

MAY 5, 2014 COUNCIL MEETING MINUTES

The May 5, 2014 Council Meeting was called to order at 7:38 P.M. in the Council Chambers at the Municipal Building.

APPROVAL OF AGENDA ITEMS

Mayor DeLuca – Good Evening. We will call this meeting to order. The Agenda will stand as presented. Will you please stand for the Pledge of Allegiance?

ROLL CALL

**Mr. Underwood
Mayor DeLuca
Dr. Kincaid
Mrs. Kuhn
Mr. Palumbo**

Also present were Manager Rayan, Secretary Sorce, Finance Director Schrecengost, Director of Planning Davidson and Solicitor Dice.

CITIZENS TO ADDRESS COUNCIL

Mayor DeLuca – Don Sanker

Don Sanker – Mr. Mayor and Members of Council, Don Sanker, 780 Long Road. Back at the December Meeting when you were putting the Budget together and approving the Budget I believe you at the last meeting decided to add a Code Enforcement/Fire Marshall position, am I correct?

Mayor DeLuca – yes.

Don Sanker – and has that position been filled?

Mayor DeLuca – no.

Don Sanker – and can you tell me why it has not been filled?

Mayor DeLuca – Moe do you want to explain?

Moe Rayan – the position has not been filled at this moment or at this point because as well you know the reasoning behind that as in part we have a pending litigation and some of that litigation was resolved, however, it is still about two federal cases that are pending. This month we have to go for a deposition. We are hoping with the ruling that we received from the Labor and Industry that would expedite the case, however, it is taking its time. That is part of the reason, the second part is normally we don't go ahead and get started with hiring of Personnel at the beginning of the year. We normally wait about mid-year or so for the simple fact just waiting for revenues to come in. That is about it. If you have any Code Enforcement issues, like I mentioned to Irene you can bring it to the Code Enforcement Department to handle it as far as Personnel that is handled by us.

Don Sanker – I understand. Isn't it true though Moe that the litigation that you have concerns two current or two previous employees and has absolutely nothing to do with your hiring a Code Enforcement/Fire Marshall?

Moe Rayan – I am not sure that it doesn't have anything to do with that because it is a Code Enforcement position, Supervisory position. We were hoping to resolve that matter and move on whether we are going to hire two new people or the court ruling will force those people to come back so that is the reason behind that.

Don Sanker – wasn't the position that you added to be in addition to the two people that were under litigation?

Moe Rayan – yes.

Don Sanker – then what is the hold up? Litigation has nothing to do with hiring this new person since as you just said this person was going to be in addition to two people who were under litigation and you could not do anything to replace those two people but you could hire somebody in addition to do Code Enforcement today.

Moe Rayan – well the primary function of that individual was going to be Fire Marshall and that particular function is performed by the County so really expediting that will not solve anything. Again the point is if you have Code Enforcement issues you need to bring that to the Code Enforcement Department to address your issues. Personnel matters are handled by the Municipality Mr. Sanker.

Mr. Sanker – you put the position in December with the intention of not filling it until June, July or August of this year? Is that accurate?

Moe Rayan – not with the intention not to fill it until August. If you look in the past, the past history most of the people even Police Officers we are in the process of interviewing them now the new Cadets to come on board somewhere at the beginning of July, end of June.

Mr. Sanker – well you know and I know that once the summer months are here Code Enforcement is going to be under tremendous duress because of the number of complaints that are filed and with the heavy rains that we have had this year it is going to be substantial and if these people are not in position, where are we right now? You just said we have the litigation we still don't know if we are going to get those other two people here before July, right? We don't know that. Wouldn't it be appropriate to hire somebody at least to have somebody on staff? Wasn't the wording that I have in front of me that I wrote down maybe inaccurately I had Code Enforcement/Fire Marshall. That is the wording that I had. Is that accurate?

Mayor DeLuca – yes that is what we wanted, Code Enforcement/Fire Marshall.

Don Sanker – but I just heard Moe say that the Fire Marshall was the most important part of that position as opposed to being Code Enforcement, am I inaccurate?

Mayor DeLuca – I mean they are both important but I mean the Fire Marshall he goes around and checks the buildings for the fire codes and stuff.

Don Sanker – isn't it true that every time a house is sold in Penn Hills and before the new buyer can move in Code Enforcement has to issue an occupancy permit and doesn't that take a tremendous amount of time and isn't that the number one priority for Code Enforcement so that people can move in that is more important than weeds that is more important than any other thing. The most important for Code Enforcement is getting people moving into Penn Hills.

Mayor DeLuca – yes.

Don Sanker – if that is their most important thing to do then we are certainly under staffed. We don't have the people to do all these things because we are not hiring. Let me ask you another question. Pertaining to another position isn't it true that one of the Librarians Jean Kanouff retired about a year ago at the Library?

Mayor DeLuca – yes.

Don Sanker – has the position been filled?

Mayor DeLuca – yes actually the Manager just filled it.

Don Sanker – it had to have been between now and last Friday. When was it filled?

Moe Rayan – well the candidate was in the process to be hired for the past two, three weeks, start date is next week.

Don Sanker – start date is next week. I am glad to hear that. We need to hire Code Enforcement Officers. We need to do it now. We don't need to wait until August, until June, July. We need to advertise for it now. I assume it has not been advertised.

Mayor DeLuca – no and actually I just told the Manager you have to get that advertised.

Don Sanker – THANK YOU.

Mayor DeLuca – Irene

Irene McLaughlin – thank you. 8908 Upland Terrace and also here on behalf of The Penn Hills CDC and Community Economic Development Committee which is the newly formed CDC Committee that combines the Housing Committee and the Economic Development Committee and a lot of people are here from the Community Economic Development Committee as well as the CDC, can you hear me now, thank you. So yes it was my understanding and I have been reporting back to the committees and the CDC that the Fire Marshall/Code Inspector position was actually a management position. It was very distinct from the Code Inspector positions that I understood and we understood were in litigation and we did not continue to work with this Council and Mayor about those issues. We continued to press on the issue of more support for the Code Enforcement Department and you made the Director position filled with John McCafferty, thank you for that, that did happen and we had understood and I have had several conversations with Manager Rayan. Is that right Manager?

Moe Rayan - pardon?

Irene McLaughlin – I have had several conversations with you about that position.

Moe Rayan – yes, correct.

Irene McLaughlin – and this is the first tonight that I am hearing you say that you are not filling that position due to pending litigation and due to waiting for revenue to come in.

Moe Rayan – in part, our discussion was never surrounding why we discussed that in the very beginning again as I mentioned to Mr. Sanker this is an administrative issue and it is handled by the Municipality and I mentioned that to you early January Irene if you remember.

Irene McLaughlin – that is because I was asking about the actual

Moe Rayan – and why you are not hiring and then I explained to you why.

Irene McLaughlin – and you explained in addition that you had hoped to actually hire this position before the change of season and I believe your most recent quote to me which I shared with others was Summer is upon us and you know that position should be filled.

Moe Rayan – that is correct I mentioned that, yes.

Irene McLaughlin – yes, so we are in need of more support for our Code Enforcement Department and this group knows very well and we are very glad and we continue to tell others if they have a Code Issue absolutely report it to the Code Department and we are certainly encouraging people if they can to use the on-line Code Complaint Process because that does save time for your staff to manage these complaints and we know from last year from the meetings that we had that there was 953 I believe complaints in 2013 and John McCafferty indicated that only half of them had been closed. We have issues even while Penn Hills is a beautiful place to be and we want people to know that and these are long time residents who absolutely want to share their love of Penn Hills with anyone who has an interest in coming to Penn Hills and they do that but we have issues, serious issues as I know Manager Rayan knows. When the name of Dove (in-audible) a property investor who also goes by Reality Choice and Pittsburgh Landmarks and several other company names and you must know

about him and he has been buying properties throughout the area and he has become quite notorious in the media lots of media about a year ago when the feds did arrest him with a group of others and more recently for carbon monoxide poisoning in Glassport and he has the lion share of the properties that he has bought over the last several years unfortunately in Penn Hills. I believe if I am reading the data correctly and I am not the best person to do that he has around 360 to 400 properties and there are currently 130 and that was confirmed by Director McCafferty in Penn Hills and you have to chase him around for him to get his Occupancy Permits and you have filed those complaints and they have been acted on in the past but now there are still 22 properties that are set to come to the Magisterial District Judges hearing this coming Thursday. This is the kind of description of just one property investor that you have to have staff to get ahead of. Chasing him around is going to bring down our neighborhoods. We the committee and I several of us went out today to prepare for Thursday, I have entered my appearance to be at these hearings on Thursday, Committee members are coming out, CDC members are coming out we have shared maps and this is one of the issues that we were debating Manager Rayan and it was that I believe this is a wonderful opportunity in the Fire Marshall/Code Inspector Managerial position to actually add into the job description some basics around how to use data. How to use your own Citizen's Serve Software to start to take advantage of data and the exhibitions that is offered when you actually use technology. John McCafferty is still writing citations. So we have a map of all of his 130 properties and we went out today to look at them so I have personal knowledge of each of those properties the 22 that are on the docket for Thursday and they could pretty much after the first several we could see that if we just looked for the hand rails that had the most shoddy job of making sure that they simply complied with Code then we knew then that was one of the properties that we were trying to identify. We then confirmed a yes that is the address it is on the list for Thursday. So it is just an indication that this is an investor who is putting the most minimum to meet Code to get an Occupancy Permit after he has actually moved tenants in because we have information that I can mention here certainly would not be appropriate for court but that is what he is doing and neighbors of him and his investments knows that is what he is doing and your

staff just doesn't seem in Code Enforcement able to really get ahead of this kind of property investor. So and it is very simple stuff and I am again not a data person I am the worst person to be taking the lead on data but we have lists from the Pittsburgh Neighborhood Community Information System that your other department has excellent relationships with, who can produce the actual sales transactions and tell you where these properties are and you can match them against Occupancy Permits if you have the time and ideally some technology. John McCafferty does not have the time to do that. He's got the list. He was able to get through seven of them. He is too busy. We need that Inspector/Fire Marshall position in order to deal with not only a Dove R as I will call him because I do mangle his name I am sure, but we are in an economy where there is a lot more property investment to deal with the greater number of renters that is just the fact of it and that is not a bad situation renters can be very good residents. I don't want to speak against renters but they need to have landlords who are actually putting money into the property. He is buying properties that are around \$25,000-\$45,000 and then he is selling them right away for at least \$55,000-\$85,000. They are then in a different properties owner's name and an overseas investor which is not a problem because we have others that do this kind of financial arrangement who are doing really good flipping in Penn Hills but he unlike the good property investors is actually not putting the money into the actual upgrading of the properties. That is going to bring all of these neighborhoods down. Block by Block. So I am here because I gave the update precisely as you had given it to me Manager Rayan to these residents, these CDC volunteers who are very interested in what is happening with Code Enforcement because they do use the system and they are not getting satisfaction. So I don't know what else to say but I hope I have made a little bit more of a point that we really need this position and I don't believe why there should be a whole lot of reason why it is not being filled. I am glad to answer any questions, I am glad to ask if anyone else has anything more to add. Have you been able to hear me? Oh good.

Mayor DeLuca – does anyone have any questions?

Mrs. Kuhn – Mr. Mayor I just want to clarify, Moe the funding for this position is in the Budget, correct?

Moe Rayan – that is correct Mrs. Kuhn.

Mrs. Kuhn – o.k. then the request by the Mayor I am assuming then you will start the hiring process for this position, is that correct?

Moe Rayan – actually everything is ready to go. We have the job description. We worked on that from several communities to try and come up with a position that will include both the one that we had in the past that was just for Fire Marshall and try to come up with a job description that will fit both. We were able to do that and actually did that about a month or so ago. We prepared the ad, things will probably happen between now and the end of the week or next week. The advertisement will be taking place, interviews, so probably sometime next month we will have somebody on board or again I don't want that to be set in stone we are going to try our best to get somebody in place. So I am not going to give dates.

Mrs. Kuhn – no that is alright Moe I am not saying I am giving you a deadline and I want somebody in this position by this time I just wanted to make sure that we are at the point now where we are going to be able to do the advertising so that hopefully we will be getting someone more than one candidate who comes in and then we can go from there. So I am not asking you to pinpoint exactly but I did want to make sure as I stated that the Mayor had requested that this will be in the near future you say within maybe a week to two weeks it will be advertised.

Moe Rayan – I did speak with the Mayor it has been a couple weeks we have been going back and forth on that. It is difficult to come up with all these credentials. You are talking about perhaps an Associate's Degree in Fire Science, a Certification in BOCA and this and that and it takes a lot of credentials for one individual but there are people out there that will perhaps have that. So it is just trying to figure out how are we going to put this whole thing together.

Mrs. Kuhn – o.k. because I know we have had our hands tied with this ongoing position with two of them in litigation but this one here is funded separately from them.

Moe Rayan – that is correct. They are all in the Budget. The two individuals along with the Fire Marshall/Chief Code Inspector.

Mrs. Kuhn – right, because as we all know the Code Enforcement Department does need assistance because they have been in a handicap because of these two litigations. Thank you.

Irene McLaughlin – might I ask another question?

Mayor DeLuca – sure go ahead.

Irene McLaughlin – so if the job description is written and Manager Rayan and I had a discussion about that as to whether we could see it and I know that is your prerogative in hiring, I am not telling you how to hire a person but again I think there is great opportunity to just assure that it is not just the traditional although it is the traditional aspects of both the Fire Marshall and a Code Inspector job but it should also talk to the use of data and the ability to use basic spread sheets to be able to use your own Citizen's Serve Software. That kind of skill set I think is really critical for again doing what every Community has to do in this region to get ahead of those that are investing in our Communities so that they know they can't take advantage of our Communities and just rent to people when they want to rent to them and not have their occupancy permits actually obtained. These 22 properties are all rented and they have not gotten an Occupancy Permit and we know that is not in compliance with our Code. I am sorry I can get upset.

Manager Rayan – well it is in the Court's hands you know that Irene.

Irene McLaughlin – no it is not in the Court's hands. If Code Enforcement is able to have the tools and the capacity to be able to do basic kinds of data tracking on this kind of investor and yes it is now

in the Court's hands in terms of these 22, but I won't argue with you here and get upset about that. There is a way to get ahead of investors like this.

Moe Rayan – I understand that but this is not the first time that we have faced that individual. We were down the road with him last year.

Irene McLaughlin – there were no filings in 2013.

Moe Rayan – we stopped the Occupancy Permit issuance and you know that.

Irene McLaughlin – yes you did for the ones filed in 2014, February 2014 there were filings that are now being postponed from April 3 to this Thursday May 8.

Moe Rayan – I am talking about last summer when John McCafferty came to me and I instructed him to stop issuing Occupancy Permits. I don't know if he did or not apparently you are saying that he didn't stop.

Irene McLaughlin – he did not.

Moe Rayan – I am not aware of that. My instructions to him

Irene McLaughlin – I had understood that you were talking about the ones

Moe Rayan – both last year. I am not talking about the Courts I am talking about the individual coming in trying to obtain Occupancy Permit and he was denied.

Irene McLaughlin – so I can appreciate now you are going back to that resulted in a court filing.

Moe Rayan – yes.

Irene McLaughlin – so that is the kind of action that can happen should happen by the Municipality before the courts and can be done if you are using basic data that is available. It took a long time for you to catch up with him and it shouldn't have. Really. If you have a person that can use the data you can get a handle on it.

Moe Rayan – if we have 100 inspectors out there we can't stop every individual. It has to come to our attention and we have to go after it. We try to do our best.

Irene McLaughlin – and you can do better.

Moe Rayan – at one time we had five people and six people and we still had the same problem.

Irene McLaughlin – and we had a different economy.

Moe Rayan – again like you and I spoke the program is in place and I hope the program is not just an entertainment for somebody.

Irene McLaughlin – I hope not too. That means a lot of your residents have been wasting their time.

Moe Rayan – right. We are going to be using it and they are using it as far as I know and the thing is that the problem with that is it takes time to get things done you know that and it takes more than a day or two so if the complaint is posted one day and it is not done for a month or two I am sure the residents somebody is going to be upset about it and think that the Code Enforcement people are not doing their job. So we are hoping that is not the case.

Irene Mclaughlin – that is why we should all work together and we all understand the process and we all can understand and share accurate information and what I was asking is if it is inappropriate to know what you are actually advertising for and whether you have that technology piece incorporated into the job description that you say is done.

Mayor DeLuca – the job description that you have make sure you have data and this Friday we are meeting with the School District and see if we can meet with John because I don't understand why he is still writing hand written citations since we got the software in place.

Moe Rayan – I don't know I will have to ask him about what Irene has stated.

Irene Mclaughlin – there is a lot of potential. I asked about the 16 digit parcel ID that can now be given to the courts for them to actually put in and he said we haven't been able to get into that. John is a good director. There is the opportunity with this position to assist him which I thought again was brilliant as I have told you Manager Rayan. I think and I hope I said it to you Mayor and Council that finding that Fire Marshall position that is vacant and tying it into Code Inspector as a Management Position because of the pending litigation I thought was brilliant and here we are in May and again what I am hearing you say Mayor is that you want to see that aspect and again I am not the best person to describe exactly what those words should be in the job description but the idea is that you have that skill set.

Mayor Deluca – who ever gets that position should at least have the knowledge to be able to work the software that we have.

Irene McLaughlin – the software that we have and ideally basic spreadsheet stuff and GIS ideally as well. This is very rudimentary I am literally making marks on a map but this map was produced out of a GIS System in partnership with PNCIS. So I believe you have a next meeting two weeks from now, and if it is appropriate I would love to get on the Agenda for an update.

Mayor DeLuca – yes that is fine.

Irene McLaughlin – alright.

Maureen Sorce – I will need a letter.

Irene McLaughlin – I will do that and thank you for your accommodation for me tonight. Are there any thoughts, questions, concerns? O.K. Thank you for your attention to this matter tonight Council and Mayor.

Mayor DeLuca – thank you.

APPROVAL OF MINUTES

Mr. Underwood made a motion to approve the Minutes of April 7, 2014.

Dr. Kincaid seconded the motion.

There being no further discussion the motion was approved by a 5-0 vote.

EXPENDITURES

Dr. Kincaid made a motion to approve the Expenditures of May 5, 2014. Journal vouchers – 0 - \$0.00, C.D. Requisitions - 3 - \$971.36, Master 27608-27732 - \$1,214,997.25 making a grand total of \$1,215,968.61 going to April 21, 2014 Expenditures – Journal Vouchers – 0 - \$0.00, C.D. Requisitions – 3 - \$2,006.09, Master 27495 – 27607 - \$734,095.54 making a grand total of \$736,101.63.

Mr. Underwood seconded the motion.

Mrs. Kuhn abstained from Check 27704 to Don Kuhn Auto Body for \$1,175.00 and yes on all others.

There being no further discussion the motion was approved by a 5-0 vote.

ORDINANCES

Mr. Underwood made a motion to approve Ordinance No. 2014-2564 amending Ordinance No. 2338, The Penn Hills Flood Plain Management Ordinance, making changes as required by Federal Emergency Management Agency.

Mr. Palumbo seconded the motion.

Mrs. Kuhn – going through the Ordinance here this is a flood insurance rate map that FEMA is requiring The Municipality to revise. Is that correct Moe?

Moe Rayan – that is correct.

Mrs. Kuhn – so the amendment that we are doing now is just revising our insurance rate maps.

Moe Rayan – that is correct. Actually it is almost a copy of the FEMA Ordinance that we are utilizing. Chris Blackwell and Howard and his staff worked on that particular Ordinance. Took a little while for it because other Communities were having problems. However, they put a lot of restrictions in this particular Ordinance which it is going to help our residents to lower their rates different than the ones we had in the past.

Mrs. Kuhn – and basically it is for our residents to be able to participate in the National Flood Insurance Program, is that correct?

Moe Rayan – that is correct.

Mrs. Kuhn – thank you.

There being no further discussion the motion was approved by a 5-0 vote.

RESOLUTIONS

Mr. Palumbo made a motion to approve Resolution No. 2014-024 awarding a Contract to Golden Equipment for the purchase of one Kubota B3200HSD Utility Tractor with Front Loader Package for a total cost of \$19,100.00.

Mr. Underwood seconded the motion.

There being no further discussion the motion was approved by a 5-0 vote.

Mr. Underwood made a motion to approve Resolution No. 2014-025 approving The Community Development Application, Action Plan for 2014-2015, and The Home Program.

Dr. Kincaid seconded the motion.

Mickey O'Connor – 1093 Maple Avenue – I support everything that Irene had to say. The one element you have here is the Home Program. This Council and Municipality ought to consider to get out of that consortium with McKeesport, Penn Hills and the City of Pittsburgh. I think that is a tool for subsidized funding for people that we are dealing with in this town. Because I think you will find out Wilkins and Verona aren't part of this Home Program and they do not have the problems with this contractor whatsoever.

Howard Davidson – can I respond to that.

Mayor DeLuca – go ahead Howard.

Howard Davidson – Mickey the Home Program that we are talking about here has absolutely nothing to do with that.

Mickey O'Connor – I know but the overall Home Program that we are part of.

Howard Davidson – that has nothing to do with the issue that you just mentioned. It has more to do with the Senior Citizen Housing that was built down on Leechburg Road next to Shroudy’s or Lavender Heights that everybody loves.

Mickey O’Connor – I understand that but

Howard Davidson – those kinds of projects were funded with Home Money and it is nothing but to our benefit. You are probably more concerned with Section 8 Program than the Home Program.

Mickey O’Connor – definitely concerned with the Section 8.

Howard Davidson – I just want to point out that the issue that you are concerned about has nothing to do with Home and we have nothing but benefits coming our way by participating with McKeesport and the County and the Home Program. What we have is an opportunity to get more money than we deserve if we would have the right kind of applications from developers but we have absolutely no reason to quit that consortium.

Mayor DeLuca – as you know Section 8 there is nothing we can do that is Federal.

Mickey O’Connor – one thing that we are not doing is our Code Enforcement Department is not going out and citing the properties. They are not doing it. I bet I have seen three in my 3-1/2 years in that District Court of citations issued by this Municipality against property owners. There is three or four a week in Verona and Wilkins citing properties for not being kept up to date. Just like Irene said you could just drive down the street and I can pick out a Pittsburgh Capital Home in a heartbeat before you get to it. Guaranteed. So I think what they got to do they got these properties that are out there that are junk they ought to take their pink pad out there and start writing the citation. Don’t send them a letter send them a ticket. Period. And then you will see things going cause that is what the other two Communities and their District Magistrates Office does they write

citations constantly and they get results. I will be back up again on the last one. Thank you.

Mayor DeLuca – any other comments?

Ed Zullo – 113 Elizabeth Drive – Also the President of the CDC now and I would like to say that we appreciate your supporting us with CGBD money and continue to want to work with you in the future. I would like to maybe get the Blight Committee together again like we use to meet and try to get a handle on all of this housing stuff. Part of it is what we have talked about getting the software now we have the software and now we have great people like Irene and the group so let's try to get a handle on the housing in Penn Hills because we are all property owners and we want to protect our property value we want to protect the Community and make it a great place to keep now and into the future so looking forward to working with you guys. Thank you.

Mayor DeLuca – thanks Ed. Any other comments?

Mrs. Kuhn – Howard going over the CD Project Howard I always do the Lincoln Park Community Food Pantry, Jefferson Manor Food Pantry and the Penn Hills Service Association. Those are if I am not mistaken Howard you told me in the past we are giving as much as we are permitted to give under the program for these food pantries, am I correct?

Howard Davidson – we are at 15% Public Services that is our cap. So what you are getting at is funding what is called Public Services. To give the Service Association more money for example we would have to take away from another service. Public Service in other words if I could put in most simple terms possible to give more money to one food bank you have to take it away from another food bank. We can't take it out of our street paving program and put money in the food bank.

Mrs. Kuhn – right and I am just clarifying because I know last year I asked you the same if we are at the max permitted to give to the services, is that correct?

Howard Davidson – and don't hold me to the exact numbers because they always change throughout the course of the year. 15% might drop to 14%, a 14% might go up to 16% we might have to make an adjustment but do always have our eyes on that and we budget accordingly.

Mrs. Kuhn – o.k. and then I have some other ones I wanted to ask you on. The Single Family Rehabilitation Program that is where they are getting 0 to 6% loans if they are qualified low income and reading the data is given here this repayment of the loan provided estimated \$40,000 of program income each year which is put back into the program. So that is more or less replenishing. Correct?

Howard Davidson – correct.

Mrs. Kuhn – and how do the people know Howard that this program is available?

Howard Davidson – well we occasionally put an ad in the paper but not often. It is usually word of mouth and the McKinley Center they know, the Lincoln Park Community Center they know and they are helping us spread the word.

Mrs. Kuhn – that is what I was wondering like if it is at our Library and at our Centers so people are aware of this because unfortunately everyone doesn't come to the meetings we have a very low turnout usually and I was just wondering how the word gets out so that people who are able to participate have the knowledge that it is there.

Howard Davidson – well the position we are in now if we spent more money on advertising we would have a budget problem and wouldn't have enough money to take care of the program.

Mrs. Kuhn – no no I don't mean to advertise. I am just asking how do you get the information out and you are saying you do have

Howard Davidson – quite frankly we are in the position now most of our loans a lot of them are emergency loans taking care of people whose furnaces broke down in the winter time, a broken sewer line, people desperately need help. We are in the category right now of taking care of those. That seems to be taking care of most of our money, we haven't gone broke yet now don't get me wrong but if we advertise and took care of a lot more applications we probably would have a budget problem I would be back at a workshop with you and we would be discussing how we would be going to do it. Don't get me wrong.

Mrs. Kuhn – I realize Howard you only have x number of dollars but what I am saying if you have ten people apply and then you get the word out and then you have twenty people apply naturally you are not going to have enough. But the fact of it is I don't want that to be the premise for not letting people know. We would have to do something like for the most needy or the first come or first serve.

Howard Davidson- I don't want to discourage anybody from applying that is for sure.

Mrs. Kuhn – then on our Senior Aid Rehab with \$10,000.00 this is through the grab bars and the hand rails and then I see that we also have Senior Hand Rail Program now I know for a fact that there are many seniors who really participate in this program because the hand rails are so important to them and If I am not mistaken I was told that when my residents call me instead of telling them to call the Manager I have to tell them to call the Senior Center, is that correct?

Howard Davidson – there are two programs here, we have up to a \$1,000 Grant for seniors that need more than hand rails they need some other type of help and we have plenty of money in that program now we are doing fine. The hand rail program is doing wonderful down at the Senior Center and as you can see we are putting another \$10,000.00 into it they spent that in last year's allocation right away and the program went great.

Mrs. Kuhn – they probably could use four times as much. At least what we have is being utilized because that is very important to the Seniors, the hand rails. And then my last is the town wide demolition. We have \$125,000 for that. As Ed has stated we did have meetings on Blight in Penn Hills and I am very concerned about that because of the fact because a resident who lives in a home and you have maybe thirty homes on that street and everyone takes care of their homes and then you have one that is just falling down that needs to be taken care of and I do see that we had taken down from the papers in hear forty unsafe structures in 2012 and the similar for 2013. Now the only situation that I have the people are very happy when the demolition takes place but after it takes place it becomes weeds and what have you and the Municipality just does not have the funding to keep those properties up but you do lien the owner's even if they are not willing to pay then that way if they ever to want to purchase something or what have you then they do have to pay that lien off.

Mayor DeLuca – are you talking about after a house has been demolished, then it goes back to nature, we don't touch it.

Mrs. Kuhn – it just automatically goes back to nature.

Howard Davidson – and we think it should. If you are looking for a prediction on the other hand we may need more money for demolition from what I am looking at my desk right now potential demolition cases we may run out of demolition money and be looking to do a budget amendment for more money for demolition. I will be telling Moe I want some of it from the street paving account and he will be upset about that.

Mrs. Kuhn – I don't know about the street paving.

Howard Davidson - I am smiling but those are the kinds of decisions you may have to make later on in the year.

Mrs. Kuhn – and then I do see that our amounts are down from what they were in 2005 and 2006.

Howard Davidson - what amounts?

Mrs. Kuhn – the grants.

Howard Davidson – The total grant being \$713,000.00.

Mrs. Kuhn – on the one grant in 2004 it was \$861,000.00 and in 2013 it was \$667,000.00.

Howard Davidson – just the opposite of what I was hoping for myself but that is a nationwide issue with the formulas.

Mrs. Kuhn – I was wondering why there was such a dramatic drop.

Howard Davidson – of every Community across the country.

Mrs. Kuhn – thank you Howard very nicely presented.

There being no further discussion the motion was approved by a 5-0 vote.

Mrs. Kuhn made a motion to approve Resolution No. 2014-026 authorizing the filling of a PA Small Water and Sewer Program Grant in the amount of \$125,800.00 from The Commonwealth Financing Authority and designating The Proper Municipal Officials to execute all documents and agreements.

Mr. Underwood seconded the motion.

Mickey O'Connor – 1095 Maple Avenue – you threw out sewer money here. Question. Is it a fact Verona has to put an EQ Tank in and they are going to come after us for percentage of the project?

Moe Rayan – nobody has approached us with anything.

Mickey O'Connor – be prepared.

Moe Rayan – o.k.

Mickey O'Connor – will be required to put an EQ Tank down at Sylvan. They are going to come after Penn Hills because they have deep pockets.

Moe Rayan – well it is not deep pockets we have an Inter Municipal Agreement where we convey some of our stuff through their system and then we pay for that same goes to Plum they convey some of their material in our system and they pay for that so with the Feasibility Study that all the Municipality had to do was submit to the ALCOSAN I am sure everybody was restricted as to what they are going to have to construct to accommodate that.

Mickey O'Connor – I think we did our share I and I Elimination.

Moe Rayan – oh we spent a lot of money on that.

Mickey O'Connor – what goes into Verona, now Verona hasn't corrected their I and I so they want us to help them pay.

Mayor DeLuca – Big List it is probably like every Community that surrounds Penn Hills they are just getting ready to do the biggest worries in Pittsburgh.

Mickey O'Connor – they will be out for some money too.

Mayor DeLuca – oh yes.

There being no further discussion the motion was approved by a 5-0 vote.

REPORTS

Mrs. Kuhn – I just wanted to thank Patrick I talked to him briefly when I came into the Council Chambers on putting in the paper detailed information on the Autism and Dementia and those who have Alzheimer's. At my last meeting given a report when we were up at

Seven Springs and we met with Steven Zappala and that they were given a grant for these bracelets that they are going to be putting on children with Autism who are known to be what they call runners. And also for patients that have Alzheimer's or Dementia and if they get lost there is a zoning and beeping system which the Police can find them so I appreciate the knowledge that was put in and also the fact for the Police they are getting tapes so they can know how to react and know when they pull someone over if they do have a problem with Autism because like I have stated before sometimes they get confused and the Officers don't realize they have a health problem and they sometimes think they are just being smart or what have you. I believe House Representative Dom Costa has a bill in the State Assembly to have it put on their license. I did read from the paper that Chief Howard Burton had got this information and that he is going to be giving it to our Officers. So I think that is a real plus so Moe if you could tell the Chief too Moe that I appreciate his handling of this situation.

Moe Rayan – I will. Also just for your information Mrs. Kuhn and everybody Maureen today received a request on that information as well. So the word is out there.

Mayor DeLuca – The Senior Health Fair is Friday, May 9, 2014 from 10:00 – 2:00 sponsored by UPMC East and it is going to be at the Penn Hills Senior Center. Then the other thing I wanted to report to Council was Me and the Manager met with the School District and one of the things we have been talking about do we want to sink all the money in repairs to this current Municipal Building or do we want to rebuild a new Municipal Building. Just a rough estimate just to repair this building with the roof, windows and a bunch of other stuff it would cost about five million dollars. So what we are doing right now is we have someone who is going to be looking at this building to give us some of the stuff we need to repair give us estimates on what it is going to cost to repair and from there we will have a couple of town meetings to discuss whether we want to build a new Municipal Building or do we want to sink the money into here. A couple of the problems with us is down with the paramedics we only have a locker room for the men we don't have a locker room for the women so there

is stuff here that we need to correct so we are going to have a town meeting to discuss that and the other thing while we were talking to the school district with them closing down three elementary buildings Penn Hebron was discussed as a possible sight and the reason why that is attractive to the Municipality if we build that building right maybe try to bring in some Federal and State Agencies and to rent them part of the building and bring some revenue into the Municipality so we will try and get the word out as best as we can. Once we get the information to get like a soft sketch of what the building would like we will call a town meeting to discuss further.

Mayor DeLuca – with that we will go into an Executive Session to discuss Personnel Matters.

ADJOURNMENT

Mayor Deluca – entertained motion to adjourn.

Dr. Kincaid - made a motion to adjourn.

Mr. Underwood seconded the motion.

The meeting was adjourned at 8:36 P.M.

DATE

**MAUREEN M. SORCE
MANAGER'S SECRETARY**