

**PENN HILLS COUNCIL MEETING MINUTES**  
**September 21, 2020**  
**7:00PM**

Mayor Calabrese called the meeting to order and welcomed those in attendance, and viewing at home.

Mayor Calabrese announced two changes to the agenda. Kathy Raborn was added as an appointment to the Shade Tree Commission. The appointments were also moved to the front of the agenda.

Mayor Calabrese led the Pledge of Allegiance.

Roll Call was called. Councilmen Pecora, Petrucci and Getsy were in attendance. Deputy Mayor Sapp and Mayor Calabrese were in attendance. Mayor Calabrese noted that Councilman Petrucci and Deputy Mayor Sapp were attending remotely.

Mayor Calabrese asked for a motion to Approve the Minutes from the August 17, 2020 Council meeting. Deputy Mayor Sapp made the motion. A second was made. Roll was called. The minutes were approved unanimously.

Mayor Calabrese called for a motion to Approve the Expenditures. Councilman Getsy made the motion. Councilman Pecora seconded the motion. Mayor Calabrese called for public comment. Mayor Calabrese called for Council comments. Deputy Mayor Sapp requested that the expenses be itemized. The Municipal Manager asked for clarification. The Municipal Manager read the item into the record.

**Approval of Warrants**

Journal Vouchers	1	\$650,224.97
CD Requisitions	7	\$4,365.50
Checks	47406-47684	\$3,220,966.33
<b>Total</b>		<b><u>\$3,875,556.80</u></b>

Roll was called. The item was approved unanimously.

Mayor Calabrese opened a Public Hearing on the 2021-25 Capital Improvement Program. Mayor Calabrese asked for public comment on the Capital Improvement Program. Councilman Getsy asked a question about non-electoral debt. The Municipal Manager explained that his question pertained to Ordinance 2020-2672. The Municipal Manager gave an explanation of the Capital Improvement Plan and how it relates to the 2021 budget. Chris Blackwell summarized the Capital Plan and said the version online has color and is easier to follow. Chris Blackwell explained that grant funding is reflected in the revenue sources in the plan. Deputy Mayor asked a question about the funding gap in the plan. Chris Blackwell explained that the challenge for the municipality is to find the match for the projects.

Mayor Calabrese opened the public comment period. The Municipal Manager explained that comments were limited to 3 minutes, and speakers should identify themselves.

Resident Faith Milazzo, 121 Castle Drive, addressed Council. The resident called attention to a litter event that was scheduled for the coming Saturday. Mayor Calabrese thanked the resident for her efforts.

Mayor Calabrese called for a motion to reappoint Kathy Raborn and Rick Duncan to the Shade Tree Commission for terms starting 9/22/2020 to 9/22/2023.

John Petrucci made a motion to reappoint Kathy Raborn. Deputy Mayor Sapp seconded the motion. Mayor Calabrese asked for a motion on Rick Duncan as well. Jim Getsy made a motion to reappoint Rick Duncan. Mayor Calabrese said that Councilman Petrucci did not mention Rick Duncan. Mayor Calabrese asked Councilman Petrucci if his motion applied to Rick Duncan as well. Councilman Petrucci said it did and said the audio was poor. Mayor Calabrese asked for a second. Deputy Mayor said she provided the second already. Mayor Calabrese asked for a motion to appoint Betty Arenth, Jill Daly and Laurie Follweir to the Shade Tree Commission for 1 year terms. Mayor Calabrese asked for public and council comments. Deputy Mayor Sapp thanked the commission members for their time. Councilman Getsy thanked the members for their work. Councilman Petrucci thanked the members for their efforts and suggested they be included in the 2021 budget. Deputy Mayor Sapp asked for a round of applause for the members.

Mayor Calabrese commented on the work of the commission members and called attention to their work. The mayor recognized each member. Kathy Raborn introduced the members of the commission in attendance, and explained the commission's work.

A roll call vote was called for, for all the appointments. The appointments were unanimously approved.

Mayor Calabrese called for a motion to approve Resolution 2020-46, approving a minor budget amendment to provide additional funding for the 2020 CDBG Street Reconstruction Program. Councilman Petrucci made the motion. Councilman Pecora seconded the motion. Mayor Calabrese called for public comment. Mayor Calabrese called for Council comments. Mayor Calabrese called for a vote. The resolution was approved unanimously.

Mayor Calabrese called for a motion to approve Resolution 2020-47, awarding the Year 2020 CDBG Street Reconstruction Program to Independent Enterprises in the amount of \$315,873.70. Councilman Pecora made the motion. Councilman Getsy seconded the motion. Mayor Calabrese asked for public and council comments. Mayor Calabrese called for a vote. The resolution was approved unanimously.

Mayor Calabrese called for a motion to approve Resolution 2020-48, adopting the 5-Year Capital Improvements Program for 2021-2025. Deputy Mayor Sapp made the motion. Councilman Pecora seconded the motion. Mayor Calabrese asked for public and council comments. Mayor Calabrese called for a vote. The resolution was approved unanimously.

Mayor Calabrese called for a motion to approve Resolution 2020-49, authorizing the Municipal Manager to sign a 5 year Winter Services Agreement with PennDOT.

Councilman Petrucci made the motion. Deputy Mayor Sapp seconded the motion. Mayor Calabrese asked for public and council comments. Mayor Calabrese asked the Municipal Manager to explain the item. The Manager explained that PennDOT reimburses Penn Hills for winter maintenance that the Municipality performs on state roads. The agreement was a 5 year agreement and would reimburse any winter maintenance done on state roads by the Municipality. Mayor Calabrese called for a vote. The resolution was approved unanimously.

Mayor Calabrese called for a motion to approve Ordinance 2020-2672, an Ordinance of the Municipality of Penn Hills, Authorizing the Incurring of Nonelectoral Debt for the Purpose of Providing Funds for a Refunding Project and Financing Certain Capital Improvements by the Issuance of General Obligation Bonds. Councilman Petrucci made the motion. Councilman Pecora seconded the motion. Mayor Calabrese asked for public comment. Mayor Calabrese called for council comment.

Christopher Shelby, from Piper Sandler, addressed Council. Mr. Shelby explained the purpose of the ordinance was to refund existing debt, and was not related to new debt from the Municipality. He explained it was refinancing and earlier refinance that was done in 2014. The savings projected in the refinance were expected to be \$175,000, but could vary depending on market conditions. He explained the cost of the borrowing, and the process.

Mayor Calabrese asked him to explain that this was a refinancing of existing debt. She summarized that this was the first step in a three step process, and asked how the underwriter was paid. Mr. Shelby said that the costs were paid for out of the bond issue. Mayor Calabrese asked questions about the fees. Deputy Mayor Sapp had a question on the date the debt was retired, the costs of the process and the amount of the savings. Mayor Calabrese asked about the purpose of the original borrowing.

Mayor Calabrese called for a vote on Ordinance 2020-2672. The ordinance was approved unanimously.

Mayor Calabrese called for a motion to approve Ordinance 2020-2673, Authorizing the Sale of 12245 Frankstown Road. Councilman Petrucci made the motion. Councilman Pecora seconded the motion. Mayor Calabrese called for public and council comments. Mayor Calabrese called for a vote on the ordinance. The ordinance was approved unanimously.

Mayor Calabrese called for a motion to Approve the 2021 Minimum Municipal Obligation (MMO) for Police and Non-Police Pension Plans. Councilman Petrucci made the motion. Councilman Pecora seconded the motion. Mayor Calabrese called for public and council comments. A vote was called. The item was approved unanimously.

Mayor Calabrese called for a motion to Approve Change Order #1 for Soli Construction, in the amount of \$75,000 for Cypress Hill and Lynnwood Drive Storm Sewer Projects. Councilman Petrucci made the motion. Deputy Mayor Sapp seconded the motion. Mayor Calabrese called for public and council comments. A vote was called. The item was approved unanimously.

Mayor Calabrese called for a motion to Approve the Issuance of Request for Proposals (RFP) for the tenancy and management of McKinley Community Center. Councilman Petrucci made the motion. Simultaneously, Councilman Pecora made a motion to table the item. Mayor Calabrese seconded the motion to table the item. Mayor Calabrese called for comments from the public. The solicitor said that on a motion to table there need not be public comment. Councilman Pecora asked if he could make a comment on the motion to table.

Councilman Pecora said a public hearing should be held on the item, prior to a vote. He said that the center was created by community volunteers. He said that he understood the Municipality desire to save money, but said that there was excessive overtime and lucrative management contracts. He proposed hiring a financial consultant to give financial advice. Deputy Mayor Sapp commented that the Multi-Purpose Center is also a community center and is producing a rent, and the McKinley Center should be treated the same. Councilman Petrucci said that he agreed with Deputy Mayor. A vote was called on the motion to table. The vote to table failed, with Mayor Calabrese and Councilman Pecora voting in the affirmative, and Councilmen Petrucci, Getsy and Deputy Mayor voting no.

Mayor Calabrese called for a motion to Approve the Issuance of Request for Proposals (RFP) for the tenancy and management of McKinley Community Center. Councilman Petrucci made the motion. Deputy Mayor Sapped seconded it. Mayor Calabrese called for public comment. Joanne Fascio addressed Council. She asked if a new tenant would honor the leases that are currently in place with subtenants. The Municipal Manager said that when proposals are received, there is a process with the Mayor and Council to ensure they will honor existing leases. She also asked if any member of the public would be reviewing proposals as well. The Municipal Manager said no, but it would be the prerogative of Mayor and Council. She also asked how the RFP would be issued. The Municipal Manager said it would be on the municipal website, and would likely be mailed to churches and non-profits in the community. Councilman Getsy asked the Manager to summarize the status of the discussion and vote. The Manager explained that the item on the agenda was to approve an RFP, and that a motion to table to item had failed. The Manager explained that the motion now was to approve the RFP or not. The Manager restated the questions and concerns that had been raised by Ms. Fascio. The Mayor explained that Councilman Pecora wanted to table to item, and have a public hearing. She explained to Mr. Getsy that the vote was for an approval of the RFP. The Mayor asked the Manager whether the Multi-Purpose Center was identical to McKinley, and the Manager said it was not. The Manager said that if a non-profit rented the property it would tax-exempt. The Mayor commented that the likely rent from the McKinley Center would not offset the costs associated with the Municipality's refuse costs. The Mayor pointed out the activities that take place at the center, and said it was arrogant to hold a vote on the item without holding a public hearing on the item.

A vote was called to Approve the Issuance of Request for Proposals. Deputy Mayor Sapp explained that she was looking at the process the same way as the Multi-Purpose Center. The Mayor pointed out that there were multiple tenants in the McKinley Center. Councilman Getsy asked whether the vote being held negated the earlier vote. The Mayor explained that the earlier vote was to table. Councilman Getsy said that the second vote was cancelling the first vote. He said he did not understand the second

vote. The Mayor explained the status of the item. Mayor Calabrese asked for a roll call vote. The item was approved, with Deputy Mayor Sapp and Councilmen Getsy and Petrucci voting in the affirmative. Mayor Calabrese and Councilman Pecora voted no on the item.

The Mayor asked for items for consideration.

Council Petrucci said that the CDC and Shade Tree Commission should be included in the 2021 Budget. He also said that the Municipality should update its LERTA (real estate tax abatement) program. He said a LERTA could attract development and summarized the purposes of the program, and municipalities that have one. Councilman Petrucci said that Allegheny River Blvd should be rezoned B2, commercial. Chris Blackwell said he was not aware of the recommendation on zoning. Blackwell explained that the planning commission would first need to meet on the item.

Mayor Calabrese asked Councilman Petrucci if he has a conflict of interest because he owns property in the area. Councilman Petrucci said no. He explained the amount of vacant properties in the area. The mayor asked if he owns property in the area. Councilman Petrucci said he does but said he had no conflict. Chris Blackwell said that the area was zoned as a conservation district. Councilman Petrucci asked about what would happen if someone wanted to develop the properties. Chris Blackwell said it could be done but it would be very costly to get sewer and utility services.

Councilman Petrucci recommended that Penn Hills should have seven elected council members, elected by districts. He recommended amending the Home Rule Charter and having the amendment to the charter on a future referendum. Councilman Petrucci said that he favored virtual meetings, and not in-person meetings due to the pandemic.

Councilman Getsy said he supported expanding the council to seven members.

Deputy Mayor Sapp said that Parks and Recreation does great events, but the pandemic had cancelled many events. She said she wanted Parks and Recreation to give consideration to doing Light-Up Night in a way that people could access virtually. The Manager said that the organizers had some meetings and they were planning to have Light-Up Night be a drive through event, and that it may be possible to incorporate a virtual aspect. Deputy Mayor Sapp said that the municipality should consider continuing to have virtual meetings, due to health and safety. She said it was irresponsible and premature to have in-person meetings, and it opened up the chances for a problem. She provided her phone number for any residents who wanted to contact her.

Councilman Getsy said that he issued a plan for community improvement. He said he has a concern about housing in Penn Hills. He suggested that a program be developed to give incentives to those that want to develop or improve housing. She asked Council to respond to his plan.

Mayor Calabrese said that she echoed the concerns of Deputy Mayor and put safety first. She said that the building is opened and will be open for voting. She said that there have been other meetings held with proper precautions. She said even though

the building is opened, we offered alternatives for public participating. She said she is very proud of the Shade Tree Commission and the work they have completed.

Councilman Getsy said he resented being called arrogant as it related to the McKinley Center.

The Mayor asked for a motion to adjourn the meeting. Deputy Mayor Sapp made the motion. Council Pecora seconded the motion. The meeting was adjourned at 8:57PM.

Respectfully submitted,

Scott Andrejchak, Esq., Municipal Manager