

# Borough of Scottdale

## Council Meeting

October 14, 2024

The council meeting was called to order at 6:55 pm on October 14, 2024

**Roll Call:** Mr. Matt Chronowski, Mr. Steve Eby, Mrs. Charity Colebank, Mr. Mickey Siwula, Mrs. Stacey Coffman, Mrs. Amy Baker, Mr. Gary Falatovich, Mrs. Mary Yeager, Mrs. Mary Robson and Mrs. Chuck King, Mr. Andy Pinskey, Mr. Caden Coppetti, and Mr. Don Stansak are not in attendance. We have a quorum. Mr. Gary Falatovich will now take over the meeting.

**Correction to Meeting Minutes:** Mrs. Charity Colebank stated that the minutes from last month's council meeting should reflect the fact that Mr. Steve Eby and Mr. Gary Falatovich were at the meeting. A motion was made by Mr. Matt Chronowski to accept the amended minutes. The motion was seconded by Mrs. Mary Yeager, all in favor, none opposed, motion carried.

### Public Comment:

Kathy Porter- Spoke on 5 Moyer roach issue.

Phil and Susan Indovina: Spoke on 5 Moyer issue.

Corky Shoman: Spoke on 5 Moyer issue.

Mr. Gary Falatovich stated that this just came to his attention over the last couple of weeks that these people had not signed up for their garbage collection service. That's a violation of our garbage collection ordinance, and they can be prosecuted.

Mr. Gary Falatovich stated that the borough has already started to address that. There is a resolution that has already been arrived at. Mr. Eby, who is our code enforcement officer, has been working with Mrs. Stacey Coffman and the property owners to resolve it. It is on the agenda later on under the protection committee report. A motion was made by Mr. Mickey Siwula to suspend the rules. The motion was seconded by Mrs. Mary Yeager, all in favor, none opposed, motion carries.

Mrs. Stacey Coffman and Mr. Steve Eby have been addressing this issue and have contacted the owners. They came down and met with us. They are willing to accept any help that we can give them. At this point we have a dumpster scheduled to be dropped off for them at their expense. We haven't spent any borough taxpayer dollars at this point. If they are willing to cooperate with us, we will work with them. We do have hearing dates scheduled in front of the judge because there were property maintenance code violations that have been filed already. They are trying to get their place cleaned up, so they do not get a fine. The Borough would rather them use the money to clean the property than to fine them. The Borough doesn't get anything out of that. The dumpsters are supposed to be here before the hearing, so we'll see if they can get it cleaned up and then what progress is made after that. Mrs. Stacey Coffman had spoke with the owners the morning of the council meeting and informed them of some of the penalties from the ordinance such as, it would be fined each day if they don't get it

cleaned up or up to 30 to 90 days in jail. They did not want to go down that path. Mrs. Stacey Coffman reached out to a dumpster company and explained the situation. They're able to get a dumpster for next Monday. I reached back out to the homeowners, and I explained the cost to them. They were told that the dumpster company wants an upfront payment which they agreed to and made the payment today. They have one week to clean up the inside and outside of the property, including the shed, and they are going to get the grass cut. The mower will be the only thing that's going to be left there so they can maintain the grass. Their goal is to sell the house once it's cleaned up and they will take care of getting the roaches killed after they get the house emptied. They have roach bait and some other chemicals that are used to kill off the heavy roaches. To address some of the other concerns, the Borough is a little limited statutorily in what it can do. The Borough is limited to imposing fines, and we are limited to getting orders that would require them to clean up the property. The borough does not have the ability to enforce a civil penalty to require them to pay somebody else's expenses. Our ordinances are under the laws of the Commonwealth of Pennsylvania.

**Greystone Manor:** A motion was made by Mrs. Charity Colebank to move to the Greystone Manor Zoning change and approve the change. The motion was seconded by Mrs. Mary Robson all in favor, none opposed, motion carried. Mr. Gary Falatovich will prepare an ordinance to change the zoning for next month's meeting. We'll advertise it in the newspaper and then we will approve the ordinance for next month's meeting.

**Approval of Payroll:** Mr. Matt Chronowski made a motion to approve payroll. Mrs. Mary Robson seconded the motion, all in favor, none opposed, motion carried.

**Approval bills and late bills:** A motion was made by Mrs. Mary Robson to approve the bills and late bills. The motion was seconded by Mrs. Charity Colebank. All in favor, none opposed, motion carried.

**Action items:** Old Business. Mrs. Stacey Coffman stated she has been researching rat bait as per discussion at the last meeting. Mrs. Stacey Coffman found Pritt's Feed Mill has Cykill buckets for \$68, that contain 100 packets. Agway has Havoc that runs \$80 for 80 packets or \$69 for 45 mini packets. Based off the other municipalities Mrs. Coffman talked to, Cykill from Pritts Feed Mill is highly recommended. Mr. Gary Falatovich has put together the Hold Harmless which was in the packets. The Wellspring building and then down by Anderson Run and then the third one is Mulberry and High Street. These locations are the heaviest hit right now. The resident will sign the waiver before they are given the packets. We also must decide how many packets to hand out. Based off of talking to other municipalities, no more than 5 packets at a time. Mrs. Mary Yeager asked where the bait blocks would be placed so that no other animals can get it. Mr. Jacob Desko from the audience offered to make a T out of PVC pipe to place the poison inside to keep it away from other animals and children.

A motion was made by Mrs. Mary Yeager to purchase 100 packets of the Cy-Kill for \$68. The motion was seconded by Mrs. Mary Robson, all in favor, none opposed, motion carried.

A motion was made by Mrs. Mary Yeager to spend \$100 on PVC pipe to make the T's. Motion was seconded by Mrs. Mary Robson, all in favor, none opposed, motion carries.

A motion was made by Mrs. Mary Yeager to hold a \$10 deposit from any resident that takes the T and rat bait. When the T is brought back to the Borough, the deposit will be

returned. Mr. Matt Chronowski seconded the motion, all in favor, none opposed, motion carried.

**General Government:** Diamond Communications Proposal-Solicitor

Diamond had accepted all the changes. The only issue was with the last portion of the agreement to the last paragraph about the removal of the antennas from the existing Wellspring Church building. If the council approves this lease, Diamond, because of the height of the antenna, would have to come in front of the Zoning Board to get approval of the lease for the height, because of the height limit. So, that could be a condition of the zoning board's approval, and they acknowledge that. Same thing with removal of the antennas from the Wellspring Church building.

They have located a 50-by-50-foot area. 50-by-50-foot area that is out of the way of the operations of the Borough Street Crew. It sits approximately 100 yards from the actual Borough building on one side and any of the other residential dwellings on the opposite side of the tower. There's also a minor easement that will be granted that will allow them to have direct access to the site from Mount Pleasant Road or Mount Pleasant Street. In terms of the lease, \$1,000 a month for the initial period of time. There are a variety of options that would extend the lease if all were exercised up to 40 years. The lease has automatic increases at 3% per year for each year that's in play. There are also additional payments of \$250 a month for any additional antennas that are located on the tower. It would increase the amount of the monthly rent for the \$1,000 a month to whatever the number of additional antennas is. The agreement itself is standard for the industry. One of the things that is problematic about Wellspring Church is that there is an easement over the roof of the property that must be dealt with in order to dispose of the property and the removal of the antennas. Diamond is also donating \$30,000 to the Borough for the cleanup needed inside the building. We can't do it ourselves especially since we won't have that easement anymore so that is part of the deal as well it's just not reflected in that document it'll be a separate memorandum agreement that will be executed at the same time and any conditions that zoning as well as part of that. A motion to accept the lease was made by Mrs. Mary Robson. A roll call vote on Diamond Communication proposal was taken. Mrs. Charity Colebank-No, Mr. Mickey Siwula-Yes, Mr. Matt Chronowski-Yes, Mrs. Mary Yeager-Yes, Mrs. Mary Robson-Yes. Motion carries four to one.

Mr. Mickey Siwula said that General Government items B, D, and F be tabled until we get the finances straightened out. The new door for the Representatives office it's going to be also tabled until we get the finances under control. The policemen's interrogation room will be tabled. The employee handbooks, Mrs. Stacey Coffman sent the final draft over to Mr. Gary Falatovich for review, it should be available to counsel for next month's meeting.

RFP Letter for bank rates: Mrs. Stacey Coffman is asking permission to send out an RFP letter to the local banks, Mid Penn, Dollar Bank, PNC and Somerset Trust, for bank rates. A motion was made by Mrs. Charity Colebank to allow an RFP to be sent. The motion was seconded by Mr. Matt Chronowski, all in favor, none opposed, motion carried.

**Planning Committee:** Mr. Jack Scott stated that the positions to be added to the planning committee were posted and they had 3 candidates to choose from. Currently,

it is Mr. Jack Scott's recommendation to choose Mr. Aaron Hollis and Mr. Joe Levandowsky for these positions. These two candidates have backgrounds that would be well suited for the planning committee. A motion to accept Aaron Hollis was made by Mr. Matt Chronowski. The motion was seconded by Mrs. Charity Colebank, all in favor, none opposed, motion carries. A motion was made by Mr. Matt Chronowski to accept Mr. Joe Levandowski. The motion was seconded by Mrs. Charity Colebank, all in favor, none opposed, motion carries.

**Public Services:** Handicap Parking Signage: It was voted on last meeting to advertise for the signage. Mr. Gary Falatovich will send the information to Mr. Stacey Coffman to advertise this.

A letter was addressed to the Public Service Committee, it is in in the packets. The letter states that they are writing to let Council know that the traffic on Mulberry Street from North Chestnut to Homestead has been speeding up and down the hill. There are children and buses everywhere. We appreciate you trying to resolve this problem. This can be addressed when we go to move the signs next month.

**Protection Committee:** Mr. Matt Chronowski stated that the first item is the amendments to the FOP which is to be discussed during the Executive session. We have some bids for the Fire Department that Mr. Steve Eby will open now. The first one is The Three Rivers Equipment, we would get 10 jackets, the price is \$2,037.12 a piece, totaling \$20,371.20. The second line item is for pants, 10 pairs at \$1,578.60 a piece, for a total of \$15,786. The total from Three Rivers Equipment is \$36,157.20. The next one is Redding Fire Equipment. We just have a total here for the 10 pairs, so we're looking at \$25,862.70. The last bid is from Apparatus Sales and for a set of 10 jackets and pants their amount is \$28,970.00. Fire Chief Dave Wendell asked to look at all of the specks on these bids before choosing one. A motion was made by Mr. Matt Chronowski to hold the bids until the Fire Chief can look over these. The motion was seconded by Mrs. Charity Colebank, all in favor, none opposed, motion carries.

**Blight Update:** Wellsprings Church; Mr. Gary Falatovich is sending a motion to the judge in the next 10 days or so to get into the building. This will enable us to schedule some in to put the rap bait in as well as an environmental inspection. Pritts Feed Mill and the Sheetz building are being handled by Mr. Andy Pinskey and will be talked about in the Executive session.

102 Mt. Pleasant Avenue: There was a magistrate hearing in front of District Justice Moore, no one from the property showed up. There were 2 more fines that were imposed on the owner. Mr. Gary Falatovich will have to take her back to court.  
Newman Street: We can get into the property.

**Parks and Recreation:** Mrs. Charity Colebank -Loucks Park Electric Panel. We have CDBG funds that we have to spend at Loucks Park. The panel box is in dire need of updating. Mrs. Charity Colebank spoke with Mr. Steve Eby about moving that electric box over towards the backstop and putting in a small building to house the electrical panel so that it's out of the weather. The CDBG funds must be spent by February. I kept it under the bid threshold of \$21,000 and already have quotes ready to go. A motion

was made by Mrs. Charity Colebank to use CDBG funds for this building. The motion was seconded by Mr. Matt Chronowski, all in favor, none opposed, motion carries

Splash Pad Grant has a \$100 application fee. This grant would be for \$295,850.00 with zero cost to the Borough. It is an LSA statewide Grant that will end by the end of next month. This would entail a concrete surface that has a bunch of apparatus. The splash pad will be stationed between the basketball court and the building because of the changing units we have there. The application has been sent in; this was approved last month.

Barkley Park, we have CDBG funds to tear out the basketball court that sits down over the hill. We are trying to convert that basketball court into pickleball courts. Pickleball seems to be on the rise. That court would need resurfaced as there is a tree growing out of the middle of the court right now. We are also looking at putting ADA parking in there. I think we have \$80,000 in CDBG funds for the parks for that, and I think our estimated cost was between \$50,000- \$60,000. Mrs. Charity Colebank mad a motion to use CDBG funds at Barkley Park to resurface that basketball court to a pickleball court with ADA parking. The motion was seconded by Mr. Matt Chronowski, all in favor, none opposed, motion carries.

LSA statewide grant for Garfield Park: Mrs. Charity Colebank is asking for council to allow her to apply for this grant. There are currently two tennis courts down there followed by a pathway between those and a wall fenced in. We would take the two tennis courts, make them into three pickleball and a tennis court, along with resurfacing the path. There are tree roots growing up through the pathway that goes to the park area where the playground equipment is. The motion would also be to remove those two trees and resurface that area to make it safe for kids and those traveling through that area. It's a \$100 application fee for LSA grant and it closes next month. Mrs. Charity Colebank made the motion to pay the \$100 application fee. The motion was seconded Mary Yeager, all in favor, none opposed, motion carries.

**Jacob's Creek Watershed Association:** Nothing to report

**Jacob's Creek Flood Control Project:** Nothing to report

**Westmoreland Fayette Municipal Sewage Authority:** Nothing to report

**Community Development:** Nothing to report

**New Business:** Mr. Mickey Siwula spoke with Mr. Don Stansak regarding a committee for Mr. Caden Coppetti. It was decided to add Mr. Caden Coppetti to the Protection Committee. Mr. Mickey Siwula will stay as a float between all three committees

**Correspondence:** Mrs. Charity Colebank is developing a course for the Juniors and Seniors at the Highschool. It's an internship which basically would allow Juniors and Seniors to go out in the community and work at an unpaid position to get. Experience in something that they may be interested in doing as a career. A few examples would be Political Science in the Borough or Health care at Frick Hospital.

This program's sole purpose is to gain experience before going to college. A teacher in the district would come and check in on them, fill out different reviews, etc. We need a motion appoint one or accept one if one applies. Mrs. Mary Yeager made the motion to accept a candidate if one should apply. Mrs. Mary Robson seconded the motion. All in favor, none opposed, motion carries.

Letter from the Scottsdale Historical Society: A letter was received from the Historical Society. Based on the success of last year's parking meter decorating contest they are hoping to do it again this year, they would like to request permission to be able to use the parking meters for the decorating contest. The dates they are requesting to use the parking meters are November 26 through December 14th. A motion was made by Mrs. Charity Colebank to allow the Scottsdale Historical Society to decorate the meters. The motion was seconded by Mr. Matt Chronowski, all in favor, none opposed, motion carries.

Trinity Methodist Church: Trinity Methodist Church is requesting to close the alleyway behind their church on Thursday and Friday October 24th and 25th for their annual trunk or treat event. The event would run from 12 noon to 1 p.m. A motion was made n by Mr. Matt Chronowski. The motion was second by Mrs. Charity Colebank, all in favor, none opposed, motion carries.

Letter from Michael Lint was already covered by Mrs. Charity Colebank

**Seminars:** There is a seminar coming up on the 25th of this month. It's at Three Seas Community College and it's with the Community Development Project Management and Land Bank Revitalization Program. Mrs. Stacey Coffman is requesting permission to attend, being that it is during work hours. It's from 8 a.m. to 3 p.m., and there is no cost to attend this seminar. Mrs. charity Colebank made a motion to allow Mrs. Stacey Coffman to attend. The motion was seconded by Mr. Matt Chronowski, all in favor, none opposed, motion carries.

**Engineers Report:** KGD ADA Ramps payment: KGD has finished the ADA crosswalks, and a motion was made by Mr. Matt Chronowski to pay the bill in the amount of \$70,200. The motion was seconded by Mrs. Charity Colebank all in favor, none opposed, motion carries.

**Storm Water Project Bids:** Mr. Steve Eby stated that there is a bid opening on Friday at 3.30 to open the bids, but we're in a short time frame with that CDBG funds. CDBG wants the money spent by January.

Mr. Gary Falatovich stated that we didn't have our advertisements in time to get it tonight. Mrs. Coffman will call around to schedule a special meeting and get it advertised to accept the bids.

**Solicitor's report:** Nothing to report

**Mayor's report:** Mayor Chuck King, did a proclamation for St. John's Church Mrs. Fagan was 92 years old and rode in the parade. Our new police car is back in service

now. The chief wanted to put the signs or speed signs could be put on Mulberry Loucks and Broadway.

**Public Comments:** limited to three minutes

Stephanie Schropp questioned the confusion with the CD movement and why the close out audit was not done. She brought up that it was discussed at the general government meeting and wanted to know why it has not been done since there was a change in staff.

Mary Robson stated that when she and Mary Yeager were doing reconciliations, they saw checks that were signed by Caden Coppetti for the fire department. She asked if it's a conflict of interest and that he should not be signing checks. Mr. Falatovich said he would have to have a direct or indirect financial interest in signing the check. But if he is signing a check on behalf of the fire department to pay a fire department bill, he's authorized to do that by virtue of his signatory authority through the fire department. He has no director of indirect financial interest as a borough councilman just being authorized to sign a check under a different account that is not managed by the borough.

Lindy House reiterated what Stephanie had mentioned that Stacey and Amy both requested a formal audit at a council meeting. It was one or two months ago that that happened.

Mickey Siwula stated it was tabled until the accounts could be straightened out.

**Executive Session:** 8:30 pm

**Adjourn:** Mrs. Colebank motioned to adjourn; Mary Yeager seconded. All in favor, none opposed, motion carried. 9:37 pm.