

Regular Meeting Minutes  
August 12, 2021

In the absence of President Bill Heaton, Vice President Wendy Harker called the meeting to order. Mr. Heaton was excused. All other members were present including Mayor Farkas. An error in the July minutes was noted by Mrs. Lansberry. The sealed bid submitted by Youngblood Paving was misread. All other bids separated the add-on but after closer examination, Youngblood had included the add-on in the bid resulting in a change in the awarding of the 2021 paving project. All council members were called and it was agreed verbally that the bid from Protech Asphalt be rejected as the low bid and changed to Youngblood Paving. Mrs. Sepp at this time moved to accept the low bid from Youngblood Paving in the amount of \$57,080.75 for the General Fund Project and \$65,950.50 for the Liquid Fuel Project. The motion was seconded by Mr. Harris and a roll-call vote accepted the motion as follows: Mrs. Sepp – yes; Mr. Kosanovich – yes; Mr. Harris – yes; Mr. Little – yes and Ms. Harker- yes. The July minutes were then approved unanimously with the above-noted correction by a Sepp/Harris motion. The Officers reports were approved unanimously by a Harris/Little motion.

Mr. Harris moved to hear the residents present at the meeting and was seconded by Mr. Little. The motion passed.

Mr. Robert Tate informed council that Ann Street is very rutted and should be redone. Mr. Little said that the street department employees will take care of it. He also asked about a piece of property on West 6<sup>th</sup> Avenue, the last house before 37<sup>th</sup> Street Extension owned by his niece. There is a little piece between her house and 37<sup>th</sup> Street extension by the water tank that she would like to purchase. They believe that it is owned by the borough. Mr. Budicak said that it would have to be advertised. He will look at the deed to determine the owner and will get back to us to see what the next step would be.

Mr. Jake Tate, 335 Brook Street saw that the blocks were delivered and asked if they were for the creek across from his property. There is other work that has to be done before the blocks can be installed. He also said that it has been 4 years since any gravel has been placed on his road. He would be willing to spread it if the borough would supply the gravel.

Mrs. Nora Soos, 102 37<sup>th</sup> Street Extension had a complaint about grass cutting at the ballfield. She asked if borough equipment was being used to cut the ballfields because Wendy Harker was seen cutting the grass there. Ms. Harker deferred the complaint to Mr. Little. He explained that he is contracted to cut the ball fields and he uses his own equipment to do so. Ms. Harker was cutting the grass at the park using borough equipment because the borough employees were off, one on vacation and the other one off with an injury when a belt broke on the zero turn mower. Mr. Little repaired the belt and had her take a couple of passes to make sure it was fixed. Mrs. Soos said that borough equipment should not be used for contracted work. Mr. Little assured that he was using his own equipment to cut the ball fields. She also asked why shelter rentals at the park have to be paid for in cash, not by check. Sonya Arondalt, 113 Boyd Avenue wanted pay by check. She called about the rental 2 weeks before and the night before the rental, went to sign the contract and was told by Mr. Little that he couldn't accept a check, only cash. Is the money being properly used? Mr. Kosanovich, fire department treasurer said that he is given a copy of each contract with the cash payment. Mr. Little said the cash payment allows for a more timely return of the deposit. Arguments continued and it was finally stated that this is not borough business, and should be brought up at the fire department meetings, not borough council meetings. At this point, Mrs. McNeely, council member got up and exited the meeting.

Mr. Bob Kaib, 3782 West 5<sup>th</sup> Avenue at this point asked why personal equipment is parked in the fire department parking lot when it is borough property. The department leases the property from the borough. Tempers continued to rise and the Mayor asked that everyone keep their tempers in check. Ms. Harker finally used the gavel to return order to the meeting.

Mr. Steve Wellendorf, head of BCCS (Beaver County Christian School) is working with a realtor to sell the property at 3601 Short Street. He does not want it to become an abandoned property but there is a problem with issuing an occupancy permit. The property is zone R-1 residential but the buyer has not disclosed his planned usage to the borough. Mr. Wellendorf feels that the borough is blocking the sale of the property. We

are not trying to block the sale, but our zoning officer is a little concerned about the inspection. He does not feel qualified to do a commercial inspection. The buyer is obligated to buy the property as is and understands that he will have to apply for a conditional use if not within the listed zoning uses. Mr. Budicak suggested that we contact our commercial zoning company, code systems to seek information on an inspection. Mr. Lemmon, our code enforcement officer will contact Mr. Bleakney to find out the proper way to inspect the property.

Mr. Mark May, 118 Coolidge Street discussed Wilson Avenue. Wilson Avenue goes down to his driveway and the neighbor's house. It stops at his driveway and anyone who comes down gets stuck. If a vehicle is at the top, his neighbor can't get out of his driveway in the winter. Police are called and he is threatened with a ticket if he doesn't move his vehicle. He wants to see the road opened to Railroad Street. Mr. Heaton left instructions regarding this issue and it will be discussed under new business and we will get back to you with our decision.

Mr. Jim Mathey, 114 Wilson Avenue, doesn't want to see it connected to Railroad Street. He would like to see the road extended another 50 feet and re-topped so that it can be plowed in the winter. He would like the no parking sign put back up. We will let him know our decision as well.

Pat Pico, 3767 West 5<sup>th</sup> Avenue told council that the pipe under neighbor's driveway causes water to run across the road and back up. The ditch isn't opened. Lou will check the pipe on W 5<sup>th</sup> and 43<sup>rd</sup> street. The storm drain is clogged and he will get that unclogged and dig a ditch to run the water into the drain.

Mr. Brent Robison, 3812 High Street Extension was again present to complain about the water coming down from the neighbor's French drains which are directed to his property. Mr. Pullman owns the rental property and this has been ongoing for years. His garage is being flooded. The storm drain at his driveway is still not working. The neighbor should fix the drains on his property, the borough is not permitted to do work on private property. You should not run water directly onto another person's property. He has a copy of the letter to Mr. Pullman written by our former solicitor addressing the issue. If the storm drain issue is not resolved, he will lodge a complaint with DEP. He would also like to see the no parking sign on High Street Extension put back up. This sign was removed by a citizen.

The use of borough equipment to do private work was again brought up by members of the audience and they firmly believe that it should be enforced that no one is permitted to use or borrow borough equipment. Mr. Little again stated that he uses his own equipment to cut the ballfields.

Jake Tate commented that borough equipment has a usage log and it should be used. He knows this because he was at one time employed by the borough. This would definitely cut down all of the accusations that have surfaced this evening.

Mr. William Sepp, 4307 West 4<sup>th</sup> Avenue. He has only missed 3 meetings in the past three years and no one should borrow borough equipment. The president should not give permission to anyone to use the equipment, all members should have been consulted. Everyone should learn to communicate with each other and work together.

With no other residents present Mr. Little moved to return to the regular order of business and was seconded by Mr. Harris. The motion passed.

#### Old Business

**Parks and Playground** – Mrs. Sepp – none

**Sewers and Sanitation** - Mr. Kosanovich reported that the state Covid grant in the amount of \$60,917.48 has been received but it must be used for sewers and other infrastructure. Another grant in the same amount will be received next year. He has contacted Insight Pipe for some quotes for relining.

**Ordinances** - none

**Buildings and Equipment** – Mr. Harris – none

**Streets, Lighting and Bridges** – Mr. Little reported that the new truck has been repaired. He expressed his thanks to Ms. Harker for her help while the borough employees were not available.

**Police and Fire** – Ms. Harker – the issue with dumping on Rock Avenue should be followed up to be sure that citations were issued and the dumping has ceased. There have been numerous problems with dirt bikes, mini bikes and quads causing damage throughout the park. The police have been notified and are aware of the problem but the operators need to be caught before anything can be done. There is no signage restricting them from being in the park so we should erect signs.

Bids were received for the removal of 5 trees at the park – 2 at Shelter 2 and 3 at the monument (all pine trees). The cost for all of them is \$4400.00. Mrs. Sepp moved to accept the bid from Steve Cable in the amount of \$4400.00 and seconded by Mr. Little. A roll-call vote approved the motion as follows: Mrs. Sepp – yes; Mr. Kosanovich – yes; Mr. Harris – yes; Mr. Little – yes and Ms. Harker- yes.  
Mr. Budicak – none

Mayor Farkas – People do not know what is involved in our business and there should not have been such an argument. We need to learn to behave professionally.

#### New Business

**Parks & Playground** – Mrs. Sepp - none - but the high grass issues on West 3<sup>rd</sup>, Harbison Road and High Street need to be addressed. If nothing gets done by the owners, we need to get someone in to cut the grass monthly and file a lien on the property. Limbs down on 43<sup>rd</sup> Street and Glade Street.

**Sewers & Sanitation;** Mr. Kosanovich reported that COG is offering to do a county-wide MS4 advertisement that the county used to do. We are interested so he will let them know. He also informed council that the American Rescue Plan Act from DCED is available to the borough in the amount of \$121,800 which will be distributed in 2 annual payments. He had not applied for the grant previously because we did not have COVID expenditures. The grant also includes expenditures for sewer infrastructure so he is in the process of filling it out and submitting it.

**Ordinances** – none

**Grounds and Equipment** – Mr. Harris none; but the old foundry property now owned by Sullis has had work stopped by DEP because the ground is contaminated and the soil must be removed.

**Streets, Lighting & Bridges** – Mr. Little reported that the back brakes on the old truck have been repaired and Watch children signs on West 10<sup>th</sup> installed. Also the speed limit signs have been replaced. He addressed the Wilson Avenue issue and suggested that the road be opened to Railroad Street and graveled the whole way down. After some discussion on the subject, it was decided that all council members should go down and look at the property involved before a decision is made.

**Police and Fire** – Ms. Harker none

For Mr. Heaton – has anything been done with Mr. See’s empty house on Patterson Avenue? Also, he checked the contract with Young Refuse regarding their request to change the day of trash pick-up in the borough. Nothing in the contract prohibits the change.

Mayor Farkas - none.

Mr. Budicak asked Mr. Robison for a copy of the letter from our solicitor to Mr. Pullman so that he can further address that issue. He also said that the inspection of the Beaver County Christian School needs to be done and the sale would be contingent upon the results of the inspection. Any usage issues or re-zoning would need to be resolved by the owner. He explained that council does have the right to hire someone to cut grass on the properties mentioned and attach at lien. He further explained that if the property would be sold under a tax sale the lien would be covered; however, if the property would go for a judicial or sheriff sale the money could not be recuperated.

Mrs. Sepp asked if cars parked along streets with no stickers or inspection could be tagged and towed. The cars are not on private property, but on borough roads.

The August bills were presented to council and Mr. Little moved to pay the borough bills seconded by Mrs. Sepp. The motion passed unanimously.

Mrs. Sepp moved to ratify all purchases made by committees and was seconded by Mr. Little. The motion passed all yeas.

With no further business to discuss Mr. Little moved for adjournment at 9:00 p.m., seconded by Mr. Harris. The motion carried.

Respectfully Submitted,

Patricia Lansberry  
Borough Secretary