

SEPTEMBER 19, 2023

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COUNCIL OF THE BOROUGH OF WEST MIFFLIN met in regular session in the Municipal Building Council Chambers on September 19, 2023, at 6:42 p.m. prevailing time with President Scott Stephenson presiding.

ROLL CALL:	Topolnak	Present	Davis	Present
	Santoro	Present	Inglis	Present
	Kostelnik	Present	Moses	Present
		Stephenson	Present	

Seven members present. Mayor Kelly absent.

CITIZEN COMMENTS ON AGENDA ITEMS:

Eric Deffner 1003 Westwood Lane - Mr. Deffner and his wife are in support of the Borough purchasing the Westwood Golf Course and adjoining properties. Mr. Deffner asks if the Borough Council will outline plans for development.

Mr. Kamauf said he will try to summarize the answer. Mr. Kamauf stated that the Homes of Westwood Lane are not part of the agreement, and the Borough will not be responsible for taking care of private property. Mr. Kamauf said that the Borough Council has done extensive research to show that this purchase is a viable financial plan and plan to run it as a Municipal Golf Course and recreation entity.

Mr. Moses added that the Borough will continue to operate the restaurant, bar and banquet facility of Westwood. There are no plans to redevelop the land.

Mr. Moses stated this purchase agreement gives a 90-Day period for due diligence to be done.

Mr. Deffner asked if the Council could expand on Item 7A contingencies.

Mr. Stephenson stated the contingencies are the building structure, sewage lines and some other things that the Engineer would have to look into. Mr. Stephenson added that when he said “building,” he was referring to the Club House.

Mr. Kamauf added the sub-divisions planning and zoning need to be satisfied and also environmental studies and building inspections are also contingencies.

Solicitor DiLucente stated that the exploratory committee and other property improvements will enhance the community. Mr. Kamauf compared with Moon Township and Mt. Lebanon, showing that this will preserve the area surrounding the property. Solicitor DiLucente added that was the mission for West Mifflin Borough Council to enhance the community.

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Mr. Stephenson said that Westwood Golf Course is over 100 years old, and research from the United States Golf Association shows that there are 16,000.00 golf courses in the United States, 250 of those being in Pennsylvania. Mr. Stephenson added that 3,600 golf courses in the United States are owned by Municipalities or Counties.

Mr. Deffner said that he made Mr. Anthony aware of the operational 5 holes on the golf course using land of the adjacent community and he wants to understand if this overlap will be part of the sale.

Mr. Kamauf responded that the Borough will have a survey done before they can answer that question.

David Marshall 2220 Riverview Drive – Mr. Marshall asked Mr. Kamauf what the legal structure is to oversee the management of Westwood Golf Course.

Jim Jasinski 4100 Home Street - Mr. Jasinski asked Mr. Kamauf if he spoke with Moon Township regarding Sherrington Country Club closing and stated that municipal golf courses do not work.

Mr. Kamauf responded that Moon Township purchased the country club under bankruptcy and took it over. Mr. Kamauf added that the country club is still currently running under the municipality.

Mr. Jasinski asked if the council knew how many golf courses closed in Myrtle Beach.

Mr. Kamauf responded that this is not Myrtle Beach.

Mr. Jasinski asked if there has been any contact with the Pennsylvania Turnpike regarding what they are going to do with #3-#4 tee?

Mr. Kamauf stated the plans are to operate it like an 18-hole golf course, with minor changes that will need to be made around the Turnpike, owning part of the property.

Mr. Jasinski asked Mr. Moses if there are any plans to hire a management company to run the Westwood Golf Club.

Mr. Moses responded that there are many options that the Borough of West Mifflin can take with this. Closing on the property would not be until Mid-December 2023 or January or February 2024, so many options for maintenance and management of the Westwood facilities are still being talked about. Mr. Moses said the intent is to improve the golf course.

Mr. Jasinski asked should the cost and expenses for the golf course be placed on a ballot for voting, since this is two million dollars of taxpayer's money. Mr. Jasinski asked where the money is coming from and please don't say from taxes.

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Mr. Kamauf said everything the Borough does will have something to do with taxes. Mr. Kamauf said that the taxes will not increase, and the cash flow will take care of the bond payments.

Solicitor DiLucente said to Mr. Jasinski that you do not need a referendum to vote on this purchase, as taxpayers have already voted for the council members to speak for these things.

Mr. Jasinski asked if any members of the council had golf course maintenance experience.

Mr. Stephenson responded that Mr. Kamauf does.

APPROVAL OF MINUTES:

Motion by John Inglis, seconded by Bob Kostelnik that the minutes of the August 15, 2023 Council Meeting be approved. Roll Call Seven ayes, no nays. Motion carried.

AGENDA ITEMS:

A. Motion by Inglis, seconded by Davis to approve entering a commercial sales agreement between the Borough of West Mifflin and Westwood and Associates LLC, Westwood Village Condos LLC, to purchase various Lot & Blocks, structures, equipment, and additional asset; purchase is contingent on satisfactory completion of various inspections and additional terms that need to be met. Purchase price is One Million Nine Hundred Ninety-Nine Thousand, Nine Hundred and Ninety-Nine Dollars (\$1,999,999.00). Roll Call: Seven ayes, no nays. Motion carried.

B. RESOLUTION OF THE BOROUGH OF WEST MIFFLIN AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDS WITH REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC), WHEREAS THE BOROUGH OF WEST MIFFLIN IS REQUESTING TO OBTAIN FUNDING FROM THE RAAC IN THE AMOUNT OF \$500,000 FOR THE CAMP HOLLOW PARK PROJECT.

Motion by Kostelnik, seconded by Moses. Roll Call: Seven ayes, no nays. Motion carried.

C. Motion by Kostelnik, seconded by Santoro to approve Preliminary and Final Site Plan approval for Sunset Burgers to construct 2,300 square foot restaurant at 719 Lebanon Road. Roll Call: Seven ayes, no nays Motion carried.

D. Motion by Kostelnik, seconded by Inglis to approve advertising for a Public Hearing for Sunset Burgers for a conditional use request of Drive Thru facility for a restaurant at 719 Lebanon Road. Roll Call: Seven ayes, no nays. Motion carried.

E. Motion by Kostelnik, seconded by Santoro to approve extending Landfill contract between the Borough of West Mifflin and Waste Management, 5-year extension will begin January 1, 2024, and continue through December 31, 2028. Roll Call: Seven ayes, no nays. Motion carried.

F. Motion by Kostelnik, seconded by Moses to approve notifying SHACOG of the Borough of West Mifflin’s acceptance of the bid from Minniefield Demolition Services LLC, low bid for Contract 2022-BRP-028 in the amount of \$22,000.00. Roll Call: Seven ayes, no nays. Motion carried.

G. Motion by Kostelnik, seconded by Topolnak to approve advertising for the Sale of the following Borough Properties:

- a. Parcel ID 239-B-042 Land and Building, 4733 Greensprings Avenue
- b. Parcel ID 239-B-150 Vacant Land. Fronting on Eastman Street.

Roll Call: Seven ayes, no nays. Motion carried.

H. Motion by Davis, seconded by Moses to approve work to be completed by Deck Works LLC, work to include pressure washing, fixing, and replacing broken wood, staining and sealing park structures and the Community Park, at a cost of \$16,500.00. Roll Call: Seven ayes, no nays. Motion carried.

I. Motion by Kostelnik, seconded by Topolnak to approve the hiring of Sterling Mosely in the West Mifflin Public Works Department, pending successful completion of background and drug and alcohol testing.

J. Motion by Kostelnik, seconded by Topolnak to approve hiring of Michael Stevens in the West Mifflin Public Works Department, pending successful completion of background and drug and alcohol testing. Roll Call: Seven ayes, no nays. Motion carried.

DEPARTMENTAL REPORTS:

Community Development.....Walter B. Anthony

Mr. Anthony read the Community Development Report for the Month of August 2023.

Ms. Santoro asked if the residents on Castle Drive got their survey done yet.

Mr. Anthony replied that the report just came in today.

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Mr. Davis asked for the status on Brierly Lane Apartments.

Mr. Anthony replied the letters of Notice of Violation have been sent out and they have 10 days to respond, he will then follow up with that after 10 days.

Mr. Davis asked if the radiators were disconnected.

Mr. Anthony said there were some already disconnected but he is unaware if all are disconnected; do you want them disconnected?

Mr. Davis responded yes they should be disconnected as it runs a pipeline through private property.

Mr. Anthony replied he would have it taken care of tomorrow.

Police.....Chief Gregory McCulloch

Chief McCulloch read the Police Report for the Month of August 2023.

Public Works.....Anthony DiCenzo

Mr. DiCenzo read the Public Works Report for the Month of August 2023.

Ms. Santoro asked about the complaints she received for Greensprings and Cyrpress being really wet in the area.

Mr. DiCenzo said that there was a water main break in that area and Public Works has reported it to the water company.

Ms. Santoro responded that she was concerned about it being an issue when the weather gets colder.

Mr. Kostelnik asked if Mr. DiCenzo had a report on the cameras that were installed near the Borough Incinerator regarding recent illegal dumping there.

Mr. DiCenzo replied that he supplied the video to the Police Department, and they were able to locate that individual to make them aware that this site is only for residents with permits.

Mr. DiCenzo added that there was remodeling being done for the office, and today is the first day he was able to have fully functioning cameras and monitoring system. Mr DiCenzo stated that they are now able to go back and review the cameras.

Mr. Kostelnik asked if residents of the West Mifflin Borough are able to buy dump permits.

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Mr. DiCenzo answered yes, we regularly have residents purchase dump permits each month.

Mr. Davis asked Mr. DiCenzo if he was aware that the individual that was most recently illegally dumping a tv was from Pleasant Hills.

Mr. DiCenzo replied that he was not made aware of where the individual was from.

Mr. Davis said that the area looks like an inviting open area for dumping to individuals who are not residents, due to the area being open for baseball. Mr. Davis does not want to deprive our residents of the ability to use the dumpsters and asked that Mr. DiCenzo keep monitoring the area.

Mr. Kostelnik asked where the Borough was in the budget with fuels and diesels, is it consistent monthly?

Mr. DiCenzo said he does not have the numbers in front of him, but he and Mr. Kamauf went over everything recently and believes they are consistent.

Mr. Kamauf added that overall gas prices went up, so we have to take that into consideration.

Mr. Kostelnik asked if the Council has seen the resurfacing of the basketball court and if we can post this on Facebook so the community can see the improvements being made.

Mr. DiCenzo said he would like to get the backboards of the Basketball hoops cleaned up first then he will send pictures to Mr. Quayle to post on Facebook and other social media and Borough websites.

Mr. Kostelnik asked what will happen if there are individuals found to be illegally dumping on camera, will there be fines and what steps will be taken?

Chief McCulloch replied that we can fine individuals caught on camera.

Mr. Kostelnik asked how we can keep individuals who are not West Mifflin residents from dumping?

Chief McCulloch responded that unfortunately unless we close the gates to the area or have a nightwatchman, we can't prevent it.

Mr. Kostelnik said there should be a sign that states "Residents only" but what happens if someone from another community is found dumping.

Chief McCulloch responded that it was the Assistant Chief of Police who handled the most recent incident, he will look into it, but moving forward will add more patrols to the area.

Mr. Kostelnik stated he did not want individuals from another community dumping for free with no consequences when our residents have to pay to dump or have TVs picked up.

Chief McColloch said he agrees.

EMS.....Chief Todd Plunkett

Chief Plunkett read the EMS Report for the month of August 2023.

Mr. Davis asked if flu shots would be available.

Chief Plunkett replied no, the flu shots are only available from local pharmacies such as Rite Aid or Walgreens, or from your doctors' offices as it is usually covered by insurance.

Chief Plunkett added that EMS is not cleared for COVID shots, and he is unaware of any public groups offering COVID shots at this time.

REPORT OF THE MAYOR:

Mayor Kelly absent

REPORT OF THE SOLICITOR:

Solicitor DiLucente stated that the remainder of the items are legal issues that cannot be discussed in public.

REPORT OF THE ENGINEER:

Mr. Eyles said the Paving Project for 2023 has been completed.

Mr. Eyles added that the Public Works Garage electrical updates are progressing. Panels, generators and switch gears are installed.

Mr. Stephenson asked how many roads were paved.

Mr. Eyles responded with three roads, Castle, Cypress and Parkview.

Mr. Stephenson asked if the Borough did any paving.

Mr. DiCenzo said he can produce a working list tomorrow.

REPORT OF THE BOROUGH MANAGER:

Mr. Kamauf read the Finance Report for the month of August 2023.

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PAYMENT OF BILLS:

Motion by Davis, seconded by Topolnak that all bills properly approved by the Finance Committee be paid. Roll Call: Seven ayes, no nays. Motion carried.

NEW BUSINESS:

Mr. Kamauf stated the Annual Halloween Event will be held on October 28th from 11am-1pm at the Community Park.

Mr. Stephenson asked for the date and time of Trick or Treating this year.

Council agrees for Trick or Treating to be October 31st from 6pm-7:30pm.

CITIZENS COMMENTS:

Jim Jasinski 4100 Home Street - Mr. Jasinski asked about Homeville Road and Greensprings Avenue being repaved and when it starts.

Mr. Kamauf replied that he received an email from Allegheny County stating that they were hopeful to start the milling and paving today.

Mr. Jasinski asked what part of Greensprings Avenue they will be starting the paving process.

Mr. Kamauf replied the email states the county will mill “all” of Greensprings Avenue.

Mr. Jasinski asked the selling price of the Sewer System transfer.

Mr. Kamauf replied that there is no price.

Mr. Jasinski asked if there has been any revenue from the Charging Stations for Electric Vehicles.

Mr. Kamauf replied the Borough made about \$313 but has saved a few hundred dollars on gas for Borough vehicles.

Mr. Jasinski asked if the residents who attend these meetings have the right to hear what is being said at the table.

Solicitor DiLucente replied yes, they do.

Mr. Jasinski then asked if Council could have the microphone system fixed.

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ADJOURNMENT:

Motion by Santoro, seconded by Inglis that the Meeting be adjourned. Meeting adjourned at 7:45 pm prevailing time.