

**BOROUGH OF CHALFANT – WORK SESSION**

**February 10, 2026**

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

ABSENT: Ms. Bissell.

The work session began at 7:00 p.m. and ended at 8:46 p.m.

**BOROUGH OF CHALFANT - REGULAR MEETING**

**February 11, 2026**

PRESENT: Mayor Lilac, Mss. Fullwood, Hillen, Sivak, Messrs. Hoover, Sauter, Royster, Sol. Evashavik, Municipal Engineer Robert Zischkau.

ABSENT: Ms. Bissell.

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

Following roll call, a condemnation hearing for 137 Parkway Avenue was conducted. The hearing was recorded, and a transcript will be available at the requestor's expense. Sol. Evashavik's office conducted a title search. The hearing was advertised with notice sent to all interested parties. Sol. Evashavik noted that there was no one to oppose the condemnation in the audience. Municipal Engineer and Senior Project Manager for Glenn Engineering, Robert Zischkau, testified that the structure at 137 Parkway Ave. is not structurally sound and that it is not economically feasible to rehabilitate it. Mr. Zischkau recommended that the building be condemned and razed. Motion by Sauter, seconded by Hillen, to declare the structure located at 137 Parkway Ave. a nuisance, acknowledge that it is not economically feasible to repair the structure, abate the nuisance by demolishing the structure, and direct the solicitor's office to initiate an adjudication to that end. The motion was unanimous.

Motion by Hillen, seconded by Royster, to approve the minutes from the Reorganization Meeting and the last regular meeting. The motion was unanimous.

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

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

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

**MAYOR**

Mayor Lilac advised that there were 165 patrols by the Forest Hills Police Department in January. The majority of 911 calls were:

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- 17- Parking complaints
- 6- Suspicious activities
- 5- Domestic
- 3- Traffic stops
- 2- Ordinance violations
- 2- Warrants
- 2- EMS calls

There were no questions from Council.

Mayor Lilac acknowledged the passing of resident Marie Ohodnicki. Mayor Lilac said that the borough has had a bad few months losing good people.

Mayor Lilac thanked Council for all the work that they do and said that people don't realize what it is to have a good council. Mayor Lilac also thanked Crime Watch and said he was looking forward to working with them.

**SOLICITOR**

Solicitor Evashavik provided an update for an ongoing appeal in the Commonwealth Court, advising that the petitioner must comply with all rules or the court will throw out the appeal.

**FINANCE AND ADMINISTRATION**

Motion by Fullwood, seconded by Sivak, to issue a 2025 Real Estate Tax refund per Tax Collector, Carol Donahue, to Lucia Alexandra Giamanco in the amount of \$178.35 for a catastrophic loss at 236 Highland Avenue, East Pittsburgh, PA 15112, 374-G-98. The motion was unanimous.

Motion by Fullwood, seconded by Sauter, to pay the Turtle Creek Valley Council of Governments invoice in the amount of \$180.00 for Mr. Hoover, Ms. Hillen, and Ms. Sivak's attendance at the annual dinner on February 20th. The motion was unanimous.

Ms. Fullwood advised that she is working on the next edition of the newsletter and is aiming to have it published by the end of March. Please send any content suggestions for the next newsletter by the second week of March.

**PERMITS AND ORDINANCES**

Ms. Hillen advised that four new cases were opened in January and six cases were closed. There were 45 continued cases. There are 33 citations at the magistrate's office as of January 31st.

There were zero occupancy certificates issued in January.

Ms. Hillen advised that there were no building or dumpster permits issued in January. There was one solicitation permit issued to Trinity Solar, valid until March. There is also a second solicitation permit that was just issued in February to IGS Energy. That permit will be valid until May. Residents do not need to open their doors to solicitors if they are not interested.

Mr. Hoover advised that the magistrate's office is getting backlogged with cases.

**ROADS AND PUBLIC WORKS**

Mr. Sauter advised that North Braddock's crews did a good job handling the recent snowstorm. For every negative call, Mr. Sauter said he received two good calls, with one resident saying that once they left Chalfant, they couldn't go any further. Mr. Sauter acknowledged that North Braddock is new to the borough, and there is some room for improvement, but looking at the big picture, they did a fine job. Mr. Hoover agreed and said that North Braddock did a great job considering what they had to deal with, and that they even came on a Sunday to remove snow from the roadways.

**PUBLIC SAFETY AND WHEMS**

Motion by Royster, seconded by Hillen, to transfer \$23.85 from the GF MM Account to the WHEMS Account. This was the amount of WHEMS tax collected in January. The motion was unanimous.

Mr. Royster advised that there were seven calls to WHEMS in January. He read the street, date, and outcomes of each call.

Mr. Royster advised that there were no incident reports for January from the Forest Hills VFD.

**ALCOSAN/SEWER**

No report.

**HEALTH AND COMMUNITY ENGAGEMENT**

Ms. Sivak wished everyone a good evening and invited residents to the annual Chalfant Easter Egg Hunt on Saturday, March 28th, from 1 p.m. to 3 p.m. at the Chalfant Community Center. The event will feature a visit from the Easter Bunny, an egg hunt, entertainment, candy, and refreshments. Ms. Sivak asked everyone to please mark their calendars and make plans to attend.

**PARKS AND RECREATION/BOROUGH PROPERTY**

No report.

**CRIME WATCH**

Ms. Roche advised that Ms. Bouvier is waiting for Mayor Lilac and Mr. Hoover to contact her with dates for the next CW meeting. Mr. Hoover advised that he will reach out to Ms. Bouvier.

**TAX COLLECTOR**

Ms. Donahue advised that the borough real estate tax bills will be mailed on March 1st. If any property owner does not receive their bill in 7-10 days from March 1st, please contact her and she will be sure you receive a copy. Ms. Donahue advised that if a property owner is going to mail their payment on the last day of the discount period, take it to the post office and ask them to postmark the envelope. Mail is not being postmarked until it arrives in the processing center, which is creating problems for tax collectors. Payments must be postmarked by the last day of the discount period to receive a discount.

**CITIZEN PARTICIPATION**

Doris Libel, Lynnwood Ave., said that contractors have been working on a house on her block that has been vacant. Ms. Libel addressed Mr. Sauter and said that if residents had gotten out their shovels to help the community dig out, he wouldn't have received calls complaining about the snow. Residents in the audience agreed that there were a lot of people helping each other after the storm. Chad Darin, North Avenue, asked why the borough is paying \$6,000 for highways in response to the monthly bills that were read. Mr. Sauter explained that "highways" is just the Public Works contracted fees.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Mr. Hoover explained that all delinquent 2025 borough real estate taxes have been turned over to Jordan Tax Service for collection. Motion by Hillen, seconded by Fullwood, to exonerate Tax Collector, Carol Donahue, of the 2025 taxes. The motion was unanimous.

Motion by Sauter, seconded by Sivak, a civic contribution supporting the WHHS Performing Arts Department's 2026 production of Young Frankenstein. The borough will purchase a large, half-page ad in the production's program at a cost of \$80.00. The motion was unanimous.

Mr. Hoover advised that the Tri-COG Land Bank has sent notice of proposed property disposition for 107 West Street, lot and block number 374-F-33. Motion by Hillen, seconded by Sivak, to sign the waiver of the 60-day objection period for 107 West St. If all relevant taxing jurisdictions agree to the disposition, the disposition process may be expedited. The motion was unanimous.

Motion by Hillen, seconded by Sauter, to pass Resolution 587, A resolution of the Borough of Chalfant with other member municipalities of the Turtle Creek Valley Council of Governments for the establishment of a fire code joint board of appeals as required by the International Fire Code and hereby dissolving the Borough of Chalfant Fire Code Boards of Appeals, and to sign the Intergovernmental Cooperation Agreement establishing a Fire Code Appeals Board with member municipalities and TCVCOG. The motion was unanimous.

**COMMENTS FROM COUNCIL**

None.

**ADJOURNMENT**

Motion by Sauter, seconded by Sivak, to adjourn the regular meeting at 7:32 p.m. The motion was unanimous.

ATTEST: \_\_\_\_\_  
Borough Manager Council President

