

**TOWN MEETING  
FEBRUARY 15, 2016  
6:15 P.M.  
COUNCIL CHAMBERS**

**Mayor Kuhn - It being 6:15 P.M. could I please have silence in the room, thank you very much. It being 6:15 P.M., I will call this special meeting pertaining to the alternate plan for the new Municipal Center. The Agenda will be amended the time and being for comments will be 7:45 to allow for the Mayor's opening statement. Please stand for the Pledge of Allegiance.**

**PLEDGE OF ALLEGIANCE**

**Everyone stood and said Pledge of Allegiance.**

**ROLL CALL**

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

**Mayor Kuhn – before taking testimony from the audience for those who were not present for the number of public meetings and what public comments were given regarding the proposed center I will take this time to read into the minutes the dates, times and discussions that have taken place with the public and also the private meetings held with the CHCA Members. The beginning of this project began with a joint public meeting with Council and School Board on October 24, 2014. 23 plus speakers gave testimony addressing issues concerning the building and their questions. They included school district to be reimbursed, space for more Code Officials, timeline with school district other meetings to be held, advertisements for meetings, class for Duff location and demo. A resident at that time gave an estimated figure of what would be anywhere from \$1.4 to \$1.5 million which it actually came in under \$500,000.00. Other locations for this**

center move offices, leave Police Department in present location, the debt cost, Plan A & Plan B, cost for new building, estimated \$10-\$11 million, to renovate present building estimate \$7-\$8 million the speaker asked if this figure included to relocate and operate services at separate locations for two years. They stated that that cost would bring the total cost for relocating or rebuilding to nearly the same. Formal bidding at the time as time goes on. If Duff location gives something back to the Community and surrounding locations. A public school has been on Duff location for 60 plus years. Bus traffic, parent traffic, staff traffic and noise from students and traffic has been there. A Municipal Center would create no change to the adjacent property owners. I feel the Municipal Center would be an asset to that area. I can understand property owners being concerned for their property values if a local builder was asking permission to develop the property for low income complex which at one time was presented and Planning and the State Officials awhile ago discouraged that. I stated in the meeting it was only the first meeting on the center and that there would be more. There have been. December 31, 2014 Public Budget Meeting, speakers Andrea Getsy and Sandy Faybeck. July 20, 2015 Public Council Meeting, speakers Jim Getsy who spoke for the Minutes and 8 full typed pages of questions and answers no time limit was placed on him. Speakers Andrea Getsy, Mark Lanz, Ed Zullo, Christine Miller, Sylvio Lynch 12 full typed pages of questions and answers on the Municipal Center no time limit placed on them. June 15, 2015 Public Council Meeting speakers Andrea Getsy and Ed Zullo and Jim Getsy at that meeting Andrea Getsy asked for and was given a copy in writing of the estimate for the repairs, 6 full typed pages of questions and answers also at that meeting. January 19, 2016 Public Council Meeting, 21 full typed pages on the Municipal Center, questions and answers. Speakers Andrea Getsy, Janice O'Donnell, Mark Lantz, Gerald Ingold, Ron Sapp, Christine Miller, Cindy VanHorne, Janice O'Donnell and Doug Rittenour. I apologize if I pronounced anyone's name incorrectly. We also had many requests from CHCA. August 11, 2015 a letter was sent requesting a tour of the Municipal Building by Andrea Getsy, President Christine Miller and two other officials. The tour took place April 19, 2015. August 27, 2015 a letter was sent to the Municipality from the CHCA saying that the building was in poor condition. Architect Chuck McKelvey will present a

**building renovation report. Mr. McKelvey contrary to those who believe it is us against them I do appreciate your time and all your effort and all the information that you presented to Mayor & Council. If you care to see your packet that I received you will see my notes on every line item that you presented. Your information was very informative and I sincerely hope that we can disagree without being disagreeable. Recommendations for the 1936 section of the Municipal Building. Costly to do major deficiencies. No value in selling due to Code Compliance. Cost more than building worth. Conclusion demolish and replace. Recommendations for the 1967 Section of the Municipal Building. Adequate to serve community, roof deficiencies, cooling plant needs replaced, elevator needs replaced, handicapped rest rooms first and second floor, renovating existing building less than abandoning and build new building. Now unfortunately all the costs were not factored into that. Selling building not attractive due to cost to bring up to Code. Population has shrunk as all of Allegheny. Business declined, I am not in agreement there are many businesses that have stayed in Penn Hills and there has been new businesses that came in. The Penn Hills Chamber of Commerce Newsletter sent a wonderful letter out from Frank Pasqualino and he listed all the businesses that have remained in Penn Hills and the new ones that have come in. Side street location detrimental Monroeville, Plum, Verona and Oakmont all their Municipal Buildings are on side streets. Most cost effective: all costs have not been factored into the cost and there was no mention of space. No section addressing parking, no section addressing EMS new building cost, no section for cost of renting space for a two year period, no section of moving and setting up the Municipality Offices for a two year period. No estimated cost for all necessary costs to complete the alternate plan. CHCA requested a special meeting request and they wanted a walk through which on October 28, 2015 they did receive. Letter to CHCA from the Manager dated December 3, 2015 36 days from request it included five weekends and a Thanksgiving Holiday. Letters stated Mayor, Council, Manager had reviewed the Observation Report and Alternate Plan and gave the results from those reviews. Andrea Getsy, Mark Lanz, Manager Rayan and Planning Director Chris Blackwell had a private meeting where both plans where discussed and the Manager and**

**Chris Blackwell gave the opinions of Mayor & Council. Andrea Getsy at a Public Council Meeting asked for the plans for the building on Penn Hebron Property and plans for costs of remodeling on present site they were given to her right there and then when she asked for it. With all the Public Meetings and all the comments, the private meetings with the CHCA and giving both plans to a resident I do not understand how Council is not being transparent. January 27, 2016 letter from CHCA Andrea Getsy. First meeting then Deputy Mayor Kuhn told the audience it was not a onetime meeting. It wasn't. It has been discussed at numerous Public Meetings in length. Plus a Conditional Use Meeting will also be held for the public for their input on the building before any building can begin. That is policy. Meetings would be advertised on Web-Site, Library, and Senior Centers. To my knowledge they were so it was and it will continue. Welcome participation source of information if you check the Minutes of July 20, 2015 and February 1, 2016 which I chaired check the time given to the speakers. It was unlimited. Promises Community to be involved. With all the information given to the writer the numerous times writer spoke with no time limits, special private meetings writer has had how is that not involving the Community. Insufficient time to examine alternatives. Council gave two possible dates to CHCA. They choose which day they wanted. The meeting was to start at five allowing the public to come anytime that was convenient with their schedule between 5:00 P.M. and 7:30 P.M. that time was rejected as was the 6:00 P.M. by the CHCA. I have here the walk through Observation Report and also the Alternative Plan. Being that the request was that that information would be put into the meeting for discussion I am not going to go into everything I will just give the recommendations. The recommendations for the walk through Observation Report for the 1936 section of the Municipal Building, costly to do, major deficiencies, no value in selling regarding Code Compliance, resell need to bring up to building Code requirements, cost more than value of building, building demolished and replaced. The walk through Observation Report for the 1967 section of the Municipal Building I also have all of those but I will just give the recommendations. Adequate to serve Community, roof deficiencies, cooling plant needs replaced, elevator needs replaced and handicapped restrooms first and second floors, renovating existing**

**building less than abandoning new building. Once again all the additional costs were not factored into that. Selling building not attractive, developers not going to invest with needed roof, cooling plant modifications to meet Codes. Most cost efficient all the costs have not been factored into the cost plus we have not discussed the space with the parking. No section for additional parking, no section for cost of building the new EMS building which they asked to be built over at Fire Station Number 7. Now first of all the Municipality does not own Fire Station Number 7 so I don't know if they had contacted the fire station as to them permitting the Municipality to build the EMS Building there and they also had said there would be sharing of some of the spaces there well I don't think the Fire Department or the EMS people would be agreeable to such a situation and plus there was not cost estimate for what a new building for the EMS would cost at that location. There was no cost for renting space or moving twice. To rent a space for all these buildings and offices you are talking for a two year period and that would be very costly. I believe the Manager had given us an estimate when we discussed that of**

**Manager Rayan – I believe the numbers at that time were around \$25.00/sq. ft. to accommodate all the departments and housing the Police Department along with the EMS as well it would require around 40,000 sq. ft. that is a little smaller than what we have here and the cost would be in excess of \$1.5 million dollars.**

**Mayor Kuhn – so to have everything moved we would have to pay that additional amount of money for rent and plus the fact of moving all the documents, all the offices twice. Now I don't know if anybody has moved a house but it is not an easy thing to do so you can only image what it would be to move all the documentation for all the buildings. Now the Alternative Plan considerations public Memorial located presented site, viewing more visible, Memorial Day Parade location, Holiday Light Up Night, Police Station main street, construction of new EMT building must be relocated, operation 24/7 same as the Police. Expansion to #7 Fire Department as I stated the Municipality does not own that property, share spaces with existing Fire Stations, again I don't think very feasible. Phase III of the Alternate Plan relocation of Administration Department, Council**

**Chambers. To relocate to Penn Hebron, Penn Hebron is not useable. It was shut down due to water main break, asbestos in the building, it would not pass Code for occupancy, and employees could not safely be in that building for two years. No estimate cost for moving the entire staff for a period of two years. High Rise Duff Road for temporary housing no cost for the rent which the Manager just told you could be up to \$1.5 million, no cost for work to move all the departments and documents and to set them up to move a second time and I don't know if that building has been checked for its occupancy permits for someone to move in. The Municipal Shopping Center three vacant store fronts, cost to rent the area for two years was not included also the cost to move the departments not included. Council Chamber relocation Penn Hebron not a consideration as stated above. A school auditorium was the district contacted for approval. This is for a two year period what would the scheduling be. Relocation into a new Police station building. Construction on demolition on 1936 building no comment given on Police Department operations or safety issues being housed in part of the building while the demolition of another part of the building is taking place. Demolition of one section of the building while being housed in another would create numerous problems and safety hazards for both the Police and the people entering and existing the Police Department. This area is only so large. Demolition will create large amount of debris on the grounds creating dangerous ingress and egress for Police and public. A large quantity of materials will be stored on the site. Number of workers and equipment will continually be operating causing traffic problems and space problems. Large vehicles entering site and removing on site for long period of time. All of the above causing countless downtime for Police operation. On paper it may appear seamless however for those who have worked with construction projects understand the reality of it. There was no time period given in the plan for the estimated start to completion. Estimated costs were not disclosed for the interior. Existing building system or replacing of the roof was noted but no cost given. Manager Rayan on December 3, 2015 sent a letter to CHCA stating the above and other problems to the plan. The Manager met with CHCA and the Planning Director with the details regarding the plan was discussed. Those are just some of the problems that were brought into Mayor & Council, the Manager and**

**staff from the Alternate Plan and from the Observation Plan. Now I am asking because of the fact I have said how many people would have spoken on this and I see that the room is very crowded and I apologize I took twenty minutes instead of fifteen so I am asking for those who have not spoken before on this project if they would care to speak first and then if there is enough time left over we can let others speak. Open for discussion and would you please give your name and address and not make comments in the audience because at the first meeting our minutes were very difficult because of the fact we didn't have the comments to be made. Please come forward and give your name and address.**

**My name is Marie Sanvich and I live at 560 Newport Drive. As you know that is right down the hill on Duff Road. I am concerned has there been a safety study? I am concerned about ambulances, not ambulances yes ambulances EMS Services and Police Services going up and down Duff Road. Are there any plans for changing the road structure and is that included in the estimate?**

**Mayor Kuhn – well as far as the EMS the plan that is being discussed they don't want it on Duff Road they want it at #7 Fire Department.**

**Marie Sanvich – no I am talking about your plan.**

**Mayor Kuhn – our plan, our plan is the road would be sufficient. Have we done a traffic study, no we have not but going from Penn Hebron to Frankstown I forgotten the mileage.**

**Marie Sanvich – but this is a residential area.**

**Mayor Kuhn – it is no more residential than what we have right here.**

**Marie Sanvich – I beg to differ. There are people living across the street. This is a business district. I have lived down the street and people fly down that road all the time. I would assume you would be going down Duff Road to get onto Rodi. That intersection is not a very**

**easy intersection to get in and out of. I am talking about Police cars and Ambulances. I personally have not trouble with the Municipal Building being there I have a problem with the traffic that it is going to cause as far as emergency traffic. I also would like to know what kind of training is going to be done there. Is it going to be involving fire is there going to be open fire. I know that firemen have to practice on putting fires out on cars, etc. Or it is just going to be classroom training?**

**Mayor Kuhn – at this point in time we are putting up a Municipal Center which will house the Police Department, the EMS, Council Chambers and Administrative. The Firemen have approached us in asking for a training station. We are hoping that we are going to be able to give that to the Fire Department because of the fact it is the Volunteer Fire Department that take care of everyone in this audience plus everyone in Penn Hills.**

**Marie Sanvich – but that was not my question.**

**Mayor Kuhn – you were asking if there was going to be fire training**

**Marie Sanvich – I was asking if the fire training was going to be classroom or was it going to be demonstration outside on the ground.**

**Mayor Kuhn – There is going to be a training station outside on the ground.**

**Marie Sanvich – is there an impact statement on that? Are you going to be doing any kind of environmental impact and studies on that type of thing?**

**Mayor Kuhn – when that point in time comes we will do all the studies that are necessary to be able to do that according to all the codes.**

**Marie Sanvich – are there going to be a difference in the traffic lights when ambulances leave there to go up to Rodi Road or up to Frankstown?**

**Mayor Kuhn – That is also under discussion determining if the problem exists if it does then it will be taken care of.**

**Marie Sanvich – what about would you please consider what happens if a Police car leaves there also. There are a lot of children up there. There a lot of residents up there it is not a business area.**

**Mayor Kuhn – also if you look at it that way there are a lot of children and residents up there who have bus traffic coming in and out of that area for a very long time.**

**Marie Sanvich – I am talking about emergency vehicles.**

**Mayor Kuhn – I realize you are talking about emergency vehicles but I am talking about traffic.**

**Marie Sanvich – emergency vehicles are different.**

**Mayor Kuhn – well that is your opinion. Excuse me, excuse me would everyone please step back this is not Mayor & Council against the residents you are in the Council Chambers, when you are in the Council Chambers I will expect each and every one of you to act respectfully. Any questions that you have you can present to us but you present them in a respectable way. Everyone has a right to their own opinion just as we have a right to our own opinion. To boo and hiss will not be permitted. If you want this is a Council Chamber for Municipal business. Thank you. Your name and address.**

**Bill Jeffcoat – 11420 Clematis Blvd. and I am also the Fire Chief in Penn Hills #7 also representing the Penn Hills Fire Association that you see behind us. Any of your questions that you have I will be willing to answer and give you 100% the best answer that I can give you. This was discussed October 2014 when this first came about this is going to be the third chance for the Fire Department to get a**

**training site. Many many years ago before my time there was a chance for us to get one built at Universal Field also known as Fireman's Field in the Jefferson Road Duquesne Light Property. If this was too actually come about there is State and Federal Regulations that we need to adhere to do any kind of live burns live fires. We can adhere to that. Our fire training nights are different throughout the township so our next best thing which we were throwing around was something along the line of what you would know that a freight container would look like and we would construct different kinds of simulations and simulate like a room content and things like that. We would be unable to meet those requirements to do any kind of live burning and also the Fire Chiefs when we met about this aren't really in favor of that because the volunteers who come and help us are few and far between now. We have people with everyday normal jobs just like you or myself and if we take someone like you off the street and we want to show you before you actually go through your fire essentials and things like that we want to be able to simulate the environment so we have a machine that simulates smoke it is by water vapor but it is safe for you and I to breathe we could do this whole entire room and carry on a conversation all night long. Like I said it is water vapor and it is completely safe to breath. There are no environmental impacts. The other thing that that does for us is we need to build up our fire fighters. If they come across any type of obstacles and in a simulated smoke environment that is how we do that because if that individual would get caught or frustrated it is a safe environment and they can take their mask off and we can build them up instead of discourage them.**

**Marie Sanvich – did not use microphone. (in audible).**

**Bill Jeffcoat – no we have no intentions of getting any kind of live burning facility.**

**Mayor Kuhn – Bill not to interrupt you but you have 15 seconds.**

**Bill Jeffcoat – no problem. I just wanted to answer her questions. Thank you.**

**Jim Getsy – 151 Crescent Hills Road – I hadn't planned to speak but I will say this meeting was called because of a petition that was given to the Municipality that was signed by over 200 people. I think the petitioners should have the opportunity to come up and make their presentation because that is what this is all about. We are diverted now about talking about a fire station which wasn't the main part of this presentation so I would just ask to have the petitioners come up and make their case. Thank you.**

**Mayor Kuhn – well one of the petitioners I don't know if she signed the petition or not but one of the speakers had asked a question and our Fire Department was just kind enough to give an answer.**

**Andrea Getsy - I am with the Crescent Hills Civic Association. I am a past president and have lived in Penn Hills for fifty years and you have given us a big summary of what preceded today but I want to tell you that we are grateful for all of your cooperation, showing us the building, giving us the estimates, but we have really been looking for a Town Meeting not just Crescent Hills giving you their opinion we have been looking for this that is what we want. We know that there are a lot of ideas and we want them out there o.k. because the other thing that is on our mind we don't know how this project will be funded and we are concerned about the additional debt in light of the school district's situation. We are the same taxpayer. Our neighborhood we are concerned about the loss of this building because of its historic and community value and because an empty building would bring blight to the center of Penn Hills. Last August as you know we came up here to get an idea what was going on. We did tour. We agreed it should be fixed, we saw how bad the problems are it is just that our point of view is it can be saved and it is worth saving. This is a beautiful building over here there is none other like it in Penn Hills and so that is why all of our effort was put into that. We don't have the means to come up with those costs. We are not an architect firm. So we can't give you those things. We can submit an idea to you and you could if you liked it submit it to your architects and say what is the cost of doing all of this. One of the things that we raised over the time we didn't want to see money for instance we kept advocating that you**

**would follow your own Engineer's Report to spend \$2.25 million dollars a year on road resurfacing and you have increased the budget allotment for the roads from \$200,000 in 2011 to \$1.5 million just last year but that allotment went down to \$1 million we continue to assert that we do not want road budget to be shorted so that the new building can be constructed. So since October 2014 when that first Town Hall Meeting and really only Town Hall Meeting was held we have been waiting for additional meetings. At that first meeting your position was you had not made up your mind. Mayor DeLuca, then Deputy Mayor Kuhn said you will have a second well published meeting in order to get information and comments and at that time Mrs. Kuhn you said this is not a onetime meeting you can tell your neighbors to look forward to a second one. Now our Special Hearing by petition of 200 residents is occurred after you have purchased land for new building, awarded a contract to an Architectural Firm to design a building and awarded a contractor to demolish Penn Hebron. We know from these actions that you have made up your mind to build and not renovate but that decision did not occur with the votes specific to that question such a vote published in limited time would have drawn public comments and participation. Those actions were done without a second Town Hall Meeting called and in 2009 when the school district announced it would consolidate the elementary schools**

**Mayor Kuhn – Mrs. Getsy if I could just interrupt you a lot of people want to speak, excuse me I do not want your comments regarding the school district. The school district is a separate governing body than the Municipality it has its own budget versus the Municipality therefore having a comparison to the Municipality to the school district is not anywhere near shape or form what this situation is.**

**Andrea Getsy – it does in one sense. It was your opinion at that time in 2009 that consolidating the elementary schools**

**Mrs. Kuhn – it was my opinion.**

**Andrea Getsy – it was in the Post Gazette. It is a quote from you in the Post Gazette in 2009 that consolidating the elementary schools**

would change the character of the district and you said to them that they needed to have community meetings to get input on the plan because of that are you suggesting that moving this building is changing the character of this community and that is why you have to have input from all of these people so before we build a new building and before we demolish this we would want to talk and that is all I wanted to say and will hope that you will allow because you asked us to identify our speakers you allow the next two people to come up here and speak the next three people, Mr. McKelvey to say a few things about his plan.

Mayor Kuhn – anyone can speak, I just asked that I stated how many times and how many public meetings have had discussions on the buildings and how many people have spoke on them. I can't have everyone in the audience speak so I just ask anyone in the audience who hasn't spoke before that they could speak first. I did not say that you people could not speak. When I was asking for people to come up no one came up so that is why Mr. Getsy and you are speaking now.

Andrea Getsy – but you had asked us to identify our speakers. We did and we spent some time into this thought so we can consolidate it because you told us when the cut off is so I won't say another word I hope you allow the next person

Mayor Kuhn – well I don't know why we wouldn't.

Andrea Getsy – alright thank you.

Chuck McKelvey – Mayor & Council and fellow citizens I am pleased to have this opportunity to come together. I am a native of Penn Hills, I grew up in this area and I attended Penn Hills Schools and I am very proud to be a resident here in Penn Hills. I have gone out other places and believe me there is no place like home and this is home. Now I got involved with this because my background is Architecture and I am an Engineer. I was more than qualified to come and do a walkthrough visitation of this building and I am very pleased that you accommodated us and allowed us to do that. When I did do this walk through I can state that there are serious problems with this

**building but like many of us here I think there is value in this building and it is historic, it is architecture to this community and I think we need to take that into account. The most serious problem with this building obviously is ADA. It is very unfriendly for disabled people to use this building. Well that being said I came up with a plan that enabled us to keep this building. Now what I need to explain to you is that my plan is not to just renovate this building, my plan is ultimately that we will have a brand new building here at this location and that is what I have tried to emphasize. Now I think communication has been such that some of my plan has been misinterpreted. I have worked on many projects this way that we do a phase construction. Now I obviously had to take into account the importance of Police services and EMS services in this building that have to be addressed. They are a 24/7 operation, 365 days a year and they cannot be compromised and we are well aware of that. So I took that into account into my plan. Now you presented a lot of discussion about the EMS. EMS is going to be a cost to you no matter if you put it up at Duff or if you put it at another location in Penn Hills. You are still looking at the same square footage and the same size building to accommodate EMS. So to suddenly state that to put it somewhere else is going to add this huge cost is false. We are talking about dollars per square foot for the building. The new building you are proposing is a one story building extending out to accommodate all the different departments so obviously there are different sections of the building that are dedicated for different departments so that square footage is all accounted for already in your project so what I was trying to look at was what would facilitate the cleanest construction here. Now we only wanted to get EMS a onetime move that is why we proposed that maybe there is a more suitable location for them. I just suggested Station No. 7 as a possibility. Obviously it is not owned by the Municipality but they have a relationship with the Municipality. There may be the possibility of that location. I studied the location there seems to be some available land but obviously it needs some further study but to move EMS out of this building we would want to move them to a new location that would be a onetime move that being said the next phase of this building would be to empty the 1936 building. When we empty the 36 building all we are looking at is moving Administrative Offices and Council Chambers. Now I personally have**

**studied across the street there is an excessive amount of office space over there and if we can't work out a deal with somebody there there is other office space in the community but I think that needs investigated. If we could move some of Administration across the street I don't think the moving cost would be as excessive as the \$1 million as being proposed here. The next phase of the project is to get a brand new building here for the Police. We want a building that is state of the art. We want it to be everything that you are proposing for the building. We don't want to just renovate and stick them back in their same place. Technology for Police services has expanded greatly and we want our people to have the latest and greatest because them going forward into this century we need their services. O.K. so the plan then is once this new building is constructed here for Police they do a onetime move from the Police from over there to here. Once that building is vacated it is available to do a total renovation inside. When that renovation is complete then the Administration Offices would have been relocated possibly across the street just need to move into their new location. Obviously there are things that need to be addressed with the contractor concerning shutting off this area for demolition and construction of new building but it should be able to be done without impacting Police services in the adjacent building. These two buildings were done separately; they are operated separately so demolishing this building does not impact the operation of that building. Obviously the two buildings would have to be separated and we don't want construction impacting and we don't want debris and we don't want dust but these are all things that contractors can do today. I hope that that is a clear understanding of the plan. I think where we are coming from Penn Hills has a certain character to it and we want to maintain that character. Every night on the news when Penn Hills is on the news where do they park their trucks and where do they shine their cameras. It is on our Municipal Building. This is our identity this is our corporate identity as a community and we have a value to that and we have our memorials out there. Everyone passes these memorials every day. It means something. We are not going to pass them over on Duff Road. So I think we are just saying can we just pause and look into this a little more seriously before we get contractors tearing buildings down and**

**moving dirt and putting up new buildings. That is what I have to present and I thank you for your time.**

**Mayor Kuhn – just to expand on some of your comments. Your recommendation for the 1936 building you did recommend to demolish that building so that building would be completely demolished and that was our concern on demolition of a building on this small amount of space. You have not just the demolition but you have everything that goes along with that plus building the new one and that is where our concern was. As far as the Municipality Building being known to all the people which I think you had put in your report also that our Memorial Day Parade is there, our Light Up Night and our Tribute to the Fallen Officers I have contacted the Manager asking him if he would put into place the possibility that being as you have stated in your report no one is going to be interested in purchasing this building with all they have to do to bring it up to Code so I said to him if we could look into demolishing the building and making it a Town Center. I said that I would like to keep some of the brick from the building and make pathways or columns with it to keep some of the history of the building involved to put a gazebo in which I think I know someone had mentioned about having wedding pictures and what have you and then we would remain having the Statues for the Fallen Officers in place and we would continue to have Light Up Night here and continue to have the Memorial Day Parade here and we would say that this is Penn Hills Town Center because of the fact Oakmont has a place, Verona has a place and I had asked the Manager I really would like that to be put into place. The reason I did not bring it up is because of the fact as was stated what I had said in 2009 if I would have brought that up without having the funding in place then it would have been said that Mrs. Kuhn then Deputy Mayor Kuhn had stated on such and such a date that what was going to be done to this building was to sell it or tear it down and sell the land. So that is what was the original plan for this but after listening to the concerns of the people about this historic part of the building and about it being the Town Center I had incorporated something else but as I had said I did not bring it up because of the fact that then it would be said well that is not what you said on such and such a date in the paper and as far as having the buying of the property and having the Architect and having the**

**demolition before you can figure out a cost for the building which I am sure you know you have to have plans. You have to have Architectural Plans to give out to the vendors to the contractors for the material so that you can figure out what the cost of the building is going to be. So an Architect had to be brought in. As far as the demolition which I explained at the last meeting we had the Resolution on for it no matter what happens Penn Hebron had to be demolished because of the condition it is in. This Mayor and Council have been very transparent. We worked very very hard for this Municipality. We have brought this Municipality out of great dire problems. We have listened to the people with Code Enforcement. I had meetings with the CDC. I have met with the people. I brought our Police Department up we have done many things and I feel very sad that this is a meeting where some of you have only been here for the first time and you feel that we are not working for the residents of Penn Hills. That is a very sad statement to make and I feel very badly about that and I have always been very open to my people during these problems I had eighteen phone calls and 23 letters and I answered each and every one of them. So I am willing to take your information but as I said I feel very bad that we are looking at it as us against you.**

**Good Evening my name is Gayle Galesby and I live at 11543 Clematis Avenue. I don't know how many of you know the area but this demolition building a new Municipal Building is right in our back yard I mean literally is in our back yard o.k. There is also a road that is in our back yard that has access to where the proposed building is going to be. We have a nice quiet neighborhood. I for one and I know a number of my neighbors don't want cars streaming up that road plus and I don't even know, I guess I should have this information I don't know how much of the property belongs to the Penn Hills School district. There is a lot of property back there. There is a football field where lots of the neighbors walk dogs and play. It is an integral part of our community, I mean our specific community which we have called Fransktown Estates. There is probably more that could be said about this but people need to understand that maybe they have put out bids for demolition. Demolition has already started.**

**Mayor Kuhn – well we have passed the Resolution for the Demolition.**

**Gayle Galesby – well I see it has already started and it has started for quite some time and I think people need to know that. Thank you**

**Mayor Kuhn – to my knowledge when I had last gone up there before we had the Resolution to pass for the demolition there was no demolition begun. Is that correct?**

**Moe Rayan – there is no demolition taking place right now.**

**Gayle Galesby – oh yes there is.**

**Moe Rayan – No I think maybe you are referring to the Fire Association Training and holding classes at the building and the Swat Teams from the County in conjunction with our Police Department also K-9 Units and different departments are training as well. They might be busting doors and windows inside the building.**

**Gayle Galesby – and the ceiling.**

**More Rayan – yes that is part of the training for the Fire Department.**

**Gayle Galesby – well they are demolishing the building.**

**Moe Rayan – no they are not demolishing the building they are cutting holes but the building has not been demolished. The contractor has not started yet.**

**Christine Miller – Good evening Mayor & Council – 109 Garlow Drive. I am presently the president of the Crescent Hills Civic Association. Since most of what I have spoken about has already been discussed I will skip over that. I just want to give my own opinion about moving the Municipal Building. To move that from this site is like tearing the heart and soul out of Penn Hills. That is my**

**personal feeling. As you said it is a place where the parades stops, where the Light Up Night is. It is just the only center that we have. So that is my own family. Since there is shortage of senior housing was there any consideration,**

**Mayor Kuhn – if we could have some quiet for the speaker.**

**Christine Miller – respect the speaker, please. Since there is a shortage of senior housing would you consider ever having the new portion evaluated, the newer portion of the building which was built at the same times our homes in Crescent Hills were built and they are considered newer in Penn Hills. Would you ever consider evaluating that of the building for Senior Housing which is really lacking in this township?**

**Mayor Kuhn – that is something new. It has never been to our attention before. As I said and you said it is your opinion and this is only my opinion and I am not speaking for all of Mayor & Council I would like to see a Town Center up here is what I would like to see. That is something to take into consideration.**

**Christine Miller – I recently attended a CEDC Meeting, Community Development Meeting, Chris Blackwell was in attendance and one of our Howard Hanna agents is a member of this committee and she said that there are years of waiting lists for places like Lavender Hill so there is a desperate need for Senior Housing in Penn Hills and I will just like to lighten up the mood a little bit I came across a History in our records of Penn Hills and the first Town Meeting was held in April of 1791 in what was called Penn Township and the meeting ironically was called to arrange for the building of a block house to better defend themselves against the Indians so I really hope you consider some of the opinions of not only our organization but of all the people of Penn Hills who have concerns. Thank you.**

**Mayor Kuhn – thank you.**

**Bill (inaudible) – I live at 1335 Maple Avenue in Verona and I would like to consider the fact that demolition can be done even**

**though there is a building next door. This was just happening in Verona they tore down a huge building right between two buildings while they were still doing business. So I am pretty sure the demolition can be done in a safe way without problems what so ever. Is funding in place for the new Municipal Building or would you have to raise taxes to pay for it? Thank you.**

**Mayor Kuhn – I believe that the Manager had discussed there are different funding that you had given different options am I correct? As I had said before, before this went through I personally met with our Finance Director and I met with the Manager to see where the funding would come if we had to build this building and they had given a spreadsheet for the next five to six years showing that the funding would be in place to pay for it. Also at one of the meetings the Manager did give the different options that would be put into place for the funding to build the building. It would be the same as when we built the Library which was \$8 million dollars. No taxes were increased. Not to say the taxes won't be increased. Nobody knows what the next day can bring but what I am saying is we were able to do the Library at \$8 million dollars and there were no taxes increased.**

**Mark Lanz – 534 Springdale – I am here to talk about the elephant in the room and that is the funding costs and everything else that goes along with what you are proposing over there or even over here. I am going to read from your Charter – your Home Rule Charter under subsection 7 – Capital Program. – It is the intent of this Charter that the Council adopts a Long Range Plan and objectives to provide for the orderly growth of the Municipality. Plans and objectives shall be prepared for public review in the form of The Annual Capital Program Report. Projects which will result in major additions or changes to the Municipality, such as Recreation and Sanitation facilities or roadways, shall be included in the program. Such other Capital Expenditures for equipment with a useful life of less than two (2) years shall be a part of the Operating Budget. Submission to Council. The Manager shall prepare and submit to the Council a Five Year Capital Program at least three (3) months prior to the final date for submission of the budget. Which you have done. Contents. The Capital Program shall include: a clear general summary of its contents. A list of all Capital**

**Improvements which are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements. Cost estimates, method of financing and recommended time schedules for each such improvement; the estimated annual cost of operating and maintaining the facilities to be constructed or acquired; and the estimated annual amortization costs. Now these three things have not been done. We have never seen, we have seen some estimated costs and your estimated costs have come in around \$10-\$11 million dollars according to your proposal. In the Five Year Plan that you submitted in 2015 you are asking for an \$8 million dollar cost in the year 2016 a \$2 million and in the year 2017 I don't know where the money is coming it is not in your budget. It is not in your Operating Budget. It doesn't say how you are going to finance this building, where the amortization costs are or how any of this is going to be paid for. Right now in 2015 you spent \$1.5 million dollars on your road program, resurfacing. In 2016 you are down to \$1 million dollars.**

**Mayor Kuhn – excuse me I believe that is not a correct figure, am I correct?**

**Moe Rayan – it is \$1.25 million dollars. \$1.0 million dollars in the Operating and \$150,000 in the CDBG Program and \$100,000 in the Operating Budget for Public Works total is \$1.25 million dollars.**

**Mayor Kuhn – I realize that when the road program came up numerous times with numerous meetings it was stated that in 2014 we had I am sorry it was in 2015 we were only spending \$600,000 when in fact we spent \$1,450,000.00 and that was put out in the media and social media and letters and I believe at that time we had spent much time explaining to everyone that the \$600,000 figure in the budget is not the only place for where the road improvements will be. So the \$600,000 was in reality \$1,450,000 and for 2012 it was \$1,250,000.**

**Mark Lanz – so it is down \$250,000. I would like to make a suggestion to you. When you put the budget out the budget is that thick if you would do a summarized page on the front and say road improvements for the year and put your total amount whatever it is**

**and then put little footnotes and say it is \$1 million, \$250,000 here or \$100,000 here so we would have the figures because we don't know how to look at your budget. That is just a suggestion. So there is \$8 million dollars allotted your cost of \$11 million your already under budget because the cost and figures you gave us you had the building in there for a \$1 and you didn't get it for a dollar you got it for \$250,000.00 and you don't have any money for contingencies and you don't have any costs for whatever is going to happen to this building. So what I am here to say is we are looking this part of the big picture we want to know what is going on with this whole situation, what is going to happen to this building if you are going to take it down, what are your cost estimates for this. I think the people here want to know what the tax liabilities are going to be coming. When I say that in your operating budget there is no money for amortization for a new building, so I don't know where that money is going to come from.**

**Mayor Kuhn – I believe and I will have to give this to the Manager because he as I tell everyone Mayor & Council are just lay people, we are residents, we are taxpayers as everyone in this audience are. We don't have offices up here we are not in charge of the day to day running. Under the Home Rule Charter which seems to be quoted here under the Home Rule Charter it states Mayor & Council legislate and the Manager is in charge of the day to day running of the Municipality and I have stated at one of the meetings I am not an architect, I am not a professional in the building or demolition business, I have to take my information from the people that give it to me and I have to research what they give to me. The Manager I believe has given different scenarios on what the funding will be.**

**Mark Lanz – that is not in your report.**

**Mayor Kuhn – and as far as the demolition of this building or the repair of this building it is not in with this Mr. Lanz because of the fact that this will be a if anything that is why I said I couldn't say I was going to demolish it and put in a Town Center in because I didn't know where the funding will be so until we are completed with the new building I don't know what funding will be for this building so that will not be part of it. Secondly as far as the cost when I was in the**

**building industry we had to have plans drawn up if we wanted to figure out what this house was going to cost us because you can give an estimated figure as we did with the \$10 - \$11 million but the actual figure cannot be done until you receive a plan and you send that plan out to the sub-contractors and out to the vendors and out to the suppliers and then once you get all that in then that is when the cost of the building is determined but this Mayor & Council had said that our top cap is between \$10 and \$11 million.**

**Mark Lanz – and what happens if the perfect building comes in at \$13 million dollars?**

**Mayor Kuhn – well if the perfect building comes in at \$13 million then there is not going to be a perfect building for Penn Hills.**

**Mark Lanz – alright I understand all of that. But again we are looking at the big picture, we want to see the big picture here and I don't think that would be too hard for you to do.**

**Mayor Kuhn – we have**

**Mark Lanz – and as far as your estimates I understand that, I understand how you get a final number but already you are over your budget based on what you supplied or what the architect has supplied to you and you have given it to us.**

**Mayor Kuhn – well we already had if I am not mistaken \$1 million dollars in the 2015 budget.**

**Moe Rayan – also in the 2016 budget there is a \$1 million dollars as well for expenditures to cover the Engineers and the Architects and the purchase of the property and the demolition as well. So those were incorporated in the \$1 million dollars. In terms of the budget it was proposed from the beginning the not to exceed number of perhaps \$11 million dollars. You mentioned what if the perfect building comes in at \$13 million dollars at that point a couple of things would happen it is either cut some stuff out or reconsider raising and that is yet to be seen at this point we are concentrating to get between the \$10 - \$11**

**million dollars. In terms of financing there are options we mentioned those options in the past.**

**Mark Lanz – why don't you mention them again for the people here that didn't hear them.**

**Moe Rayan – I can do that and I am going to do that. Looking at financing straight to a bank perhaps getting a bond, stand alone bond issue or an alternate rap around bond which it will get incorporated in the existing Municipal Bonds. Amortization as you mentioned I do have figures that I have not yet shared with Mayor & Council just for the simple fact that I received some of them today. These are all numbers that the bank is giving me based on hypothetical or just a figure I am giving them. Without them going into the credit reviews, asset evaluation and so on they are not going to be able to give me a number. I am getting numbers between 4-5% on a number. They are 12 year term, 15 year term, 25 year term it is all over the place now but what we know at this point that we are concentrating on having the building constructed at a number to not exceed the \$11 million. If it comes over that and we will not know until it is put out for bid and that number includes and you mentioned contingency there are not plans that are put into place without having contingency at least 5-8% to be incorporated in the final cost so those are all included in there and we have contingency so that \$10-11 million dollar does include a contingency.**

**Mark Lanz – I don't believe that it is in the Performa that you showed us.**

**Moe Rayan – that was eight months ago.**

**Mark Lanz – well that is what you are basing your \$10-\$11 million dollars on.**

**Moe Rayan – right and now at this point we are still talking about and the folks here are wanting to know this and wanting to know that we haven't gotten to the point to be able to have hard numbers or a set of plans in place we do have footprints or we have proposed site**

**plans but it is not at its final stage to go out and put it out for bid. We are still waiting to get the final plans not final plans the plans that we can give to the developers. The third option that we talked about the bond issue and that ranges between \$450,000 up to \$900,000 as far as the amortization for fifteen years and then that answers the question that you are concerned about the numbers which option are we going to take and I personally haven't evaluated that. The Finance Director and I looked at those options that came in from February to date and like I said they range from 4-5% and the third option would be to the developer to come in and construct a site. They are going out on their own on behalf of the Municipality it won't be stand alone they have to present the project and we have to be involved in the finance process as well and then they will come back and answer questions that was asked at the beginning of the meeting about how much the annual maintenance is going to cost and how much the operating cost for the building is going to be in terms of the utilities and so on so we are waiting to get a set of plans that we get tell a contractor here you go how about giving us a price before it can go out to bid. So we are looking at all of these options. I am hoping that someday I can get 100% from Council to move forward so I can come back here and view to the public what type of building we are looking at, what type of cost, definite numbers as to how much it is going to cost, our annual debt service fee, and go from there.**

**Mark Lanz – o.k two points. Number one your Home Rule Charter says it is suppose to be in the Long Range Plan, those items are suppose to be in the Long Range Plan according to your Home Rule Charter.**

**Moe Rayan – well they are in place. We have been budgeting for the past few years**

**Mark Lanz – not financing – number 2 having a developer come in and build your building I think you might lose your tax exempt status on the building at that point so you may be paying taxes on the building.**

**Moe Rayan – and that is something the solicitor would have to advise on that I am not sure about the tax exempt part of it.**

**Mark Lanz – I think you should check it out.**

**Moe Rayan – we are going to check it out.**

**Mayor Kuhn – and Mark that is the information that Mayor & Council appreciate from the audience because of the fact that with your knowledge you brought up the fact where we might be with the tax exemption. I didn't know that and so that wasn't a question I would be able to present to the Manager so that is why I appreciate the information that we have. The other thing just to let the people know this Mayor & Council do you where is the train of thought that we had just said you know what I think we are going to build a new Municipal Building. We don't have enough to do; we don't have enough money to spend our taxes on so you know what I have a good idea let us put up a new building. It is not how this came about. When you and your architect and your members from the Crescent Hills Association in the very beginning to be fair you didn't think the building was in that bad of condition then once you came in it you all were in agreement that the building did need**

**Mark Lanz – we are in agreement that this building is in need**

**Mayor Kuhn – right so I mean and as far as taxpayers we all are taxpayers. I have my son he lives in Penn Hills he is a taxpayer, my grandchildren got married and they stayed in Penn Hills and they are taxpayers. So anything that we vote on my children and grandchildren are involved in it also. So it is not like we decided at the spur of the moment to lets go out and build a new building that is not what we did. The building is not a safe building which has been reinforced by anyone that has gone through it and they are professionals. And as far as the information the information that we received from the Manager and the other professionals when Mayor & Council receive it the audience and the residents receive it too. This isn't a conspiracy at all, let's build this building and like you said an elephant in the room.**

**How are you going to build a building and make it be surprise and say here is a building of course not. But we have examined this and spent many hours and time on this and anyone who has gone through this building knows that a new building has to be built.**

**Mark Lanz – I thought my time was up but just to address that you are proposing a building you didn't propose how the financing is going to happen there. It would be very simple if you went out to banks within the last 30 to 60 days you should have done a year ago and then came back and**

**Mayor Kuhn – well it wasn't in the last thirty or sixty days.**

**Moe Rayan – it has been awhile. We have been talking to banks and we know that we are capable of borrowing \$11 million dollars if we have to.**

**Mark Lanz – I am sure you are.**

**Moe Rayan – from our credit rating, the S&P Standard & Poor's and so on we are very well capable of borrowing up to whatever.**

**Mayor Kuhn – and what I have stated earlier it was this Mayor & Council who spent \$8 million dollars on the Library and we paid for that so I mean we don't do thing frivolously to put our taxpayers or our residents at risk.**

**Mark Lanz – well again we don't want to talk about the school but we know there is a big elephant out there on that.**

**Mayor Kuhn – but that is not like I said that is being unfair that would be like your neighbor went bankrupt I am going to say you are going to go bankrupt too.**

**Moe Rayan – Mayor Kuhn I know we are running out of time I just want to mention something real quick. The \$11 million dollars or the \$10 million dollars it is divided into a bunch of things. Everybody is talking about a Municipal Building, you are talking about a Municipal**

**Building that houses all the departments and you are talking about a Police Department the technology that Mr. McKelvey was talking about the security system to be in compliance with the Pennsylvania State Police Requirements and so on, the Federal Government, stand alone EMS Building. So if you take into consideration all of these buildings for \$11 million dollars I think we are getting a bargain if we can get it.**

**Mark Lanz – if you can pull it off.**

**Moe Rayan – a Municipal Building for \$11 million dollars that would be the Taj Mahal at this point you are talking about the Police Department, firing range and the area center classroom training center. We are looking hard at constructing the concrete pad for the Fire Department and an access road to get down there and the stackable containers that they are talking about for training, EMS Building which is about 9 thousand square feet by itself it houses about six or seven bays I think 6 bays at this point so there are multiple items that are going into that \$10 - \$11 million dollars.**

**Mark Lanz – o.k. what we are here for is how are you going to pay for it, how is it going to be in your budget, and when this is all said and done are you going to be negative on your budget and that means taxes gets raised and that is what we want to see. So that is very easy for you to do.**

**Moe Rayan – I agree. I am not disagreeing with you but if you have been looking at the budget the last couple of years, maybe three or four annually we placed at least \$1 million and some in the budget for the new Municipal Building. We presented to Mayor Kuhn back in October I believe the Finance Director and myself we presented the five year plan that did not require a tax increase we were able to do it within our Operating Budget and the revenues that we receive on an annual basis so for us just to arbitrarily go out and talk about constructing a building we did a little bit of homework maybe not what we are thinking at this point the amortization from the bank and so on but I do have paperwork what would be if I went to day and called the bank and said give me \$11 million dollars and those are the numbers**

**that I haven't shared with Mayor & Council yet because I just received them and some of them aren't here and amortization and so on and different scenarios \$11 million dollars, \$10 million dollars, \$12 million dollars so there are things that were done**

**Mark Lanz - \$10 million - \$12 million that is going up.**

**Mayor Kuhn – we only have ten more minutes so if we don't take up to much time so other people can speak.**

**Antonio Fratangelo – 477 Springdale Drive – a couple quick questions. You mentioned that the plans were drawn up by the architect going out for bid what percent complete are those plans going to be when they go out for bid?**

**Mayor Kuhn – well I know I have told the Architect that which I did also with the Library anything that is not on that plan to build the building will not be acceptable because of the fact I am not in favor of change orders and anyone who has followed me with the Library and the Finance Director can attest to that if you are going to bid on something and you are going to be the low bidder to come in and do some type of electrical on this building your bid better be exact because if it isn't there isn't going to be a change order. So that depends on the architects professionalism and making sure that everything in that building is on those plans and if he wants paid for it then that is what it has to be. It is not going to be that someone if there is a change order it better be because of the fact that the Municipality has changed something from the plans.**

**Antonio Fratangelo – so the intent is that these drawings will be 95% complete?**

**Moe Rayan – no no that is not the intent. Anytime that we put drawings out they are 100% complete.**

**Antonio Fratangelo – well there is no such thing as a 100% until the building is done.**

**Moe Rayan – no the drawings go out. There are different stages in design submissions. There are 30%, 60% and 90% and then they go out for bid you are giving a contractor to bid on the drawings and in our mind it is 100%. Now field conditions we are talking about different things, field conditions where the building is complete the drawings themselves are 100% for a contractor to bid on it the specifications that are provided special provisions and anything that goes with it they are 100% to the best of our knowledge that we want to put out for the contractor to bid.**

**Antonio Fratangelo –just for the record I am an engineer as well and I have been doing this for a long time and I have never seen a 100% drawing unless the project is completed and they are submitted as as-builts but that is just my opinion.**

**Moe Rayan – we are talking about different things. The as-builts and the red lines when the project is done if you had to move a line or move a pipe or to put a door in a different area where you proposed to these are the red line drawings. So that is after the fact but when the drawings are going out to the contractor I don't tell the contractor here are 95% drawings how about bidding on that. They are 100% sir.**

**Antonio Fratangelo – will somebody verify that those drawings go out 100% bid or will you take the architects word that they are 100%?**

**Moe Rayan – well we have architects, engineers and we have the staff. I am not sure how many people you need to verify that.**

**Antonio Fratangelo – internally?**

**Moe Rayan – internally.**

**Antonio Fratangelo – so therefore you guys will take responsibility if there are change orders if you are going to verify that the drawings are 100% complete and we should assume 0 change orders on this job.**

**Moe Rayan – well I don't want you to assume anything because field condition could vary. I mean we try to do our best in terms of what the sub surface is going to look like so we can design the right foundation for it. There are field conditions but can dictate some changes and if those occur we have to run it by Mayor & Council for approval.**

**Antonio Fratangelo – so if we categorize those as unforeseen conditions those should be the only changes on the project. If the drawings are completed they go out for bid you get full responses back from the contractors the only changes should be unforeseen conditions or something that is decided by Mayor & Council?**

**Moe Rayan – there are unforeseen conditions unless changes go along throughout the project again if you are looking at windows that need to be placed somewhere else there are changes throughout the project.**

**Antonio Fratangelo – I mean the windows should only be placed where the drawings say they should be placed.**

**Mayor Kuhn – I agree on that.**

**Moe Rayan – right.**

**Antonio Fratangelo – no changes unless they are unforeseen changes, if the drawings are 100% and it is not a sub-surface or unforeseen condition there should be no changes.**

**Mayor Kuhn – right that is the theory that we going on because of the fact those drawings when they are given out for bids the people who are bidding on it they have to bid on what the actual drawing is. All the bids are equal when they come in because no one is going to come in with a low bid to get the job and then give a change order. Now I am not going to say with a \$10 - \$11 million dollar project that there won't be a change order. I can't say that because there are unforeseen things that do show up but if it is not on the drawing then every bid has to be based on the drawing.**

**Antonio Fratangelo - o.k will there be an independent audit done at the end of the project to verify the project cost?**

**Mayor Kuhn – I don't know that I will have to ask the Manager that.**

**Moe Rayan – well there is final payment that would identify how much the project cost and**

**Mayor Kuhn – I mean all the cost are voted on at public meetings there is no check sent out for anything.**

**Antonio Fratangelo – the intent of the project is to be lump sum?**

**Mayor Kuhn – correct.**

**Antonio Fratangelo – no change orders?**

**Mayor Kuhn – that is the intent.**

**Antonio Fratangelo – thank you.**

**Mayor Kuhn – thank you.**

**Ron Zarotney – 96 Duff Road – if anybody has any concerns about this it would be me and my family we live next door and you would be our neighbor. First of all I am a little concerned because I read the Progress every week and I get my information about the changes next door at the school and this is the first time that I really recognized that there was a meeting about this. I don't know if I missed it or there was other public hearings on this but other than that these people in Crescent Hills I don't know if they are for it or against it if they want to tear this building down you are destroying the character of what they are talking about that they want to keep in Penn Hills, I would be in agreement to keep it but like build high end condominiums because a lot of people would like to move to Penn Hills into the high end condominiums or apartment so you could keep the character of the building on the outside. So I am not sure but I would like to get more**

**information on what that football field will be used for and where is the parking going to be. It is things like that that I look for and yes it may be up and coming in the future but I don't think there is enough of common sense things especially the lady lives behind in those town homes and so forth and I am 100% for it. I love having the Police next door to me and like I said Crescent Hills they seem not having this building here for how many years 6 decades and there hasn't been any complaints about loud noises or sirens or what have you and maybe it will be the same on Duff Road. If you put that much money into this building it doesn't make a lot of sense unless you make it into apartments which would be easy to convert. So I just want to say that I am for it and hopefully and the last thing is if you look at the school they had evening events, cars were parked on sidewalks, across the street, very dangerous as far as safety goes much more dangerous in fact I use to go out and tell people I was going to call the Police because they would park and school buses couldn't even get by them on Duff Road so I think it would be to everybody's benefit to have this building especially cost wise and so forth. So like I said I am 100% for it and hopefully it will go through. So thanks.**

**Mayor Kuhn – thank you. I only can have one other person to speak because we are over our time limit. So this will be the last person.**

**Mr. Rambo – 654 Veronica Drive – I just want to make a comment basically because pretty much you have decided what you are doing and I am just concerned with the lower income people, fixed income people our seniors are having a hard time. I have been all over Penn Hills as you know for the last year and a half talking to people. People are struggling and I know we are not a loud to mention the school but taxes are taxes and I feel a little better that you are saying that we are able to do this without raising the taxes but people are talking about moving out of Penn Hills before they were talking about increasing the school taxes and if you are having to raise taxes based on this new building it is going to devastate a lot of people here and I am hoping that you are keeping that in mind because a lot of people can't come to these meetings and don't have computers and don't know when the meetings are they don't get the Progress because they**

**live in the wrong zip code so they have no clue that this building when I was going around talking to people most of the people in 15147 or whatever it is didn't know that you were planning on building a new building. I was the person giving them all the information so that is a scary thing. We just have to take the economy right now in this County is flat lining. We saw that in the last quarter of last year and I am just concerned that this is not the right time to be building a new building spending \$8 - \$11 million dollars for a new building. That is my concern.**

**Mayor Kuhn – to address your concerns. We are not building a new building because of the fact that we don't like this building.**

**Mr. Rambo – I understand that.**

**Mayor Kuhn – so when you are saying that this isn't the time to build a new building. We are not building a new building because you know what we don't like this building let's build a new one. We are building a new building because of the fact that we have to build a new building. In fairness to the Crescent Hills people they are in agreement that this building cannot stay in the condition that it is. The only disagreement that we have with this association is that they would like it to stay here and we believe the best solution is to go to Penn Hebron but it was never a question of well maybe we don't have to build a building. To put the thing out that this is not a good time to build a new Municipal Building it isn't but what would be a good time. But it is a necessity to build a new building and as far as people moving out of Penn Hills I have heard that before and I feel very bad because of the fact they bring up the negative part of Penn Hills but as I try to tell everyone, Penn Hills is a very good community. We have our Police Department at full compliment, 53 officers, and narcotic officers. We have a paramedic, in house where most communities around us do not. They have independents. We as I always said if you want to pick up money for the roads I can pick up \$2.8 million dollars right off the bat to pay for the roads if I start charging the residents for rubbish removal as all the communities do. We are one of the few if not only Municipality that still pays for rubbish pick up and that costs this Council and Municipality \$2.8 million dollars so as I mean as I said**

**this isn't something we are doing because we think I think we need a new building in Penn Hills, no this is a necessity that we have to do and we have worked long and hard and put in a lot of hours and time and as I said I do not feel this is us against them because we are part of them. At any given time because Mr. Rambo if elections would have gone differently and you would have been up here and I would have been down there you are still the same and I would be one of those people down there because I am still part of that so we are doing what is necessary to do and I believe the only question is some want it here and we are thinking of putting it at Penn Hebron based on all the information that has been given to us. Now it is ten minutes to eight and I apologize but that would be the end of the meeting. Do I have a motion to adjourn.**

**Dr. Kincaid made a motion to adjourn.**

**Mr. Underwood seconded the motion.**

**Mayor Kuhn – thank you this meeting is adjourned.**

**The meeting adjourned at 8:50 P.M.**

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**DATE**

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**MAUREEN SORCE  
MANAGER'S SECRETARY**