills Volunteer Fire Association this evening. The Penn Hills Volunteer Fire Association is in favor of the acquisition of the Penn Hebron Property on Duff Road. If the Municipality would acquire the property the Penn Hills Volunteer Fire Association would like to venture to discuss the possibilities of a Public Safety Center. What would that in tale you might ask? A concrete pad to be poured that would serve as a foundation. Once complete a modular fire training tower would be constructed. Going with the Modular design would allow the fire department to pursue State and Federal Grants for further expansion of the fire tower. This project would benefit all three divisions of Public Safety, Police, Fire and EMS as well as every Taxpayer in Penn Hills. The fire training tower would increase the Municipality's ISO Rating and in turn lowering the cost for Residential and Commercial Building Insurance within the Township. I would like to thank the Mayor and Council for their time and look to any future discussions regarding this matter. Thank you for your time.

Mayor DeLuca – thanks Chief. Now we open up for Public Comment. If you could come up to the microphone and state name and address. Due to the amount of time because we do have our regular meeting at 7:30 if you could limit your time to five minutes. Thank you.

Eric Hardy – I have been a resident for 25 years. One questions on what we are seeing on this flyby is this an existing building that has been modified or a new building entirely?

Mayor DeLuca – it is a new building.

Eric hardy – o.k. Where would that go? What space is available for all that?

Kevin Turkall – That building will fit on this current site.

Eric hardy – and all the parking.

Kevin Turkall – yes there will be a parking structure attached.

Eric hardy – that is all I have.

Audience member came up did not give name or address – Good evening I just have a quick question I know there has been discussion about the Penn Hebron Property and no one has even mentioned that here and I assume that is why we have School District Representatives here as well could you please share what that plan would be?

Mayor DeLuca – this building here can go either at the current site right here or the Penn Hebron Building. The reason why if the School Board did decide to give the Municipality the Penn Hebron Building it would be first the logistics would be nice because if we tear down this building here we have to relocate the Police Force, EMS and find space for them and find office space for all the other departments so logistics it would be nice because we can work out of this building until the Penn Hebron Building until the new Municipal Building is built.

Audience member came up – did not give name or address – you just stated that you have a five million dollar surplus in the Municipality, I am wondering why we think gifting the building from the district to the Municipality is appropriate?

Mayor DeLuca – because we are all the same taxpayers whether we pay it or whatever.

Audience Member- you are working on a surplus, the School District is not. The School District is struggling to pay bills and you have money and I understand that we

would all benefit from this and I don't really have a problem with Penn Hebron being turned over to the Municipality but I do have a problem with it being given to the Municipality when you can clearly give us something for that that could be used to better our Educational System.

Jason Griffis – I am a resident of Penn Hills I actually live on Clematis Blvd. right behind Penn Hebron Elementary School. I am very mixed about the use of Penn Hebron as the Municipal Building of course for one I am pro for it but I am also against it if this is what is going to be done with the sale of these premises here? If you are going to get this gratis from the School District for Penn Hebron what is going to be done with the money from the sale of this building, this has a value? My argument is why it couldn't be given to the School District.

Mayor DeLuca – well that is something we can talk about. That is something we haven't talked about yet.

Heather Hoolahan – I am Heather Hoolahan, I am here because I am conflicted because I am sitting in a dual role that I didn't expect to be in tonight. I wasn't expecting to be here as a representative of the School District pursue hence the attire I was just going to be a member of the public but I guess I am going to speak as someone who is a community member as a lifelong community member, someone who is currently raising five children in this Municipality and someone who is in the know because I do serve on the School Board and it is interesting to me because I am not necessarily against this plan I do want to see Penn Hebron go to something worthwhile and a new Municipal Building and upgrading our Police and Fire and EMS locations is something that should obviously be a priority for everybody but something that you said Mayor really struck me as kind of odd because you said we are all the same group of taxpayers. Yet when the School District constructed both its High School and its Elementary we were charged hundreds of thousands of dollars in construction permit fees paid to the Municipality. The High School was a reduced fee they were not waived completely.

Mrs. Kuhn – The high school we gave 50-50.

Heather Hoolahan – 50-50 that is what I am saying you gave 50% back but we were still charged permit construction fees and we were charged full permit construction fees for the construction of the elementary and in addition to more than a \$100,000 in dumping fees.

Mrs. Kuhn – and you were also waived all the fees for sidewalks.

Heather Hoolahan – but Mrs. Kuhn you are missing my point because if we are all the same group of taxpayers this same group of taxpayers shouldered hundreds of thousands of dollars in fees that were transferred from one entity to another and now somehow that same standard should not apply in the transfer back, I don't understand

that. I would like to go on record as saying I know that we are all the same group of taxpayers, we are a single School District Municipality which is kind of an oddity in this area especially in Allegheny County, however, the School District over the years has transferred many properties to the Municipality, Friendship Park was transferred from the School District to The Municipality at the cost of \$1. Lincoln Park Elementary was transferred to The Municipality at the cost of \$1. (inaudible)... We have no idea whether or not we could get any money for Penn Hebron because we haven't tried. I don't even know if want to go down that route, I only want to see this not be another one way transaction because a partnership actually involves two entities or at least two entities and this may be a relationship but a one sided relationship. The School District who is now is fairly dire straits and it is educating more than 4,000 students in this Municipality. I would like to see there be some consideration and fairness for the transfer of money between the same polls of taxpayers.

Mayor DeLuca – any other comments?

Pete MacQuillan – I own a business here and I am renovating a house which I plan to move into and live the rest of my life in Penn Hills in the Spring. My question is since coming to Penn Hills I have asked a lot of very knowledgeable people what is the most important problem that Penn Hills faces in the future and the answer that I get from knowledgeable people over and over again is our most important problem is abandoned and substandard properties in the Community. For that reason I think we probably need I know it is nice we are hiring all these Police Officers but we probably need ten more Code Enforcement Officials and I am wondering if you have space for ten more Code Enforcement Officials in this building?

Mayor DeLuca – any other comments. Codes office space now is very small and you couldn't fit any more people in that office.

John Vento – a resident of this great Community for 60 years and I am only thirty nine by the way. But any way I am here I would like to see our Community move ahead. I would like to see a new facility for this great Community and remember one thing I pay school taxes, I pay property taxes here, and it is all coming out of the same pocket. So if we could help each other despite what this young lady said and work together collectively and make it easier on the taxpayers and I think by doing that we shouldn't be fighting with taking money out of this pocket and put in that pocket I suggest that you get together and build this new building and do it right and let's keep this Community a first class Community and continue to work together not in opposite directions because the taxpayer in the end are the ones that pay. Just remember that you are all elected officials but we the taxpayers pay the bill so again I suggest that you get together build that new Municipal Building and I would like to see it up there where that Duff School is that is an eye sore. If the School Board can get together and agree to let the Municipality move forward I would commend. Again Mr. Chairman thank you for your time.

Mayor DeLuca – thanks John.

Audience member didn't give name or address – the timeline on this; we obviously aren't getting any concrete answers or plans going forward. I know the district has not voted, the School District has not voted yet to donate that building to you. What is the timeline?

Mayor DeLuca – we are like in the very preliminary stages.

Resident – so will there be another meeting?

Mayor DeLuca – what do you think Moe?

Moe Rayan – as soon as we hear back from the School Board whether it is a yes or a no we could move, if it is a yes tonight we will move tomorrow morning if it is a no we will move tomorrow morning.

Resident – it is not a yes tonight.

Moe Rayan – I understand it has to be voted on formerly yes but it is just a matter of either a yes or a no and then we will move on.

Resident – o.k. then the School Board when will this be next on the Agenda?

Heather Hoolahan – School Board President she is not here.

Resident – so this won't be happening right away, o.k.

Mr. Hudak – (inaudible)

Mrs. Kuhn – this is what a Town Meeting is for is because of the fact this is in its infancy so we need comments from the residents, we need comments from the School Board and I agree with Mrs. Hoolahan 100% she represents the School Board, she represents the School District and therefore she represents the School District's Budget. So she was looking out for what is best for her School District that she represents. The gentlemen and I apologize I don't remember your name he came up and said something about the Municipal Building if we would get Penn Hebron and put the new site on Penn Hebron then what would happen with the Municipal Building. That was the first I heard it, that is why we have Town Meetings because we get information from people that we haven't thought of. I think personally that would be something that we as both boards should consider and I don't think it would be fair even though I am on Council that if we would get Penn Hebron for \$1 then we would turn around and sell this building and make a profit on this. So I thought that was a very good idea and that was one thing that I think that we could discuss together and that is what this is. This isn't a situation where it is us against the School Board or the School Board against the

Municipality we are all elected by the same people so that is not what this is about. The School District has to look at their best interest and The Municipality has to look at their best interest but the bottom line is both those interests are the taxpayer's interest. I appreciate the comments the one was very helpful to me and I think that this is a start and it certainly isn't the finish and then what we would get from this meeting then we can relate it and I think Mr. Hudak had a good point then the School Board and the Council can work together and see what they can do to make it profitable for each of them and Mrs. Hoolahan was correct again in the fact that we did get The Lincoln Park for \$1 but the Municipality put hundreds of thousands of dollars into Lincoln Park and now other than it being a boarded up run down building that would be an eye sore in the Community it is a very wonder functioning building and it functions for many of the residents throughout The Municipality as with the William McKinley because of our Senior Citizens but I do appreciate you coming and I do appreciate your information and anyone who has any other comments we are available until 7:30.

Felix (inaudible) – I am rather new in your Community I have been supportive of many endeavors here in the last four years or so. I am a big supporter of the School District of the two new buildings they are beautiful. I support all educative missions as a former educator myself however as a point of clarity this evening's proceedings were not advertised correctly. We were promised on behalf of The School Board by Denise Graham-Shealey in the newspaper months ago that there would be a Town Meeting dedicated to the fate of that school exclusively first. The combination of these two grand plans in a big surprise meeting I think you will see is a little bit shocking to the public.

Donald Kuhn – excuse me according to the board as a whole when we met with The Municipality we agreed and at The Public Meeting we agreed to have a Town Hall Meeting consisting of the School Board and The Municipality and it was scheduled for tonight and

Resident yelled out how was it publicized?

Moe Rayan – in the paper.

Donald Kuhn – how else was it supposed to be publicized?

Resident – (inaudible)

Gerry MacBeth – I am a resident of Garlow Drive, Penn Hills for approximately 20 years. They are both important pieces but just saying it is all coming from the same place it is not. We have an obligation to our education system to maintain it in a responsible manner and just giving away property and valued assets isn't necessarily a judicious use of those assets.

Donald Kuhn – as far as you saying we should of put it out throughout the school if you would have been at The School Board Meeting which you weren't evidently the Board Meeting it was stated that The Municipality would schedule the meeting, it wasn't being scheduled by The School Board.

Resident (inaudible)

Mayor DeLuca – one of the things it is hard to get the information out especially because The Progress only goes to half of Penn Hills, it is very difficult.

Mrs. Kuhn – everyone is in agreement on that. Any Community you go in if the School District doesn't thrive then the Community doesn't thrive. Like I said this is not a onetime meeting and then everything is going to fall into place and it was advertised I am assuming because all our meetings have to be advertised, then it goes by word of mouth so now you can tell your neighbors to look forward to whenever this second meeting would be and what have you and if it wasn't advertised to your specifications then we apologize for that.

Buck Ray – 203 Hibiscus – I am not really satisfied with the details of the plan. My understanding is that the Duff School is probably around \$700,000 - \$750,000 and it would cost about that much maybe even more to tear it down. My understanding is that there may not have been a land search to see if other properties might be available. I would expect that the Duff Office Building would be available and I expected the St. James Church Property behind that would also be available at a reasonable price and I am worried about this property as a building area if you would have enough parking space it seems to me during the day you are pretty well full with no extra parking spaces. So I am really not satisfied with the economic details and I would request that you defer decisions until those things have been explored to a greater extent. Thank you.

Mrs. Kuhn – to elaborate on that before we would look at other properties which are a possibility we first had to see what was going to transpire between the School District and the Municipality. If that doesn't come out in an amicable way for both the boards then that next step would be that we look for other properties.

Resident did not give name or address – I think that just answered my question that is why I moved up here originally. In response to Ms. Merra's question I believe Mr. Rayan you left me with the impression that this moving forward with this project was rather contingent upon whether or not the School Board decides to donate this property. There would be other research into other possible locations if that doesn't pan out, is that correct?

Moe Rayan – it would be the next step is to look into this building here and to move into this building we would have to make accommodations of course for the public and for the employees. By doing so we would have to find a site perhaps rent some

trailers so on so forth of course there is a concern about our Police Department, prisoners transporting so on so forth others with the housing of the EMS Unit as well. So these are big concerns for us but the next site perhaps it would be this building here. I don't foresee at this point without exploring other areas is to go somewhere else when we have the building here we would have to tear this building down and make the accommodation to continue the business. The thought was to go to the Penn Hebron School maintain the operation here throughout the construction period and then make one move otherwise we will have to move out and then move back in there and continue with all of our IT and all the business. It is doable however it is not an easy task but it could be done. Plan B would be this site right here.

Resident – so I am understanding moving forward with a Plan is not contingent upon the school we just need to determine what direction we need to go.

Moe Rayan – that is right.

Mayor DeLuca – we are looking at other properties you have to keep in mind the Municipal Building has to remain like Central in Penn Hills.

Heather Hoolahan – what is the square footage of the former Municipal Garage, what about that site?

Moe Rayan – the whole site is 1.25 acres.

Heather Hoolahan – is that a possibility you already own that?

Moe Rayan – we are under contract with a developer and like I said 1.25 the square footage would have to be vertically, everything would have to move up vertically in terms of construction, it would be difficult.

Mrs. Kuhn – and we did look at the possibility of the property that we own down where the Public Works Garage unfortunately that is not centrally located for everyone so that had to be disregarded also.

Moe Rayan – location was very important when we were looking at the site it was either going to be at this site here and if Penn Hebron doesn't go through but we thought Penn Hebron for the Memorial Day Parade for centrally located and the Mayor and Mrs. Kuhn mentioned for everybody's convenience to come into the Municipal Building.

Melissa Waldren – Iris Drive – 10 year resident – I live on the back end of this new plan that you have here. Duff Park is there. My child uses the park. I see a nice building. What do you plan on doing around the building? You said you wanted us to have a nice new facility what are you going to develop around that building that will be welcoming to the Community and for our use.

Mayor DeLuca – what I would like to see is where we have the Memorial Park out front of this building where the baseball field is and have something right there Memorial Park for Falling Veterans, Police Officers.

Melissa Waldren – that is not useful for the Community.

Mayor DeLuca – I think it is.

Melissa Waldren – I am talking recreational because there is a park there and if you are putting a building there

Mayor DeLuca – the park is going to stay there.

Melissa Waldren – if you want to acquire the building from the School District for \$1 and you want to put up this new building you need to give something back to the Community that is recreational for the children. I really think you need to consider what is going to happen and develop around your building. Living on the back end I am concerned how long construction will be, noise factor, safety issues, we won't be able to use the park probably.

Mayor DeLuca – no it won't even affect the park.

Melissa Waldren – upgrades to the park should be part of the plan. I mean if you are going to have a new facility you need an upgraded park. The park there there is cut glass, there are broken swings, the swings aren't even up, the only thing I ever see happening up there are people doing criminal activity out of baby carriages that look like they are strolling babies and they are not strolling babies. Also I wanted to ask Mr. Jeffcoat with his idea about the practice tower, how often do you use that because with me living back there that is a concern.

Chief Jeffcoat – there are seven fire departments within The Municipal limits. We all have normal jobs like everyone else here. We have designated training nights. My particular fire department our training nights are the first and third Mondays of every month, I can't speak for the other six fire departments. There have been some questions raised to me about any kind of odor or smoke, things like that. The Fire Association we have spoken at a couple of our Chief Meetings and we are looking towards it being a Simulated Smoke Center not an actual live Fire Training Academy. For us to properly conduct a live fire we have to adhere to the State and Federal Regulations we would need anywhere from five to seven fire suppressant instructors and have a lot of other safeties built in and it is pretty hard to secure all of that to have a live fire simulation when we can just use a smoke simulation rather than somebody getting a new fire fighter joining the fire department whichever it may be putting them through the paces and if they would get claustrophobic or scared the reason it is beneficial to do a smoke simulator is that individual would have the opportunity to take

their mask off. The smoke that is in that facility is safe for you and I to breathe and we would be able to conduct that in a controlled environment. As for the hours of operation it could be really any time 24 hours a day that somebody would use it being that we all hold normal jobs just like everybody else, I myself am a new father trying to balance all those out I do not see anybody using the facility in the middle of the night for anything like that you would basically see anywhere from five o'clock until nine thirty, ten o'clock at night and maybe the loudest noises you would hear would be the vehicles backing out to leave the facility and so forth. Any more questions I would be more than happy to answer.

Resident – (inaudible)

Chief Jeffcoat – yes it would be safe for them while at the same time we would like to construct a fence of some sort to keep any kind of people who aren't suppose to be on the property out for liability reasons. As for people playing in the park and it being safe air quality it is yes and if I need to forward any kind of information of the smoke simulators that we use I can most certainly do that it is a water based material so it is safe for anybody to breathe it.

Melissa Waldren – I also just have concerns about as you said bringing in and out people that have been arrested in that facility with a recreation area beside there you have a skate park, you have Duff Park you have people walking that road and really there aren't really sidewalks leading from the other end to your Municipality so I think that a sidewalk should be involved for people to go to your facility on foot. I know that half of Duff Road does not have sidewalks.

Moe Rayan – When the prisoners are brought in or the folks that are being held overnight for whatever reason they are walking through the building and brought through the actual first and second floor before they are being held into the holding cell so in the new design those folks to be brought in inside of an area nobody would have any contact with them no public contact with those individuals Police Officer would bring them in and they are being held in such time they need to be transported elsewhere.

Melissa Waldren – thank you. I think you are going to find a lot of people that agree with Heather Hoolahan. I do think that you need to advertise the meetings a little bit better two weeks in advance, half page ad, get it out there; you have community members like us that would love to spread word for you. Get people at these meetings, this meeting was at 6:00, the people that need to be here are parents, parents are feeding their children, their husbands are coming home from work, they are doing homework with their kids, they can't be here at 6:00. A 7:30 meeting is a lot easier for parents they need to be here they need to hear these things. And also you have to account for people being a little bit excited, a little anxious, and a little angry, they want answers you have to account for that and I think if you are sitting up here representing

The School District and Council I think that you need to be a little bit more of a better people person. Thank you because you are going to have angry people here, they want answers and I don't think attaching us in return is in the best

Mayor Deluca – this is just the preliminary stages I understand people are frustrated.

Melissa Waldren – well we are going to be frustrated but what heightened it was what we got in return for just our questions.

Sandy Feybeck – I live on Clematis Blvd. which is in the Penn Hebron neighborhood. You know you got to get your stick with the school taken care of that is the number one thing. That really needs to happen. With that said it would be nice to have this building I have imagined it over in The Penn Hebron area. There is no reason why you couldn't move all of your offices and stuff over there and leave the Police here and do some retro fitting just for that. That would solve a big problem. It utilizes an old building but you know all of that it is in the planning stages what about right now. The trash cans sat over at the school piled high with dog feces and I sent an e-mail about this and this is an issue because this is a well used area it is a Community. This has become our playground even when the school was in session. We walk our dogs out there, we pick up the trash, we see our kids walking back and forth to Duff Park, and we meet the people on the other side of Duff Road. A lot of people use this area and that needs to be taken into consideration that you can't really impinge on Duff Park and the more effort you put into their being more play area for the taxpayers you know you get more flies with honey than you do with vinegar so you are going to have to put that in your plans. You are just going to have to think about that. But really get this business with the school business taken care of and get the trash picked up there regularly. I don't care who pays for it we have trained everybody to put their trash in the right receptacle now you need to pick it up, please. Thank you.

Jason (Inaudible) – I have lived on Clematis Blvd. for over twenty years. This is directed towards Chief Jeffcoat. First of all I want preference this you guys are heroes, you volunteer thank you very much. This fire tower how high is it going to be?

Chief Jeffcoat – for right now it is an imagination really. We as in the Penn Hills Fire Association have gone done this road once before for those that know the Garden Club on Jefferson Road that at one point in time was allotted for the Penn Hills Fire Service. Many many years ago the property was donated to the Fire Department for this such thing due to the height of our apparatus and the placement of Duquesne Light as well as Comcast and Verizon lines on that same side of the road we have approached them numerous times and they have refused to raise those utility lines in turn we can't use that entrance. We have looked at the Knickerbockers Plant of cutting a road into that facility. When we itemized that it depleted our funds before we ever had a chance. By the time you cut the roadway in and pave it now all we have is a parking lot. This is something that on paper looked great just was not feasible over time. We

have always tried to figure out ways to make that property work and it just hasn't. Luckily it is being utilized for the good right now. If something was to ever come back up the agreement that the Penn Hills Fire Service made was that the people occupying it right now would vacate and we could start construction as we see fit. But many many many years ago that program was shot down. Duquesne Light will not raise any of their lines and by the time we formulate a plan in construction to come in the opposite direction we have no funds to do anything and all we have done is made a parking lot. So at this time that is why it would be modular because two of the construction companies that the websites that I visited they do the same thing where volunteer fire departments they only have a certain amount of money for this type of property in turn that opens us up a door to Federal and State Grants so that maybe two or three years down the road we can get State or Federal Funds and we can increase the size of it if money wasn't an option and we could pick one particular thing I would probably estimate three to four stories if that. Simulates fire fighters using the Ariel devices and ladder trucks while at the same time we can use ground ladders to get to the top of that building but for right now there is nothing set in stone just because this is a dream for us.

Ed Zullo – 113 Elizabeth Drive – I am a little bit concerned of lack of being frugal in this Community. I think we have \$140,000,000 in debt from the schools, we have \$90,000,000 in debt from the sewer problems and we have been very frugal over the year's not hiring people. I think this building is fine, it is a great historic building I just think we should be looking for the cheapest option and try not to get ourselves in so much debt that we have to raise taxes on school which they have just done and Municipality to make it less desirable for people to move into this Community in the future. That is all I want to say about that.

Chris Wiggin – I reside at 810 MacFarland Drive and I want to say that you have a very nice presentation and you put together a very good plan, however, I am of the opinion you know what I like, I like options. I think that you did a very good job putting this together and if detailed Plan A and I am piggybacking a little bit off of what some of my other compatriots have said about talking about what other options you folks have considered. I heard a few words about Plan B, about that site might be this building. One of the other gentlemen expressed ideas about other possible sites within the Community that might service your needs. You know my question is have you really looked in detail at a Plan B? I think that you folks would have a great deal of success selling your proposal or option if you have an alternative. I don't think you know what you have unless you have a standard and comparison and so if you came forward and said o.k. here is option A and here is option B and you went through a detailed look and examination of what the pros and cons are and Option A proved to be the most effective choice for the goals that you put out as well as meeting the concerns of the Community then it is easy to sell Option A. I am just of the opinion that this is a once in a generation opportunity and I just want to make sure we do it right.

Moe Rayan – just to answer you sir one of the options as the Architect presented in the beginning was the comparison between renovating this particular building and constructing a building on this site. That site perhaps is Penn Hebron or here. Really we don't have that many options in the Municipality to pick and choose where we want to put a Municipal Building we want to try and find a central located area which perhaps Penn Hebron or this site here. This is our Plan B and our Plan B poses a lot of concerns for us in terms of what are we going to do with the employees while we are renovating. To answer Ed Zullo's questions the cheapest way is to renovate, that is fine and dandy but in the meantime we are going to have to take these people somewhere and put them away for eighteen months all the municipal employees again with the Police because you can't work on one side of the building so moving the folks outside the building and taking them somewhere else is going to create a problem for us and when we get to the other side of the building it going to be the same thing what are we going to do with these people on this side of the building. We don't have many options here within the Municipality to pick and choose a site. We looked at the site down at the new Municipal Garage on Leechburg and that was all hills and the cost of construction cutting into hillside is a lot of money involved in there, however, we did not do an engineer's estimate on that at the preliminary like the Mayor mentioned this is a preliminary stage of that and what you see out there is just preliminary square foot cost per square foot, no actual sitting down and doing an engineer's estimate. Building the blocks and putting the blocks together to simulate a building of what we have here there are a lot of things that need to be done yet this is the first go around in terms of what the building is going to look like and what the cost is and we might have to reduce the cost but in order for us to accommodate the expansion of what we have right now we might have to go up to almost not quite 70,000 square feet which that would require if we stay here an additional 11,000 sq. feet like Mr. Turkall mentioned in the beginning of the presentation. We have a lot of issues in this building here that we need to address, ADA Compliance we are way off, I have a report from Hunt that is pages for this building being out of compliance. So that is one thing that we will have to address, asbestos and everything that goes with it. The most important part of it is the accommodation for the Public when they come in and try to get a building permit or trying to get a Police Report what are we going to do for the time being. We are going to have to go somewhere else. These questions have been running through our minds everyday and really I don't want to say the only option but the most feasible and efficient replacement of this building is to go down to Penn Hebron. I can understand what Mrs. Hoolahan has mentioned about working with the School District as far as perhaps by doing some exchange of monetary exchange I know she is upset about the permits but that is the cost of doing business sometime. We have given The School District we didn't deny any proposals that was presented to us from The School District whatever they asked for we went with and the first time they asked for half and we agreed to it, the second time they sent us the check and we took it so any proposals that were made by the School District we agreed to it, Mayor and Council authorized me to accept whatever The School District was able to provide in terms of their building permits so really again we are going back to one pocket I understand the educational part of it. My three kids all went through the Penn Hills School System, so you aren't telling me anything that I

don't know, I have kids just like you in school, I still have my son who is a Senior so we are all thinking about the benefit of the Community. You as a taxpayer, me as a taxpayer and the next person. So it is not you and I we are trying to do a job here for everybody and we are looking to do something good for the Community. If that is what it takes a couple hundred thousand dollars that The School District is looking for what is the alternative. We are willing to negotiate; we didn't have any proposals from anybody. This has been going around for a couple years this is nothing new to anybody, myself and Mr. Liberto talked about this a couple years ago and it is nothing new, actually it was presented to me at talks at one point and myself and Mr. Liberto about hey one of these days putting a new building in, Mr. Liberto said well we are going to be vacating one of our buildings, o.k. when the time comes we will talk and that started about 6-7 months ago and all of a sudden it is you and I and we are not getting along with each other and I don't know why because it is very simple to get along. We are open for proposals, we are open for negotiations, we have made concessions on sidewalks like Mrs. Kuhn mentioned in excess of a million dollars, all the buildings that were given to us we put hundreds of thousands of dollars in them it isn't like we are leaving them boarded up and we ignored them.

Resident (inaudible).

Moe Rayan – I am sorry about the advertisement I am not sure how The School District handles their advertisement but I followed our Home Rule Charter in terms of advertisement maybe I need to do two weeks but we advertised for our Agenda for this evening's meeting at 7:30 was advertised on Tuesday and that is the way it is in the Home Rule Charter so if I did something that it did not please the folks here I didn't do it intentionally I followed The Home Rule Charter for any business that we conduct here in The Municipality perhaps The School District had their own way of advertising but I didn't violate any rules.

Resident (inaudible) did not come up to microphone.

Mayor DeLuca – next meeting we will make sure we get the word out.

Ms. Kuhn – and like I said earlier that is what a Town Meeting is about and I apologize as I did before if the message did not get out. We do have a web site we will make sure the Manager puts it on the website we will put it in the library, we will put it at the Senior Citizen Center and if The School District wants to put flyers out that is fine. I don't want anyone in the audience to think that it has to be us against you or us against The School Board it isn't that is why you have a Town Meeting. You have a Town Meeting to get all of this input and we have several things that were said that were very useable. And as far as the Plan A and Plan B, I apologize if it wasn't presented properly because of the fact we have an A and B. That building was shown on this property if we have to put it on there and then it was shown on Penn Hebron so it wasn't just shown that this building was drawn up for Penn Hebron, it was Plan A. Penn Hebron would be the best solution and then Plan B was to redo it here and as I told you we did look at the

Public Works and that did not work and it is not like we said oh we are only going to do this and nothing else. We have all different plans and that was presented tonight. If it wasn't brought to you in that manner then I apologize because it should have been. I thought that you realized from the slide that the building was shown as if it was on the Municipal Site or if it was on the Penn Hebron Site. That is what the Plan A and Plan B is but until we realize what Penn Hebron is going to come out to be we can't go any further. I wouldn't want to go looking at another piece of property and putting hand money down on another piece of property until I have one thing finalized. If you look at a house when you buy a house you buy and you give a bid and what have you and negotiate on this house and if it doesn't work then you go to the next house and that is what we are doing we are hoping for Penn Hebron but if it is not feasible then we will go to another plan and as I said there is nothing wrong with The School District asking because that is who they represent. It is their budget and it is our budget. Even though it is taxpayers' money if I am taking it from the Council Budget and then The School Budget doesn't have it so if The School Budget has it and doesn't give it us then we don't have it so those are things that have to be worked out. But I don't think that anyone here is in a situation that it is either or. If you don't do this then we are going to be furious with you or what have you. This is a Town Meeting to get information which we have gotten and that is what it is for and then we will have our boards talking so that we can communicate between them that is what it is for and whatever comes from it comes from it but this is infancy and if we didn't advertise it again we apologize for that.

Mayor DeLuca – and just to let the public know we are looking at all financial options whether we have to finance bonds or one of the things we have is we can go with a private developer who would build a building for us and then we would lease it off of them for twenty years and then the building would revert back to The Municipality so we are going to do whatever the cheapest cost is to The Municipality.

Janice O'Donnell – I live on Crescent Hills Road. I am very very happy to have the opportunity to have our Municipality and our School Board here. I am really happy to see that. I just have a couple real quick things. Number one when you gave the number 7 – 8 million for renovation of this facility does that include the cost to relocate and operate at a separate location for a period of probably two years?

Mayor Deluca – no.

Janice O'Donnell – o.k. so really the cost to renovate this property is probably right where it would be to build a brand new piece of property, right?

Mayor Deluca – yes.

Janice O'Donnell – o.k. another thing how much money have you budgeted for presentations like this, studies like this, I am just curious for architectural jobs or that kind of thing?

Moe Rayan – actually I don't want to say the Architect is sitting here but we haven't paid him yet.

Janice O'Donnell – o.k. that is fine. You have already decided you have a financial investment, I don't need a dollar amount, the decision has been made that a new facility wherever it is going to be is definitely needed and

Moe Rayan – it speaks for itself yes, yes. We didn't pay the Architect it is not because we don't have any money or we don't want to pay him he actually was recommended to us by our Municipal Engineer and he provided and volunteered his time to present all that knowing that he may or may not get the job so we could all go away and stay in this building for another ten years and nothing happens.

Janice O'Donnell – so you are doing a formal bidding process as this thing moves on?

Moe Rayan – when we start construction yes we are going to do the construction work and as far as the architectural work these are professional services and it is up to Mayor and Council to pick and choose what architectural firm

Janice O'Donnell – my only concern here and I only have one more thing to say but my concern here is I am new to the area relatively I am from the Washington, D.C. area I think that mid-way between the construction of the High School here when I just moved up didn't they have to switch construction contractors, am I wrong on that?

Moe Rayan – I am not sure, I wasn't involved on that.

Janice O'Donnell – I just want to make sure everything is solid.

Moe Rayan – when the time comes to bid the contract for construction that is all figured out in the cost and we have our own Municipal Engineer that will conduct that work.

Janice O'Donnell – I just want to make one real quick question, I appreciate it because it is getting late and I know that, I had the opportunity to go into the City of Pittsburgh this year and be part of a group called PCRG it is a Community Re-Investment Development Group and one of the things and I never knew this but what they said was it struck me that education, quality education follows quality housing. Now I see a real opportunity here for this School Board this School District I should say to become more aggressive. I am from an area where everything was done education wise at the County Level certainly not at a Municipal or Town Level. So there are some economies to scale there but I have never in my life been in an area where so many houses are abandoned or let go because the school taxes. My husband and I own a house and we own three rental houses here in Penn Hills, this year I have paid almost \$11,000 in school taxes and my kids are 27 and 25 so I don't have a problem doing that

because when I lived in D.C. my husband and I moved into another School District and paid \$100,000 more for our house that is how much I believe in Public Education. I really believe in Public Education so what I was really here to do is to say to The School Board Members be aggressive in this negotiation. It is not all the same pocket. It is not all the same pocket. You all have so much property that I know some attorney firm is actually managing it and then it goes into the banks and then we can't collect taxes because the banks are owning it and correct me if I am wrong but there is a real real problem a School District should not be a Real Estate Development Company. They really need to focus on educating the children and somehow, I am sorrow I am just not a charter person, but I know they do good work but we really need to focus on educating our kids in the public schools and if it means getting top dollar for that piece of property, do it because it is for the children. That is all I have to say. Thank you.

Mayor DeLuca – thank you. We have five minutes before our regular scheduled meeting. Sir, you will be our last speaker.

Shawn (inaudible) – 119 Pheasant Drive – I am going on 48 years of being a resident of Penn Hills. A lot of these people know me back here too. I am totally excited about the building unlike a lot of other people as long as the School District gets some funding. I was very fortunate to work with the School District this year and doing the Community Garden on site. I was the former manager of the garden site on Jefferson Road and we are trying to bring the Community together, I think this is excellent, something new in Penn Hill's, maybe it will attract some new businesses, the fire department will finally have a site to go because I know that they have been trying to do something for years, my concern is what is going to occur in the facility. We can't be writing out code violations by hand there is technology out there where we can have things run more efficiently.

Mayor DeLuca – we have that. When the Code Officers go out they use a tablet now. Prior to that they wrote everything up and came back to the office and typed it into the computers so now.

Shawn – that is great but the citizens serve thing that I signed up for I have a problem with getting a lot of the code violations taken care of and I know that they do have an option for an interactive map that shows if something is live or if has been taken care of so that would help us a lot too when we are looking at our neighborhood because I know there is a lot of abandoned properties, people who have passed away or whatever but I am excited about the new building and I am just hoping that the School District gets what it needs because they are the most important thing that we have here and they are going out into our Community afterwards and we would like to keep some of them here so the Community can become stronger.

Mayor Deluca – thank you.

Kevin Turkall – I know you said that was the last comment so I will be very brief. The Penn Hebron is very large. If we build a new Municipal Center on this property it is going to be strictly a Municipal Center with all the additional property that is on Penn Hebron I see an opportunity for the Firemen to have a fire awareness day for the kids that are living in the neighborhood. The whole property becomes a center point for the Community.

Mayor DeLuca – with that we will adjourn this Town Hall Meeting at 7:30 P.M. We will have another Town Hall Meeting about the Municipal Building and we will make sure that we get the word out.