

MARCH 16, 2015 COUNCIL MEETING MINUTES

The March 16, 2015 Council Meeting was called to order at 7:31 P.M. in Council Chambers at the Municipal Building. Mayor Anthony DeLuca presiding.

APPROVAL OF AGENDA ITEMS

Mayor DeLuca – Good Evening we will call this meeting to order. We have one change to the Agenda, **Resolution No. 2015-017** we are going to add the language after the \$142,920, for a total not to exceed \$150,000. The rest of the Agenda will stand as presented. Will you please stand for The Pledge of Allegiance?

PLEDGE OF ALLEGIANCE

All stood for The Pledge of Allegiance.

ROLL CALL

Dr. Kincaid
Mayor DeLuca
Mr. Underwood
Mr. Palumbo
Mrs. Kuhn – absent

Also present were Manager Rayan, Secretary Sorce, Finance Director Schrecengost, Director Planning Blackwell, Director WPCD O’Grady, Director Code McCafferty, Engineer Minsterman and Solicitor Alexander.

OATH OF OFFICE

Mayor DeLuca – first we have Oath of Office for our Code Enforcement Officers, if you could please come up here, Jason Griffiths, Cory Kircher and Christine Sepesy.

Mayor DeLuca – first I just want to welcome you to Code Enforcement. We have been working on for two years to get Code Enforcement back up to full strength. I know you are going to do a great job for the residents of Penn Hills and just remember you guys and lady are the first line of defense for fighting blight. So I will come out there and we will do the Oath.

Mayor DeLuca – raise your right hand. I, state your name, Jason I. Griffiths, Cory P. Kircher, Christine Sepesy do solemnly swear that I will support, obey and defend the Constitution of the United States of America, the Constitution of the Commonwealth of Pennsylvania and the Home Rule Charter and Ordinances of the Municipality of Penn Hills. I also swear that I will uphold, obey and enforce the law without consideration to a person’s race, color, sex, religious creed, sexual orientation,

age, national origin, ancestry, handicap or disability. I will perform the duties of a Code Enforcement Officer of the Municipality of Penn Hills, Allegheny County, Pennsylvania with honesty, integrity and fidelity, so help me God. Congratulations.

Mayor DeLuca – I just want to say our Code Enforcement is now fully staffed.

Chris Blackwell – Mayor I just want to say that the moral and everything has really improved and it is really great and it is really good to go over there and see the whole office full and everybody is working hard but just really the moral is up and it is just amazing. It is great. Thank you.

Mr. Palumbo – it is good to hear.

MINUTES

Mr. Underwood made a motion to approve the **Minutes of March 2, 2015** which are the Council Meeting Minutes.

Dr. Kincaid seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

EXPENDITURES

Dr. Kincaid made a motion to approve the **Expenditures** that are dated March 16, 2015. Journal Vouchers 0, \$0.00, C.D. Requisitions 6, \$8,486.30, checks numbering 30441-30572, \$766,723.48 making a grand total of \$775,209.78.

Mr. Underwood seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

RESOLUTIONS

Mr. Underwood made a motion to approve **Resolution No. 2015-012** amending The Five Year Consolidated Plan and Community Development Budget Years 38 and 40.

Mr. Palumbo seconded the motion.

Mayor DeLuca – before I open this up for questions this is moving money into our CDBG Program so we can do I guess it is a consultant that will do our five year plan, Chris?

Chris Blackwell – yes, yes it is.

There being no further discussion the motion was approved by a 4-0 vote.

Mr. Underwood made a motion to approve **Resolution 2015-013** awarding a Contract to Urban Design Ventures for Consulting Services for Preparation of the Five Year Consolidate Plan, Action Plan, Caper, and Technical Services related to the Penn Hills Community Development Block Grant Program.

Dr. Kincaid seconded the motion.

Mayor DeLuca – Chris do you just want to give a brief description of what this is?

Chris Blackwell – I think that these are the same consultants that we hired for the analysis that was awarded to that Contract some time ago. Planning has prided itself on doing these projects themselves and we have been doing this for 40 some years and I think there is a point where the technical services, the computer work, some of the things that they do we looked at other towns and they all have a consultant and basically we have been doing all these things and we think that they can help us to do a better job, more timely, meet the requirements that are necessary and really allow us to have more time planning and other things so I think it is really going to be helpful.

Mayor DeLuca – thank you.

There being no further discussion the motion was approved by a 4-0 vote.

Mr. Palumbo made a motion to approve **Resolution No. 2015-014** awarding the Contract for Grass Cutting at Municipal Parks, Ball Fields, and Facilities to Sayres Total Lawn Care, Inc.

Dr. Kincaid seconded the motion;

There being no further discussion the motion was approved by a 4-0 vote.

Mr. Palumbo made a motion to approve **Resolution No. 2015-015** awarding a 5-Year Contract to Ads Environmental Services for The Maintenance, Monitoring, and Submittal of Report Data for a Total Cost of \$222,956.89.

Mr. Underwood seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

Dr. Kincaid made a motion to approve **Resolution No. 2015-016** awarding a Three Year Contract to Greenridge Waste Services, LLC, doing business as Allied

Waste Services of Scottsdale to remove and dispose sludge for The Water Pollution Control Department in the Amount of \$135,000.00.

Mr. Underwood seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

Mr. Underwood made a motion to approve **Resolution No. 2015-017** awarding The Base Bid and Alternates No. 2 and 3 for The Lime Hollow Sanitary Sewer Upsizing Phase I Project to Niando Construction, Inc. in The Total Amount of \$142,920.00 for a Total Not To Exceed \$150,000.00.

Dr. Kincaid seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

Dr. Kincaid made a motion to approve **Resolution No. 2015-018** awarding a One-Year Contract with the option to renew for one additional year to Quality Services, Inc., for Janitorial Services at Municipal Facilities.

Mr. Palumbo seconded the motion.

There being no further discussion the motion was approved by a 4-0 vote.

ORDINANCES

Mr. Palumbo made a motion to approve **Ordinance No. 2015-2574** an Ordinance of the Municipality of Penn Hills, Allegheny County, Pennsylvania, regulating residential rental unit occupancy and providing for inspections and penalties for noncompliance.

Dr. Kincaid seconded the motion.

Mayor DeLuca – Craig Alexander – Solicitor will summarize what this Ordinance will do.

Craig Alexander – This is an Ordinance that the Mayor had requested that I prepare for Mayor and Council and what it does is it regulates various rental units within the Municipality and requires every landlord who doesn't live within the area within 15 miles to the designated manager for their regulated rental units and it requires them to maintain them and it sets forth requirements for inspections, it sets forth penalties for noncompliance. It is a very comprehensive Ordinance. It is an Ordinance that is used in many of the blighted communities around the area such as Etna, Verona has a very similar one. These regulated rental Ordinances have been subject to litigation for a period of time but the Commonwealth Court has recently ruled that they do pass

constitutional muster and now in Westmoreland County the Judge has also ruled that a similar Ordinance like the one that is being passed tonight in Mt. Pleasant was constitutional and passed scrutiny of the court. So it is just one more tool to fight blight and make sure that our regulated rental units are maintained and registered with the Municipality.

Mayor DeLuca – thank you. Yes this is something Mayor and Council has constantly been working to fight blight in Penn Hills. Obviously getting the Code Department up to full staff was part of that effort and now this Ordinance that we have before us is another tool we will be able to use to fight blight.

Tracy Williams – 9925 Grandview Avenue – in the area we have a lot of rental homes and there are a couple of problem ones and my question as far as the regulations do they actually have to be registered with you guys?

Mayor DeLuca – yes this Ordinance will require them to register with us, the Code Department.

Tracy Williams – o.k. there are a lot of homes that we have problems with, even like double parking but that was my question.

Mayor DeLuca – any other questions.

There being no further discussion the motion was approved by a 4-0 vote.

Mayor DeLuca – with that we will go into an executive session for Personnel Matters.

ADJOURNMENT

Mayor Deluca entertained a motion to adjourn.

Dr. Kincaid made a motion to adjourn.

Mr. Underwood seconded the motion.

Mayor DeLuca – this meeting is adjourned.

The meeting was adjourned at 7:56 P.M.

DATE

MAUREEN M. SORCE
MANAGER'S SECRETARY

