

BOROUGH OF CHALFANT – WORK SESSION

August 9, 2022

PRESENT: Mayor Perry, Mss. Fullwood, Hillen, Fennell, Messrs. Hoover, Sauter, Royster, Lilac.

ABSENT: None

The work session began at 7:00 pm and ended at 8:50 pm.

BOROUGH OF CHALFANT - REGULAR MEETING

August 10, 2022

PRESENT: Mss. Fullwood, Hillen, Fennell, Messrs. Hoover, Sauter, Royster, Lilac, Sol. Evashavik

ABSENT: Mayor Perry

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

Motion by Sauter, seconded by Fullwood, to approve the minutes from the last regular meeting. The motion was unanimous.

Motion by Royster, seconded by Hillen, to approve the bank balances as read. The motion was unanimous.

Motion by Fennell, seconded by Lilac, to approve payment of the monthly bills after being properly countersigned. The motion was unanimous.

Motion by Sauter, seconded by Fullwood, to approve the Tax Collection report as read. The motion was unanimous.

MAYOR

There were 168 routine patrols by the Forest Hills Police Department and 35, 911 calls in July. The majority of the 911 calls were:

- 4- Disputes
- 4 - Domestic
- 4- Suspicious activities
- 4- Traffic stops
- 2- Calls for information
- 2- Suspicious persons

SOLICITOR

No report.

Mr. Hoover asked Sol. Evashavik about residents parking on their lawns. Mr. Hoover explained that some residents have started putting down gravel and parking on what was previously their lawn. Mr. Hoover stated that he thought Chalfant's ordinances did not allow residents to park in non-designated spaces and that every property must have two parking spaces, but that code enforcement has advised there is no ordinance prohibiting residents from parking on their lawns. Sol. Evashavik advised that any ordinance can be amended but noted that properties could be grandfathered in if they have established gravel parking pads before an ordinance is amended. A discussion regarding parking spaces and zoning requirements ensued between Council and Sol. Evashavik with Mr. Hoover explaining that it costs a lot of money to put in asphalt or concrete driveways and that households tend to have more than two vehicles now; however, he is concerned that gravel parking pads on lawns will become an unsightly trend in the borough. Council will continue to discuss and consider an ordinance amendment regarding parking.

FINANCE AND ADMINISTRATION

Ms. Fullwood advised that the paper recycling bin at the VFC lot has been removed. Ms. Fullwood explained that the bin has been a mess for some time now; the problem has been a combination of residents putting prohibited items in the bin and Royal Oak Recycling failing to collect the recycling in a timely manner. Ms. Fullwood called Royal Oak Recycling daily for collection in July and they never came. Council discussed the matter at the work session and decided to have the bin removed. Mr. Hoover explained that at one time, the VFC benefitted from the paper recycling program but there is no longer a community incentive. Mr. Hoover advised that after many complaints regarding the state of the bin, it is time to part ways with Royal Oak Recycling. At this time, there is no replacement available.

Motion by Fullwood, seconded by Lilac, to transfer \$38,000.00 from the General Fund Money Market account to the General Fund Checking to cover the cost of the August invoices. The motion was unanimous.

Motion by Fullwood, seconded by Hillen, to pay the borough credit card invoice in the amount of \$198.93 for the purchase of a POW-MIA flag and a Poly-Max American flag from American Flags Express. The motion was unanimous. Mr. Hoover noted that both flags are currently flying at Chalfant Servicemen's Memorial Park.

PERMITS AND ORDINANCES

Ms. Hillen advised that two building permits were issued in July. Three occupancy applications were received and two were issued.

Ms. Hillen read a detailed street-by-street list of active code enforcement cases, including the open citations/private criminal complaints currently before the magistrate. Ms. Hillen advised that two cases were closed in July.

Motion by Hillen, seconded by Lilac, to pass Ordinance 439; an ordinance providing the registration, licensing, regulation, and inspection of non-owner occupied units; establishing penalties for violations; effective January 1, 2023.]

Mr. Hoover opened a public hearing for Ordinance 439 and asked if Council or residents in attendance had any questions. Bob Lasser, a resident and property owner asked if there would be additional costs. Mr. Hoover explained that yes, the ordinance will require an inspection every three years, or that property owners could be asked to have an inspection every three years, which at this time, is \$75. There is also a licensing fee of \$100 per unit per year for non-owner-occupied units. Mr. Hoover explains that this ordinance tightens everything up and Council feels that it is necessary to help both landlords and the borough deal with problem tenants. Mr. Lasser stated that he believes that \$100 per unit is too high of a cost for landlords and asked what the fee will cover. Mr. Hoover explained that getting started will take a lot of administrative time in building the rental registry database and time from code enforcement enforcing the ordinance. Mr. Hoover acknowledged that it is a little pricey to start, but Council will reevaluate after the first year and lower the fee if appropriate. Mr. Lasser stated that he believes the program should be tracked to see what the cost is and reported back to property owners. Mr. Lasser also stated that a similar ordinance is being fought in the City of Pittsburgh and that it shouldn't be the rest of the taxpayers' responsibility to pay for the few problem tenants in the community. Ms. Hillen explained that many communities are enforcing similar ordinances now, such as Scott Township and Carnegie and that Council has to treat the problem as a whole.

The motion was unanimous.

ROADS AND PUBLIC WORKS

Mr. Sauter advised that the DPW has been working to hot patch problem areas on the roads. The DPW has also placed additional trash cans at the park for Community Day this weekend.

HEALTH AND SANITATION

Ms. Fennell advised that Council and Borough Engineer, Robert Zischkau, are working to identify storm inlets for the 2022 replacements/rehabilitations.

Motion by Fennell, seconded by Lilac, to pass Resolution 569, allowing the sale of alcohol between the hours of 1 p.m. and 7 p.m. at the Chalfant Servicemen's Memorial Park on the Chalfant Community Day to be held on Sunday, August 14, 2022. The motion was unanimous.

Ms. Fennell advised that the plans for Community Day are coming along well. All of the acts are booked and there have been some really nice raffle baskets donated. There will be a 50/50 drawing and volunteers will be selling ice cream and bottled water at the concession stand. The weather is looking promising on Sunday as well. Ms. Fennell noted that she is still looking for volunteers to help on Sunday. She has t-shirts available for volunteers thanks to Mr. Lasser.

PUBLIC SAFETY

Mr. Royster advised that there was one incident reported by the VFC in July. Mr. Royster read a detailed narrative of the call with the date, location, and the number of members attending.

Mr. Royster explained that both the Chalfant VFC and Forest Hills VFC each made roughly \$1,300.00 from the Car Cruise fundraiser in July.

PARKS AND RECREATION/BOROUGH PROPERTY

Mr. Lilac advised that he does not have much to report. The park looks really good and is ready for Community Day. Mr. Lilac explained that he is satisfied with the new roof at the Public Safety Building and noted that Hooper Roofing does nice work. Mr. Lilac explained that the roof has a 15-year warranty which will save the borough money down the road.

WHEMS

Mr. Royster advised there were 11 calls to WHEMS in July. He read the date, location, and outcome of each incident. Mr. Royster noted that some of the properties in the report are actually in Wilkins Township but were included in the report provided by WHEMS. Mr. Royster will check with Frank Mastandrea for clarification.

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Motion by Royster, seconded by Hillen, to transfer \$293.90 from the General Fund Money Market account to the Designated WHEMS account. This was the amount of WHEMS tax collected in July. The motion was unanimous.

CRIME WATCH

Mr. Hoover advised that Luann Bouvier has stepped up to head the Crime Watch. Ms. Bouvier stated that she has been working to create a Crime Watch Committee and that Cindy Roche will serve as treasurer. Ms. Bouvier thinks that her father, Steve Orosz, will serve on the committee as well and noted that the Crime Watch will need a second signer. Ms. Bouvier advised that she has been informed that there is approximately \$500.00 in the Crime Watch account. Ms. Bouvier plans to put together a schedule of meeting dates, working around Officer Petri's schedule. Ms. Bouvier will attend Community Day and will host a Crime Watch table for interested residents to sign up to get involved. Ms. Bouvier is hoping Crime Watch information will be included in the borough newsletter. She explained that she would also like to put together a welcome committee to go door to door to new borough residents. Ms. Bouvier noted that Ms. Fennell plans to be involved on the welcome committee; Ms. Bouvier hopes that a man will get involved as well. Ms. Bouvier is hoping the Crime Watch can also get involved in supporting Chalfant's elderly residents and residents that do not have access to technology; Ms. Bouvier would like to see the Crime Watch distribute borough information to these residents and noted that word of mouth is still sometimes the best way to let folks know what is happening in the community. Mr. Hoover thanked Mr. Bouvier for her commitment to the Crime Watch program and said to please let Council know if the Crime Watch needs anything; if the Crime Watch would like to advertise meeting dates or information on Savvy Citizen, please let Borough Secretary, Stephanie Schwoegl, know. Ms. Fennell asked about the status of the newsletter and Ms. Fullwood explained that resident, Kelsey Kerr, is working on it.

TAX COLLECTOR

Ms. Donahue stated that two properties that were on the delinquent list for years are now current with their tax payments. Ms. Donahue advised that 211 Wilkins Avenue has been acquired by the Tri-COG Land Bank and is now tax-exempt until the property is sold. Mr. Hoover said that the Land Bank will do well with 211 Wilkins Avenue. Another Land Bank property, 105 Lynnwood, was recently featured in a YouTube series that showcases properties that would be ideal for a flip. Mr. Hoover noted that 105 Lynnwood needs a lot of work but that it has good bones.

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If anyone is interested, Mr. Hoover will send them the link to the video. Mr. Hoover noted that the process with the Land Bank is slow but it works.

CITIZEN PARTICIPATION

Doris Libell, 127 Lynnwood Ave., asked Mr. Royster why the VFC was not included in Community Day. Ms. Libel said that she was told that Tugboats would be selling hot sausage at Community Day and she assumed that the VFC would be selling hot sausage as a fundraiser. Ms. Fennell explained that the VFC does not have anything to do with Community Day. Ms. Libel said that she doesn't understand why that is. Mr. Hoover said it was his decision to tell the VFC that they could not bring a truck to Community Day because there would not be enough room at the park for it. Mr. Hoover stated that parking is already limited and there are going to be bands and food trucks and vendors; there was no room to include a fire truck, but the VFC was invited to participate in Community Day and have a table at the event and even demonstrate some of their new equipment to residents. Mr. Hoover said there is a lot more to a fire department than just the truck but that the VFC said that if they could not have a truck at the event, they would not attend the event. A discussion ensued between residents and Council regarding the role the VFC should be playing in the community, with residents asking if the VFC ever hosts an open house. Mr. Sauter advised that it has been at least 10 years since the VFC invited residents to an open house. Ms. Libel asked why Mr. Royster did not announce that the VFC had recently won a trophy. Mr. Royster explained that this is the first he is hearing about the trophy and that he can only report on the information that the VFC provides to him. Mr. Sauter explained that that information might still be forthcoming from the VFC as they won the trophy in early August and were probably waiting for the September meeting to report it to Mr. Royster.

Ms. Bouvier, 101 Highland Ave., asked Council if the Crime Watch needed to bring their own table for Community Day. Mr. Hoover advised that they would have a table available for the Crime Watch but suggested bringing a tablecloth. Proceeds from Community Day will go to the Chalfant Crime Watch after invoices from the day have been paid. A discussion regarding Community Day ensued between residents in attendance and Council with Council stating that anyone that appears to be intoxicated will not be served at the event. The day will kick off around 12:15 with the first band, Tripp Lotus, and will conclude with two sets from Dallas Marks from 5:30 p.m. to 7:30 p.m. Clean-up will take place following the event on Sunday night; additional clean-up may be required on Monday morning as well.

Bob Lasser, 243 Lynnwood Ave., asked about the hot patch that Mr. Sauter mentioned. Mr. Sauter said the DPW is working to patch problem areas and potholes in the borough. Pin Oak

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Court is expected to be paved this year but the DPW will do a temporary fix on the court for now; other problem areas include Chalfant St. between Highland and Lynnwood. Mr. Hoover noted that the 200-300 block of Lynnwood is also expected to be paved this year. Carol Donahue, 110 Greenfield Ave., asked if the borough was covering liability insurance for the selling of alcohol at Community Day. Mr. Hoover explained that the vendor, veteran-owned The Forge/Wines of America, is fully insured; they have provided their certificate of insurance to the borough.

OLD BUSINESS

None.

NEW BUSINESS

Motion by Sauter, seconded by Lilac, to refund Chalfant property owner, Robert Badstibner, in the amount of \$755.00 for damage to the gutter at 337 Elizabeth Ave. that occurred when a part of a borough tree fell onto his property. The motion was unanimous.

Motion by Lilac, seconded by Fullwood, to repair the collapsed storm drain in the vicinity of 300 Chalfant St.; Council will ratify the cost of the repair at the next meeting after the invoice is received. The motion was unanimous.

The borough has received an additional \$127.41 in first-round ARPA funds. Motion by Sauter, seconded by Hillen, to transfer \$127.41 from the ARPA Money Market Account to the General Fund Checking to pay government services. The motion was unanimous.

ADJOURNMENT

Motion by Sauter, seconded by Hillen, to adjourn at 8:20 p.m. The motion was unanimous

ATTEST: _____
Borough Secretary Council President

