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Borough Manager

GREG BACHY

Solicitor

ROBERT L. MCTIERNAN



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BOROUGH OF SWISSVALE COUNCIL AGENDA JUNE 28, 2023 7:00 P.M.

1. AGENDA MEETING CALLED TO ORDER AT 7:02 P.M.
2. ROLL CALL – Present – C. Ansell; W. Scales; J. Miser; W. Price; F. Quinn; A. Stribling; D. Swartzwelder. Absent – S. Alfonso Wells
3. PUBLIC COMMENT
 - i. Marc C. E. Wagner (1519 Mansion Place) – Requested update and timeframe for repairs of the sunken cracked areas of concrete on Mansion Place.
 - ii. Mary Miller (Hanover) – SEDCO updates on the Parklet Project.
 - iii. Lenore Wossidlo (McClure Ave) – Provided information on the Irish Center Property Development.
 - iv. Jocelyn Ditumona (2115-2117) – Updates on Noble Street Properties slated for demolition. Constructional drawings have been submitted for permitting. Asking for another two weeks to complete the process.
4. AGENDA ITEMS
 - a. Discuss appointing members to the Human Relations Commission.
 - i. President Ansell provided background. Council has completed the interview process for the Human Relations Commission and can appoint members. The Human Relations Ordinance specifies that members are to be appointed to a three-year term with the initial appointments being two (2) three-year terms, two (2) two-year terms and one (1) one-year term. The one-year term would serve out the remainder of 2023 and an individual would be appointed to a full three-year term in 2024.
 - ii. W. Scales thanked all the applicants and made comments about the quality of the initial applicants.
 - b. Discuss awarding a contract for the demolition of the Borough Building.

- i. Bids for the demolition of the Borough Building were opened on June 5th. Eight bids were received with a low bid of \$128,000.00 from Michael Katofsky Construction. However, Katofsky did not submit a completed bid bond and under Pennsylvania Public Bidding Law we must reject the bid since a complete bid bond was not submitted. The next bid was Gil Barry and Associates at \$213,500.00. The project engineer (LSSE) has vetted the bidder and recommended award of this contract to Gil Barry and Associates.

- c. Discuss awarding a contract for the demolition of multiple structures in Swissvale
 - i. Bids for this multiple demolition project were opened on Tuesday, June 27th at 11:00 a.m. The low bidder was Minniefield Demolition with a low bid of \$104,750.00 for all eight structures. This project is being funded with a \$100,000.00 CITF Grant. \$25,000.00 was budgeted for a match to this grant, so the contract can be awarded in its entirety. The remainder of the match will be the project engineering and inspection. The properties to be demolished with these funds are:
 - 1. 7714 Edgewood Avenue
 - 2. 2246 Manor Avenue
 - 3. 2521 Woodstock Avenue
 - 4. 7540 Ormond Street
 - 5. 2633 Farkas Place
 - 6. 2256 Hawthorne Avenue
 - 7. 2206 Hawthorne Avenue
 - 8. 2258 Hawthorne Avenue

 - ii. Minniefield is an established demolition contractor who has done a substantial amount of demolition work in the area. Mr. Zischkau will be providing a recommendation to award tomorrow.

- d. Discuss adoption of a debt ordinance under the Local Government Unit Debt Act.
 - i. This action was tabled last month as the bank's attorney had not yet agreed on the terms and conditions of the loan. The Borough is still waiting on the final documents from the bank. The loan documents will be reviewed by the Solicitor when they are received and also forwarded to Council for review. There appears to also be a need for a restructuring of the loan previously agreed to; a 15-year term with a 30-year amortization and a balloon payment due for the balance after 15 years. DCED will not allow the balloon payment, so the note Counsel and Borough Solicitor are discussing minor revisions to the terms.

- e. Discuss a resolution to adopt a Reimbursement Resolution for the Borough Building project.
 - i. Note Counsel has advised that Council should adopt a Reimbursement Resolution for the Borough Building project. The purpose of the resolution is to allow the Borough to reimburse itself for any expenses made for the project within a 60-day period prior to receiving the loan proceeds and up to 18 months after the final expenses are paid.

- f. Discuss a resolution to transfer ownership of Sanitary Sewer Line to Alcosan.

- i. Mr. Zischkau provided background information and the Alcosan take improvement process. There is a sanitary sewer line in Braddock Hills and Swissvale that is jointly owned by both Boroughs that is part of the Alcosan takeover of regional sewer lines. This line has been inspected and upgraded to meet the requirements for Alcosan to take over this regional sewer line. The line is located along McKelvey Road in the area of the sports center. A second line that is eligible for takeover by Alcosan is in the area along the border of Swissvale, Braddock Hills and North Braddock and traverses under the Tasse Hollow Bridge. This line has also been inspected and upgraded to meet the requirements of the takeover. At this time, Council can pass resolutions to transfer ownership to Alcosan. Braddock Hills will be doing the same thing in the near future.
- g. Discuss engaging DCED to perform a Police Regionalization Study with Braddock Hills Borough.
 - i. Mr. Bachy provided comment. Swissvale and Braddock Hills have both held public meetings to gather feedback on Police regionalization. The next step would be to engage the DCED to undertake a study to determine the feasibility of regionalizing these services. Council would have to make a motion to request that DCED complete a study. Braddock Hills is prepared to follow suit and vote to engage the DCED at their July 18th Public Meeting.
 - ii. C. Ansell and J. Miser expressed support for the study and the information it would provide. Emphasized that the study is for information collecting only.
- h. Discuss an agreement with Norfolk Southern for the replacement of the Washington Street Bridge
 - i. Norfolk Southern has made an offer for the reconstruction of the Washington Street Bridge. Mr. McTiernan followed up with the Norfolk Southern attorney with concerns that Council had with their offer and is awaiting a response. Mr. McTiernan will follow up with their attorney.
 - i. Comments by C. Ansell and W. Price about the timetable for the reconstruction of the bridge. W. Price clarified that funds received from Norfolk Southern would be used exclusively for maintenance and repair of the bridge in the future.
- j. Discuss a Master Services Agreement with Green Edge Tech for the EV Charging stations
 - i. Green Edge has provided a revised agreement that they claim meets the revisions that Mr. McTiernan had asked for. Mr. McTiernan reviewed the proposed agreement and affirmed the requested revisions had been made.
- k. Discuss appointing a representative to the TCC
 - i. The Turtle Creek COG has requested that Council appoint a new delegate and alternate delegate to the Allegheny County Southeast Tax Collection Committee which meets twice annually. Since the meetings are held during the workday Mr. Bachy recommended appointing himself as the delegate and Sarah Ansell as the alternate to assure that someone is available to attend the meetings. The current delegates on file are Amanda Ford and Diane Turley.

- I. Discuss the Verizon Cable Franchise Agreement.
 - i. The Verizon Cable TV Franchise Agreement expires on December 31, 2025 and Verizon has contacted the Borough to begin negotiations on a new agreement under the timeframes stipulated in the Communications Act of 1934. In the past the Borough has joined forces with other municipalities in the Turtle Creek COG to negotiate together. The COG has offered to facilitate this negotiation once again. Mr. McTiernan agreed that the best course of action would be to hire someone such as Cohen and Associates who has done this work in the past.

- m. Discuss the purchase of two hybrid police vehicles.
 - i. The Borough has received price quotes from Whitmoyer Ford in Mount Joy, Pennsylvania (near Lancaster, PA) for two hybrid police vehicles. The price of the vehicles is \$41,800.00 each. Upfitting bids came in around \$18,000 per vehicle for a final price around \$59,000 apiece. These are budgeted purchases in the 2023 budget.
 - ii. J. Miser asked about whether there are any concerns around the servicing of hybrid vehicles. Mr. Bachy noted that they did not have concerns.
 - iii. W. Price noted that these will be the first hybrid vehicles in the Borough's fleet.

- n. Discuss the lease agreements for two police vehicles.
 - i. Mr. Bachy will request the lease proposal for the two police vehicles from the bank.

- o. Discuss 2115-2117 Noble Street.
 - i. Mr. Bachy provided background information. A demolition clearance hearing was held earlier in the spring to receive legal clearance to demolish these two structures. The resolution of the hearing was that Council allowed the owner additional time to bring the structures into compliance and required that a building permit for the repairs be issued by June 5, 2023. Chief Wilhelm and Mr. Bachy met with the owner's daughter shortly after the Council meeting and explained what she needs to do in order to obtain a permit. She stated that she had an architect hired to do this project. She later fired the architect and hired a new architect who submitted a building permit application during the week of June 5th. The plans were not 100% complete but the architect is still working to get the plans completed so that a permit can be issued.
 - ii. C. Ansell noted that part of the submission included a structural analysis which showed that the rear of one of the buildings need to be demolished due to extensive termite damage and that the front façade of the 2117 building is in danger of collapse which is why the DPW barricaded the sidewalk and parking space in front of the building.
 - iii. C. Ansell suggested giving 60 days, after which Council would order the owner to demolish the property at their cost if they fail to meet the required benchmarks.
 - iv. Chief Wilhelm suggested a 90-day period to provide enough time for the permitting process.

- v. Discussion by Council.
- p. Discuss the use of ARPA funds.
 - i. The Finance Committee met to discuss the use of the ARPA funds. C. Ansell gave a presentation on the results of the resident survey on how residents believe the funds should be used. He provided a proposal to Council on the breakdown of ARPA spending moving forward.
 - ii. Discussion by Council.
- q. Discuss commenting on Borough Facebook posts.
 - i. This agenda item was added as a result of responses on a “Happy Pride Month” Borough Facebook post. Several derogatory and inappropriate statements and memes were made in the comments.
 - ii. Discussion by Council to form a policy moving forward for posting informational and other posts on Borough Social Media pages and determine whether or not to allow comments.
 - iii. J. Miser will work on drafting a policy.
 - iv. Comments by Mr. McTiernan on what can be subject to censorship.
 - v. General consensus by Council to restore and allow comments.

5. DEPARTMENTAL REPORTS

- a. POLICE – Chief Watson
 - i. Pedestrian enforcement educational detail was executed in the S Braddock and Monongahela corridor.
 - ii. July 8th – Quasquicentennial Event – “Locomotion Commotion” - Bike Derby/Touch A Truck – Allegheny County is bringing several vehicles. The Swissvale Bicycle Officers will be on hand. Bike Helmets were donated to give out to those who attend the event.
 - iii. W. Price & W. Scales thanked the Police Department for the donations and support of the Juneteenth Celebration.
 - iv. A Block Captain Neighborhood Outreach meeting was held to encourage more community involvement.
 - v. W. Scales thanked Charlene Christmas for her work as the community liaison to the Police Committee.
- b. CODE and FIRE – Chief Wilhelm
 - i. The Fire Department has had a very busy season in code enforcement.
 - ii. Joe Mahoney, a full-time engineer submitted his resignation. The Fire Committee will meet to conduct interviews.
 - iii. There have been a number of zoning variance requests.
 - iv. Chief Wilhelm is working with the properties on Noble Street.
 - v. Chief Wilhelm requested that the old siren from the former Borough Building will be removed before demolition, restored and moved to the Fire Department.
 - vi. A. Stribling thanked the fire fighters for coming down to Juneteenth.
 - vii. The Fire Department will be attending the Touch A Truck Event.
 - viii. Chief Wilhelm thanked J. Mahoney for his service and all the officers for their work keeping the department running while being short staffed.

- c. PUBLIC WORKS – Jordan D’Ambrosio
 - i. DPW helped with preparations for the Juneteenth and Pride Events.
 - ii. Multiple garbage trucks are out of service due to an accident that occurred on Monday. Garbage is working to get back on schedule.
 - iii. A. Stribling and W. Scales expressed their thanks to DPW for their help with Juneteenth.

- d. BOROUGH MANAGER - Greg Bachy
 - i. W. Scales had asked about the Dollar General at a previous meeting. Mr. Bachy investigated and was told that staffing shortages were causing the store to close at different times.
 - ii. Mr. Bachy reached out to the school district about potential places to return to in person meetings. The School District is very amenable to the Borough using space at district locations. C. Ansell requested that this discussion be added to the August Agenda Meeting.
 - iii. Commented on conversations with GreenEdge and Duquesne Light about the installation of the new EV Charging stations.
 - iv. Mr. Bachy addressed Ms. Miller’s questions about the traffic on Monongahela at Washington Ave. He will reach out to the traffic engineer for recommendations.
 - v. Mr. Bachy commented on the Frick Park Development.
 - vi. Mr. Bachy commented on Mansion Place. It has been previously discussed to use \$250,000 of ARPA funds for road paving. This section of road could fall under that budgeted money.
 - vii. S. Ansell and D. Swartzwelder provided comments on the upcoming Quasquicentennial Celebration.

- e. COUNCIL PRESIDENT – President Ansell
 - i. Council will meet in Executive Session following this meeting for legal and personel issues.
 - ii. Commented on Mr. Price’s “Swissvale – Then & Now” event happening in July.

- f. SOLICITOR – Robert McTiernan
 - i. All items were covered in agenda items.
 - ii. Thanked Public Works for hanging the Tucker Arnesberg banner for the Juneteenth Celebration.

- 6. OTHER NEW BUSINESS
 - a. W. Scales thanked members of Council and specifically A. Stribling and S. Alfonso Wells for their work on Juneteenth. Thanked SisTers PGH for their work on the Pride Celebration.
 - b. A. Stribling thanked all the sponsors, staff and volunteers.

- 7. MOTION TO ADJOURN THE AGENDA MEETING AT 9:48 P.M. Moved by W. Scales, W. Price 2nd, all ayes. Motion carries.