

**BOROUGH OF WHITE OAK**  
**Minutes of a Council Meeting**  
**February 18, 2019, 8:00 PM**

**CALL TO ORDER:** President Dave Pasternak called the meeting to order at 8:01PM.

**PLEDGE OF ALLEGIANCE:** Dave Pasternak

**ROLL CALL:** Dave Pasternak requested the roll call. In attendance was:

**Elected Officials:**

Mayor Ina Marton  
David J. Pasternak, President  
Edward Babyak  
Louis Bender  
Charles Davis  
Stephen Pholar  
Kenneth Robb

**Borough Staff and Professional Services:**

Krishna DiMascio, Borough Solicitor  
Kenneth Hillman, Borough Engineer  
John Palyo, Borough Manager  
MaryAnn Winemiller, Admin. Asst.

**MINUTES:** Charles Davis made a motion to accept the minutes of the January 21, 2019 Council Meeting. Kenneth Robb seconded the motion. The motion was unanimously approved.

**EXECUTIVE SESSION:** Krisha DiMascio announced that prior to the Council meeting of February 18, 2019, Council had an Executive Session to discuss personnel and pending legal matters. Following the Workshop meeting of February 11, 2019, Council had an Executive Session to discuss personnel and pending legal matters.

**DEMOLITION: Extension results/progress of the structures as per the 8/20/2018 Public Hearing**

- 1.) 606 New Jersey Street White Oak, PA 15131 (460-L-275)
- 2.) 700 New Jersey Street White Oak, PA 15131 (460-L-284)
- 3.) 738 O'Neil Boulevard White Oak, PA 15131 (461-J-275)
- 4.) 2420 O'Neil Boulevard White Oak, PA 15131 (461-F-333)
- 5.) 608 Osborne Street White Oak, PA 15131 (460-G-387)
- 6.) 1828 California Avenue White Oak, PA 15131 (551-B-091)

Code Enforcement Officer Brian Dinkfelt, summarized the status of each structure: Provided written report with current photographs of each structure. In summary:

606 New Jersey Street White Oak, PA 15131 (460-L-275): No Progress, contact with owner  
700 New Jersey Street White Oak, PA 15131 (460-L-284): Owner Demolished structure.  
738 O'Neil Boulevard White Oak, PA 15131 (461-J-275): No Progress, no contact with owner  
2420 O'Neil Boulevard White Oak, PA 15131 (461-F-333): No Progress, no contact with owner  
608 Osborne Street White Oak, PA 15131 (460-G-387): Measureable progress on home repairs, not at occupancy level at this time, active contact with owner

1828 California Avenue White Oak, PA 15131 (551-B-091): Measureable progress on home repairs, not at occupancy level at this time, active contact with owner

**PUBLIC COMMENTS:**

Keith Strozier and Kareem Sarvis, 738 O’Neil Boulevard: Has no water, was connected to a well, now disconnected. Municipal Authority Westmoreland County quoted a price of \$20,000.00 to \$30,000.00 to bring in water lines if they don’t have to open up O’ Neil Blvd., house was an “As Is” purchase. Owners requested an extension of time to explore other water line options.

Karl Honse, 606 New Jersey Avenue: The potential sale of the property fell through, Thanks for the extension, but could not do anything with house.

**PRESIDENT’S REPORT:** Dave Pasternak, no report

**MAYOR’S REPORT:** Mayor Marton provided the Police Activity Report for January 2019.

Arrests: 14 (12 adults / 2 juveniles)	
Deceptive or Fraudulent Business Practices	1
Drug offenses (Violation of Title 35)	6
Harassment (Summary Assault)	4
Public Drunkenness	1
Theft	2
Summary Traffic Violations	57
<b>Total incidents</b>	<b>597</b>

**COUNCIL COMMITTEE REPORTS:**

**FINANCE:** Dave Pasternak presented the finance report.

Kenneth Robb made a motion to accept the Treasurer’s report for January 2019 as read. Charles Davis seconded the motion. The motion was unanimously approved.

Kenneth Robb made a Motion approving the Check Register for the month of January, which includes Electronic Fund Transfers and General Fund Checks in the following ranges (204012 to 204121) totaling \$497,222.37. Charles Davis seconded the motion. The motion was unanimously approved.

Charles Davis made a motion authorizing the following Interfund Transfers for January. Edward Babyak seconded the motion. The motion was unanimously approved.

From	To	Amount
Liquid Fuels	General Fund	27,066.19
Solid Waste	General Fund	62,727.69
Post Retirement	General Fund	5,079.63
General Fund	Capital Projects	186.24
<b>Total Transfers</b>		<b>\$95,059.75</b>

**HEALTH, ENVIRONMENT AND CABLE:** Stephen Pholar presented the health, environment and cable report.

Stephen Pholar made a motion authorizing payment to Dave Collura Wildlife Control, in the amount of \$600.00 for services in the month of January 2019. Kenneth Robb seconded the motion. The motion was unanimously approved.

Stephen Pholar made a Motion to satisfy the following liens as paid in full. Kenneth Robb seconded the motion. The motion was unanimously approved.

Lot & Block	Lien Number
460-L-00284	GD16-002450
648-R-271	GD16-002256

**PARKS AND RECREATION:** Louis Bender presented the parks and recreation report

Lou Bender made the motion to accept the proposal from Dave Kisan in the amount of \$1,890.00 for the replacement of seven cameras located at the Heritage Hill Pool and Concession area. The Costs includes parts and Labor. The motion was seconded by Charles Davis. The Motion was unanimously approved.

**PLANNING AND ZONING:** Edward Babyak, presented the planning and zoning report

The monthly report for January is available for review during normal business hours

Announcement: The Zoning Board is scheduled to meet on Thursday, March 7<sup>th</sup>, 7:30PM for the purpose of a variance request by Robert Goss, 2908 McClintock Road to construct a fence to partially enclose the front yard and to extend the height to five feet.

**PUBLIC SAFETY REPORT:** Kenneth Robb presented the public safety report.

Kenneth Robb made a motion to ratify action taken at the February 11, 2019 Workshop meeting for the purpose of the Borough hosting the next ASHE (Active Shooter /Hostile Event) Working Group meeting on Wednesday March 20<sup>th</sup>, from 11:30 AM to 1:30 PM and to have the Borough pay for lunch for the attendees.

**PUBLIC WORKS:** Mr. Charles Davis presented the public works report.

The monthly report for January is available for review during normal business hours.

**PERSONNEL:** Dave Pasternak presented the personnel report.

Ed Babyak made a motion to authorize the accrual of compensatory time (comp time) for MaryAnn Winemiller for attending monthly Council and Workshop meetings. (The use of comp time must follow the procedures approved within the personnel policy). Kenneth Robb seconded the motion. The motion was unanimously approved.

Kenneth Robb made a motion to authorize the accrual of compensatory time (comp time) for Brian Dinkfelt for attending, when scheduled, monthly Planning Commission and Zoning Hearing Board meetings. (The use of accrued comp time must follow the procedures approved within the adopted personnel policy). Steve Pholar seconded the motion. The motion was unanimously approved.

Charles Davis made the motion to authorize the accrual of compensatory time (comp time) for Brain Dinkfelt for responding to an emergency house fire located at 1701 Ohio Avenue on February 5, 2019 and attending the Council meeting on February 18, 2019 for the purposes of addressing structures on the demolition list. (The use of accrued comp time must follow the procedures approved within the adopted personnel policy). Kenneth Robb seconded the motion. The motion was unanimously approved.

Kenneth Robb made the motion that any Administrative employee that had compensatory time accrued at the end of 2018 may use that time in the first quarter of 2019. This is a one-time non-precedent setting due to being short staffed in 2018. Ed Babyak seconded the motion. The motion was unanimously passed.

**TAX COLLECTORS' REPORTS:** Dave Pasternak read the reports.

Charles Davis made a motion to accept the Tax Collectors' Reports and the correction to the Delinquent / Liened Real Estate Tax from January's Meeting and pay the commissions and fees due. Ed Babyak seconded the motion. The motion was unanimously approved.

**ENGINEER'S REPORT:** Kenneth Hillman presented the Engineer's report.

Charles Davis made a motion to authorize the payment of Pay Request #2 in the amount of \$29,966.40 to Tennis Roofing, Inc. for the Bathhouse/Pool Roof Replacement Project as reviewed and approved by the Engineer and authorize the Borough Manager to sign the above listed requests on behalf of the Borough. Steve Pholar seconded the motion. The motion was unanimously approved.

Kenneth Robb made a motion to accept the Engineer's Report and pay the fees due to Senate Engineering Company for Invoices #54579, #54580, #54581, #54582, #54583, #54584, #54585, all dated January 28, 2019, totaling \$8,948.00. Ed Babyak seconded the motion. The motion was unanimously approved.

**SOLICITOR'S REPORT:** Krisha DiMascio presented the Solicitor's Report in Executive Session.

Charles Davis made a motion to accept the Solicitor's Report. Kenneth Robb seconded the motion. The motion was unanimously approved.

Kenneth Robb made a Motion to authorize the payment for the filing of Municipal Liens for Delinquent Garbage Fees for the years 2015, 2016 & 2017 to Dodaro, Matta & Cambest for Filing #3 dated January 22, 2019 in an amount of \$ 9,895.16 and Filing #4 dated January 25, 2019 in an amount of \$ 11,394.76, totaling \$21,289.92. Ed Babyak seconded the motion.

**RESOLUTIONS AND ORDINANCES:** Krisha DiMascio presented the following Resolutions

Edward Babyak made a motion to approve Resolution #2019-02 To make refund of certain real property taxes to certain property owners as hereinafter listed by reason of official change order, gentrification, issued by the Allegheny County Board of Assessments, appeals and review as well as abatements or overpayments Charles Davis seconded the motion. The motion was unanimously approved.

Ed Babyak made a motion to authorizing the filing of a \$75,000 grant request under the CTIF Program through the Redevelopment Authority of Allegheny County and approving the President of Council and the Borough Manager as appropriate signatories for all grant documents for the WOAA Restroom Rehabilitation Project Phase 2. Kenneth Robb seconded the motion. The motion was unanimously approved.

**NEW BUSINESS:**

Kenneth Robb made a motion to increase Dodaro, Matta & Cambest hourly rate \$15.00 per hour to a new rate of \$100.00 per hour effective March 1, 2019. Charles Davis seconded the motion. President Dave Pasternak asked for a Roll Call Vote.

Roll Call Vote:

Yes Votes: Louis Bender, Edward Babyak, Dave Pasternak, Charles Davis, Stephen Pholar, Kenneth Robb

No Votes: None

The motion passed with six (6) yes votes and zero (0) no votes.

**OLD BUSINESS:**

Kenneth Robb made a motion to give a six month extension for owners to obtain occupancy at 608 Osborne Street White Oak, PA 15131 (460-G-387) and 1828 California Avenue White Oak, PA 15131 (551-B-091) as a result of measurable progress on the improvements to the structures. Charles Davis seconded the motion. President Dave Pasternak asked for a Roll Call Vote.

Roll Call Vote:

Yes Votes: Louis Bender, Edward Babyak, Dave Pasternak, Charles Davis, Stephen Pholar, Kenneth Robb

No Votes: None

The motion passed with six (6) yes votes and zero (0) no votes.

Kenneth Robb made a motion to give a six month extension for owners to obtain a water line and occupancy at 738 O'Neil Boulevard White Oak, PA 15131 (461-J-275) provided that all taxes and outstanding balances on solid waste are brought current within the next thirty (30) days. Edward Babyak seconded the motion. President Dave Pasternak asked for a Roll Call Vote.

Roll Call Vote:

Yes Votes: Louis Bender, Edward Babyak, Dave Pasternak, Charles Davis, Stephen Pholar, Kenneth Robb

No Votes: None

The motion passed with six (6 yes votes and zero (0) no votes.

Kenneth Robb made a motion to remove the following structure, 700 New Jersey Street White Oak, PA 15131 (460-L-284), from the demolition list as a result of the owner demolishing the property himself. Edward Babyak seconded the motion. President Dave Pasternak asked for a Roll Call Vote.

Roll Call Vote:

Yes Votes: Louis Bender, Edward Babyak, Dave Pasternak, Charles Davis, Stephen Pholar, Kenneth Robb

No Votes: None

The motion passed with six (6 yes votes and zero (0) no votes.

**ANNOUNCEMENTS:**

- March 11, 2019, 6:45 PM – Council Workshop Meeting (Open to the Public)
- March 18, 2019, 6:45 PM – Council Workshop Meeting (Open to the Public)
  - 8:00 PM – Council Meeting (Open to the Public)

**ADJOURNMENT:**

Charles Davis made a motion to adjourn the meeting at 8:38 PM. Ed Babyak seconded the motion. The motion was unanimously approved.

Respectfully submitted,

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John Palyo  
Borough Manager, Secretary & Treasurer

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Date Approved by Council