

**BOROUGH OF CHALFANT – WORK SESSION**

**July 10, 2018**

PRESENT: Dr. Pustorino, Mss. Baburich, Fullwood, Messrs. Hoover, Syska, Drenning.

ABSENT: Mayor Perry, Mr. Lilac.

The work session began at 7:00 pm and ended at 9.20 pm.

**BOROUGH OF CHALFANT - REGULAR MEETING**

**July 11, 2018**

PRESENT: Mayor Perry, Dr. Pustorino, Ms. Baburich, Messrs. Hoover, Syska, Drenning, Solicitor Evashavik.

ABSENT: Mr. Lilac, Ms. Fullwood.

Mr. Hoover called the meeting to order and led the assemblage in the Pledge of Allegiance.

Motion by Baburich, seconded by Drenning, to approve the minutes of the last regular meeting.

Motion was unanimous.

Motion by Syska, seconded by Pustorino, to approve the bank balances as read. Motion was unanimous.

Motion by Syska, seconded by Drenning, to approve for payment of the bills for the month after being properly countersigned. Motion was unanimous.

Motion by Baburich, seconded by Drenning, to approve the Tax Collection report as read. Motion was unanimous.

**MAYOR.**

For the month of May, there were 37, 911 calls and 174 regular patrols by F.H.P.D. The majority of the 911 calls were:

- 10- Ordinance violations
- 4- Med Unit Assists
- 2- Welfare checks
- 2- Calls for information.
- 2- Suspicious activities
- 2- Suspicious vehicles

Mayor Perry explained there were 10 ordinance violation calls; the majority of those calls were the police sweeping the area for vehicles with expired registration and plates. Owners of vehicles found to be in violation were cited. Mayor Perry stressed that the community of Chalfant is not a

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dumping ground for vehicles and vehicles with expired credentials will not be tolerated; it is a priority of the borough to keep streets clean and clear.

Mayor Perry noted that this is the time of year where it is clear which residents do and do not maintain their properties; he complimented the residents that maintain their homes and yards and advised that well maintained properties add value to the community.

The Mayor opened the floor to questions, there were none.

**SOLICITOR**

Solicitor Evashavik advised that 3 Rivers Wet Weather has provided a template for a stormwater ordinance that municipalities are required to adopt by the end of summer; he will begin to draft the ordinance for Chalfant for the consideration of council.

Sol. Evashavik has provided Borough Secretary Stephanie Schwoegl with the condemnation procedure for 120 Rossmore Street and 204 Lynnwood Avenue and notice to property owners. Ms. Schwoegl will compile all necessary documentation for the condemnation hearings to be held on August 8, 2018 at 6:30 at the Chalfant Community Center. Sol. Evashavik advised the hearings must be advertised and that he will not be in attendance but that someone from his office will attend.

Sol. Evashavik explained that he has prepared an ordinance for the rental of borough property as well as a long term lease and park permit application. Dr. Pustorino is in the process of streamlining these applications. Sol. Evashavik advised council will be able to change the fees for these applications in the future by simple resolution.

Mayor Perry asked when the demolition process will be legally cleared to begin. Sol. Evashavik advised that following the condemnation hearings, the property owners are given 30 days to appeal. Sol. Evashavik explained that bidding for the demolitions will be done through Turtle Creek Valley Council of Governments and when the demolition begins depends on when the funding is in place. Sol. Evashavik also advised that Allegheny County has mandated asbestos testing for all properties being demolished which can delay the process as well. Mr. Hoover advised that Chalfant is currently in the middle of that process.

**FINANCE AND ADMINISTRATION**

Dr. Pustorino advised that the borough now has a viable Occupancy Report for residents. There were roughly 100 telephone changes to the report this year. The report will be shared with Borough Council and TCVCOG in the upcoming weeks.

Dr. Pustorino explained that the Summer edition of the Chalfant Newsletter came back from the printers today and should be mailed to residents this week.

Dr. Pustorino will be reaching out to Savvy Citizen to get a contract spec in place for the borough. Savvy Citizen will replace the Chalfant Facebook page as the source for community alerts and information, such as traffic closures. Any resident with a computer, smartphone or tablet will have access to Savvy Citizen.

Dr. Pustorino explained that Ordinance 427 is an ordinance outlining the procedures and requirements for borough property rentals; Chalfant did not previously have a permit process on file for park and community center rentals. Chalfant Council will hold a vote at the next meeting on the ordinance.

Motion by Pustorino, seconded by Baburich, to advertise Ordinance 427 in the Valley Mirror. All in favor, motion carries.

**PERMITS AND ORDINANCES**

Ms. Baburich explained there were six occupancy inspections in the month of June; four passed and two failed.

There were 45 code violation on four properties:

- 3- Greenfield Avenue
- 9- Greensburg Pike
- 17- North Avenue
- 16- West Street

Ms. Baburich explained she received a complaint from a resident on Highland the night before; she contacted Code Enforcement Officer Nick Ginter to have him look into the complaint. Mayor Perry added he wanted to comment on the Karalvan property on the Greensburg Pike; the overgrown state of the property is despicable and a health risk to the community. Mayor Perry advised it is wrong to just abandon a property and that the owner will be cited. A discussion between council ensued regarding the state of the property. It was noted that how the citations proceed is up to the magistrate. Mr. Hoover explained that this property is a great example as to

why council needs to increase Code Enforcement's hours. Mr. Hoover advised the borough has the opportunity to trade the four hours of work that Mr. Ginter is currently performing in the borough with a full eight hour day. Mr. Ginter is not available to increase his hours, but TCVCOG has another officer, Kyle, that will replace Mr. Ginter. Mr. Hoover explained the new Code Enforcement Officer will be even more aggressive with code violations in the borough and will come with more experience. Mayor Perry disagrees that Code Enforcement needs more time in the borough; he believes that TCVCOG should be providing more administrative support to Mr. Ginter to allow more time in the field. Mr. Hoover explained that a lot of Mr. Ginter's time is eaten up by occupancy inspections, not administrative work, and noted that council always has the option to reduce Code Enforcement's hours in the future.

Motion by Baburich, seconded by Syska to increase TCVCOG's Code Enforcement hours from four hours/week to eight hours/week. All in favor, motion carries.

#### **ROADS AND PUBLIC WORKS**

Mr. Syska advised that repairs to the gas line on Rossmore Street. are now complete. There was a handicap sign installed at 118 Parkway Avenue. Mr. Syska explained that he has requested landscaping repairs to the alley between the 100 block of Greenfield Avenue and Highland Avenue. The previous repairs were damaged by heavy rainfall.

There were no questions.

#### **HEALTH AND SANITATION**

No report.

#### **PUBLIC SAFETY**

A list of nine alarms and practices was read by Mr. Drenning, as well was the members attending each.

#### **PARKS AND RECREATION/BOROUGH PROPERTY**

Hooper Roofing has now completed the work to both the Public Safety Building as well as the Community Center.

**WHEMS**

Mr. Drenning advised there were 15 calls for the month of June. Mr. Hoover noted that number is higher than usual and explained that residents with elderly neighbors are asked to please check on them, especially with how hot the weather has been. Please don't hesitate to call 911 if a resident suspects a neighbor might need help.

Mr. Drenning explained the WHEMS fundraiser at the Texas Roadhouse went well

**CRIME WATCH (Ms. Donahue)**

No report.

**CITIZEN PARTICIPATION**

Carol Donahue, 110 Greenfield Avenue, inquired as the Tax Collector about a resident's address for tax purposes. Ms. Schwoegl will provide Ms. Donahue with the information the borough has on file as well as the updated Occupancy Report.

Judith Fox, 240 Highland Avenue, asked about an abandoned property on her street, 224 Highland. Dr. Pustorino explained that the Tri-COG Land Bank just approved the acquisition of that property for rehabilitation. Council is hoping that house will be rehabbed and placed back on the market soon. Mr. Hoover explained the Land Bank is a wonderful asset for the community and that other properties have been submitted for their consideration as well. Dr. Pustorino noted that she is also looking into grants for blighted properties.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Mr. Hoover explained the condemnation hearings to be held on August 8, 2018 at 6:30 p.m. need to be advertised in the Valley Mirror.

Motion by Pustorino, seconded by Baburich to advertise the condemnation hearings. All in favor, motion carries.

