

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

The meeting was called to order by President Stephen Shurgot at 7:17p.m.

The Pledge of Allegiance was led by the President

**ROLL CALL: REV. DOROTHY REEVES, present; KAREN PETERSON, present; LINDA KIRK, present; KELLY MAXWELL, present; PAULA SHURGOT, present; JOHN THOMAS, present; STEPHEN SHURGOT, present. MAYOR GREGORY JAKUB was also present.**

**REV. REEVES / L. KIRK TO ACCEPT THE MINUTES OF THE SEPTEMBER 4, 2018 MEETING AS PRESENTED. MEMBERS VOTED APPROVAL, 7-0.**

**John Graff:** I know everyone is curious about what is going on with the Castle redevelopment. We acquired the property a little over 2 years ago with the intent of making it a destination hotel, event center and restaurant. Right now things seem to be on track. We are engaging our architect to come and do full scale drawing that will take us to the next level. This will cost \$200,000. We are looking at about \$12.3 million for the project which includes the cost of construction, soft cost (architectural fees and attorney fees), furnishings and equipment, and operating supplies. A portion of the investment will be my investment along with investments from my friends and family. A portion of this, along with other 3<sup>rd</sup> party contributions will be equity capital which is necessary. I have been in discussions with a number of people interested in investing in the project as real estate investments. All together it will be about \$4 million in capital. We also received a \$1 million grant from state for the redevelopment of the property. I appreciate the help of the Borough in regards to receiving that very helpful grant. The other part of this is debt, there are programs out there for redevelopment projects, I have talked to many lenders and we have one that has come through with a term sheet for us. This is not a commitment but it shows they are interested. They are willing to come in for about \$4.3 million. Then we have tax credits, one is a historic tax credit which is a federal tax credit worth about 20% of construction costs which will be about \$1.8 million approximately. The last part is new market tax credits. These are based on job creation and we project about 70 full/part time positions. This is a two-step process that we are currently working on. We are in discussion and have submitted paperwork to three entities, a non- bank, a bank and the National trust for historic preservation. The National Trust for Historic preservation is very interested in saving historic structures another part is economic development, this project will bring new money into town and lastly is community involvement. Our purpose is to make this an asset to the community. We will be encouraging people to come in and see it. We have agreements with organizations that have memorabilia to display. We would like to have a little museum and job training set up through the schools. The timeline with the allocations will be late this year or early January. We are optimistic about getting an allocation but there is no guarantee. We do have other ways if we do not get that. Ultimately we should be able to close on the whole project by May or June of next year and be able to start construction right after that. Full construction will take about 1 year so if everything goes according to plan we will open in the summer of 2020.

**K. MAXWELL:** are you making any changes to what the first presentation was?

**J. GRAFF:** no the plan will be kept the same. I appreciate everyone's time. As soon as anything comes up I will update you. Thank you for your support.

**PETITIONS & MEMORIALS**

**J. HARTZELL CALDWELL AVENUE:** over a year ago the CIAC requested to do a study with other communities have we heard anything?

**S. SHURGOT:** no we have not heard anything in regards to that.

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**T. HICKMAN AIRBRAKE AVENUE:** there are two (2) large structures between 3<sup>rd</sup> and 5th Street that will be up for sale and I hope the sale of these building is going through the planning committee because you want to know what's going in there.

**S. SHURGOT:** I don't think that is a function of the planning commission.

**T. HICKMAN:** I believe if you look in the bylaws the planning committee has the right to know what is being sold and what the building is being used for.

**G. EVASHAVIK:** that is incorrect. In the municipalities planning act, I will get you a copy of it, it dictates the duties of the planning commission and the zoning board. If there is a change to zoning it starts with the planning commission. If anyone is acquiring a property they would acquire with the borough zoning officer whether or not their use fits within that zone. The borough has no involvement in acquiring property but they can regulate the use of the property.

**T. HICKMAN:** I worked on the planning committee and when any large property was sold they came to us to let us know what they were going to do with the building. What is the status of the Bridge are we going to wait for it to fall down?

**G. EVASHAVIK:** it is owned by the County.

**S. SHURGOT:** the latest as of this afternoon is that there was an issue with the certificate of insurance. Once this is resolved they will be able to begin the project.

**T. HICKMAN:** what has council done?

**P. SHURGOT:** we have been working on this since the beginning. Caroline has sent numerous letters and made a countless number of phone calls to both CSX and Allegheny County.

**T. HICKMAN:** obviously that isn't working and it's a shame that we don't have political pull with the county.

**S. SHURGOT:** we have contacted Mr. Markosek, Mr. Brewster, the news media and Mr. Doyle. I asked the solicitor if we could threaten them saying we were closing it if not fixed by November 1<sup>st</sup> and he said we are unable to do that.

**G. EVASHAVIK** as a resident of Allegheny County you also can call in or write a letter. Maybe the more people that speak up will help push this through.

**T. HICKMAN:** we elect you people to do these things for us. How many years has it been since they promised to paint the bridge?

**K. PETERSON:** it's not for lack of us asking, we've been trying.

**S. SHURGOT:** the county, under our persistence, did pay for Ice Plant Hill to be repaired so don't say they don't work with us. There is a stalemate on this issue and we have exhausted our resources. I'm sorry you feel we have done nothing but just because we ask don't mean they have to do it, as you can see.

**S. ZIBRAT AIRBRAKE AVENUE:** In regards to the building that was Dorr's moving, I heard that the company that used to be on Westinghouse Ave with all the trucks is interested in purchasing that building.

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**S. SHURGOT:** I'm not sure about that but I heard that there was a tow truck company looking at the old Keystone tire building.

**C. LANG:** that deal fell through.

**S. SHURGOT:** They put a new driveway in, a new garage door; they were looking into buying the old store on 5<sup>th</sup> for parking, and wanted to put in a towing firm.

**S. ZIBRAT:** would council have a say in noise there?

**S. SHURGOT:** I know that they are industrial zone so they get a lot more leeway. We have a noise ordinance that they would have to abide by.

**S. ZIBRAT:** would that include tow trucks at midnight?

**S. SHURGOT:** I don't think so.

**S. ZIBRAT:** we have had tow trucks go up 3<sup>rd</sup> street and they get stuck and there is a lot of traffic going up 2<sup>nd</sup> street but there's no houses up there.

**S. VOLPE LYDIA STREET:** Does the borough have a certain day to collect leaves?

**P. SHURGOT:** I don't believe there is a certain day.

**C. LANG:** according to the Public Works report he will be doing it Tuesday's and Thursday's weather permitting.

**S. VOLPE:** have you ever talked to the County about coming out and sealing some of the cracks?

**S. SHURGOT:** we haven't but that's a great idea.

**S. VOLPE:** there is a piece of property on Card Avenue where the wall caved in. I fixed my section but the other guy has done nothing.

**S. SHURGOT:** Kyle has made several attempts to get a hold of him.

**C. LANG:** no every letter for every address we have sent has been returned with no forwarding address. We can't find him at all.

**CORRESPONDENCE:**

1. ALCOSAN grow cycle 3 – Herman Avenue Sewer Separation. They will offer us 85% of the estimated cost \$125,140.00.
2. Signstat has issued their extended service agreement for the Lion's Club sign. It expires the end of October and the cost is \$660.00 for the year.

**S. SHURGOT:** have we recovered any of the cost of that?

**C. LANG:** we have recovered a few hundred of that

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**J. THOMAS:** do we have anyone else knowledgeable to work on that.

**C. LANG:** no. Last year we tried to get quotes and nobody wanted to take it on because of the age of the equipment.

**J. THOMAS:** was there any work done on it this year.

**C. LANG:** no

**P. SHURGOT/REV. REEVES TO SIGN A ONE (1) YEAR CONTRACT WITH SIGNSTAT FOR MAINTAINENCE ONF THE LION'S CLUB SIGN. PRESIDENT SHURGOT CALL FOR A ROLL CALL VOTE.**

L. KIRK – YES  
K. PETERSON – NO  
REV. REEVES – YES  
K. MAXWELL – NO  
P. SHURGOT – YES  
J. THOMAS – NO  
S. SHURGOT – YES

**MOTION CARRIED TO SIGN AGREEMENT WITH SIGNSTAT.**

3. EA Band is hosting the Championships on October 20<sup>th</sup> and they are asking for a donation.

**J. THOMAS/K. PETERSON TO DONATE \$50.00 FROM THE PLGIT GENERAL FUND. MEMBERS VOTED APPROVAL 7-0.**

4. Handicap sign at 1002 Airbrake Avenue. All the paperwork has been turned in and is in order.

**K. PETERSON/P. HSURGOT TO INSTALL NEW HANDICAP SIGN AT 1002 AIRBRAKE AVENUE. MEMBERS VOTED APPROVAL, 7-0.**

### **COMMITTEE REPORTS**

**PUBLIC SAFETY – L. KIRK:** There is no fire report for this month.

EMS had 43 calls and 28 of them were transports. Their average emergency response time was 7.0 minutes and non-emergency response time was 10.74 minutes.

**INSPECTOR KEARNS:** for the month of September we had 316 events. There were 1 abandoned vehicle, 7 animal complaints, 3 assaults, 1 child pornography, 3 criminal mischief, 8 domestic disputes, 3 DUI's, 3 escort, , 8 local ordinance, 2 motor vehicle crashes, 5 narcotics, 4 PFA's, 13 suspicious person, 8 thefts, 56 traffic stops, 6 warrant, and 1 weapons. There were a total of 36 arrests including 4 fugitives, 6 narcotics, 7 Harassment, 3 Terroristic threats, 2 DUI, 4 simple assault, retail theft, habitual offender (driving), 1EWOC, 1 dog laws, 1 public drunkenness, 1 receiving stolen property, 1 local ordinance, and 1 prohibited offensive weapon.

**L. KIRK:** crime watch meeting is Monday October 8<sup>th</sup> at 6p.m.

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**S. SHURGOT:** Everyone received the Code Enforcement report from COG. For budgetary purposes COG is going to vote on increasing the price from \$35.00 to \$38.00 per hour.

**PUBLIC WORKS – P. SHURGOT:** They have been out cleaning up Card Avenue and Sprague. They cleaned up rubbish around town, check and cleaned the catch basins around town and did routine mowing. They built the leaf box and will begin leaf clean up on Tuesday's and Thursday's weather permitting. They have done asphaltting throughout town and mowed Memorial field. They also cleaned up a flooded are of Orient that was running down onto Glenn. We need to get the Vac truck it; however it will be \$265.00/hr. with a minimum of 8 hours.

**J. THOMAS/P. SHURGOT TO HAVE THE VAC TRUCK COME IN AT A COST OF \$265.00 PER HOUR FOR A MINIMUM OF 8 HOURS. MEMBERS VOTED APPROVAL, 7-0.**

We also have a need for a new laborer, we held interviews and I recommend that we hire Shawn Moorefield at \$12.00 hour with single party benefits. There will be a probation period of 90 days.

**P. SHURGOT/K. PETERSON TO HIRE SHAWN MOOREFIELD AT \$12.00 PER HOUR WITH SINGLE PARTY BENEFITS. MEMBERS VOTED APPROVAL, 7-0.**

**S. SHURGOT:** the engineer gave his report and left his understudy here with us. We have a few items that we need to take action on. CD 45 Resolutions to apply for \$18,000.00 for the Station Street Sidewalk replacement, \$70,000.00 for Street reconstruction, and \$200,000.00 for Orient Avenue Slide repair. All three (3) resolutions formally requests a grant from Allegheny County Department of Economic Development and assures the project will be awarded or under construction within 180 days after contractractual execution.

**K. PETERSON/REV. REEVES TO PASS RESOLUTIONS FOR THE THREE (3) CD 45 PROJECTS. MEMBERS VOTED APPROVAL, 7-0.**

**G. EVASHAVIK:** Bids were opened on September 11, 2018 for the CD 44 Reconstruction of Caldwell Avenue. The lowest bid received from Victor Paving in the amount of \$63,220.30. The CD grant totals \$60,000.00 therefore the borough would have to contribute a local share of \$3,220.30. The engineer recommends you go with the lowest bidder.

**K. PETERSON/J. THOMAS TO AWARD BID TO VICTOR PAVING FOR \$63,220.30 WITH A LOCAL SHARE OF \$3,220.30. MEMBERS VOTED APPROBAL, 7-0.**

**S. SHURGOT:** We opened bids on October 1, 2018 for 5 storm inlets with the lowest bid being Nacarrati AT \$24,900.00. The engineer recommends we go with the lowest bidder.

**K. PETERSON/P. SHURGOT TO AWARD THE STORM INLET REPAIRS TO NACARATTI IN THE AMOUNT OF \$24,900.00. MEMBERS VOTED APPROVAL, 7-0.**

**COG REPORT – K. PETERSON:** There was no meeting.

**BOROUGH PROPERTY – L. KIRK:** The 6 trees in the park were cut down. J&S did the stump grinding and chipped and mulched the branches and that was put over on Avenue U playground. We also had the last exterior door to the building installed by Brunner. We have bids for the painting of the Recreation Room; it will be a 3 day job. The crack around the windows need repaired and he will need to re-sand what was already patched. The cost will be \$1800.00 and this price includes using our own paint. We have used him before.

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**L. KIRK/K. PETERSON TO AWARD THE COMMUNITY ROOM PAINTING AND REPAIR TO ENVISION PAINTING AT A COST OF \$1800.00. MEMBERS VOTED APPROVAL, 7-0.**

**UTILITIES – K. PETERSON:** I have nothing to report

**SOLICITOR – G. EVASHAVIK:** I have a new Stormwater Management Ordinance that we need to advertise. This is a new State and County law that every municipality needs to enact by December 1, 2018. We need to advertise so we can vote on it at the November meeting.

**K. PETERSON/REV. REEVES TO ADVERTISE THE STORMWATER MANAGEMENT ORDINANCE. MEMBERS VOTED APPROVAL, 7-0.**

**FINANCE – J. THOMAS:**

**J. THOMAS / P. SHURGOT TO PAY AUTHORIZED BILLS. MEMBERS VOTED APPROVAL 7-0.**

**J. THOMAS/K. PETERSON TO CONTINUE WITH THE 3<sup>RD</sup> YEAR OPTION WITH BIG'S AT A COST OF 8973.56 PER MONTH. MEMBERS VOTED APPROVAL, 7-0.**

**J. THOMAS/P. SHURGOT TO CONTINUE THE GARBAGE DISCOUNT, IF YOU HAVE A ZERO (0) BALANCE BY DECEMBER 31, 2018 YOU MAY PAY YOUR 2019 BILL IN ADVANCE BY JANUARY 31, 2019 AT A COST OF \$130.00. MEMBERS VOTED APPROVAL, 7-0.**

**J. THOMAS:** rev. reeves you have the planning but do you know about zoning?

**REV. REEVES:** the 2 men that are missing all the time are Mr. Ave and Mr. Pricener. Joyce said she needs replacements.

**J. THOMAS:** I was going to bring up were the ones with expiring terms. Mr. Gusty and Mr. Pricener's terms are expiring.

**G. EVASHAVIK:** you can't just remove them; you need to send a letter to see if they want to continue.

**REV. REEVES:** Mr. Ace has been sent a letter.

**G. EVASHAVIK:** the borough would need a copy of that for their records.

**J. THOMAS:** Mr. Markoff's term expires this year should we send a letter?

**PLANNING – REV. REEVES:** I have nothing else.

**RECREATION – K. MAXWELL:** We had our car cruise and for it being the first one I don't think it was bad. We had about 18-20 cars and a Chinese Auction. We had baskets donated from Edith Barrett, Nancy Ronallo, Tony from 2 T's Automotive, Sylvia Zibrat, Helena Sobek, Jane and Steve Bazala, Crime watch, Allegheny County Police, Wilmerding Historical Society, and Pauline Walsh. We will have Octoberfest on Saturday October 27, 2018 from 3-8 in the park. At 2 we will have registration for the kids costume parade and the parade will start at 2:30 and proceed to the park. Signs and banners are being made, I have flyers going up. We need to decide on Trick-or-Treating times.

BOROUGH OF WILMERDING  
MINUTES FROM OCTOBER 2, 2018 REGULAR MEETING OF BOROUGH COUNCIL

**K. MAXWELL/K. PETERSON TO HAVE TRICK-OR-TREATING FROM 6:00P.M. TO 7:30 P.M. ON OCTOBER 31. 2018. MEMBERS VOTED APPROVAL, 7-0.**

**K. MAXWELL:** we will be doing another Chinese Auction at Octoberfest if anyone is interested in donating a basket please let me know. I will be having the police block the streets early Friday to begin setting up.

**P. SHURGOT:** Caroline can you please send a letter to Port Authority and give a copy to Kelly and Greg.

**OLD BUSINESS:**

**S. SHURGOT:** at the workshop we were given information about an app called Savvy Citizen, there is a fee involved so we were going to reach out to neighboring communities to see if they like it.

**C. LANG:** I have and the basic consensus is that it works for some issues. We are all in the same situation with a lot of renters who don't care what is going on so they don't sign up for the app. The residents that want to be a part of the community love the app because they can keep up with road closures, community events, school closings, and anything else they can do to boost community awareness.

**S. SHURGOT:** I will contact Rich McConnell and get some more information.

**J. THOMAS:** is there an issue with the individual that does the minutes? Can we delegate that to someone else?

**S. SHURGOT:** I will check.

**NEW BUSINESS:**

**S. SHURGOT:** Reminder the council meeting next month is the 12<sup>th</sup> due to Election Day. One other thing that should have come up under Public safety. When we had all that rain we had a lot of properties on Watkins Avenue that needed pumped out. The Fire Department received a letter and donation from Reggie McLee who owns 142 Watkins expressing his gratefulness to our firemen who stayed until the basement was pumped out.

**MAYORS REMARKS – G. JAKUB:** We have not received a notice from County Emergency Management so our 5 year plan is good. I would like to thank the County Police, the fire department, and Mr. Thomas who all helped out during the flooding because I had 6" of water in my own basement. Also, Mr. Shurgot and Mr. Hussey for being constantly on crick watch. We were within 6"-8" of the creek going over. We had a plan in place in case we needed to evacuate and talked to the school and churches in town.

**T. HICKMAN:** I would like to compliment the council for taking part in the sewage project; we did not get a drop of water because of that project.

**K. PETERSON MOTION TO ADJOURN 7:46 p.m.**