

**TOWNSHIP OF O'HARA
COUNCIL REGULAR MEETING MINUTES
MARCH 21, 2023**

I. OPENING PROCEDURES

- A. Call to Order by Vice President Eccles at 7:02 p.m.
- B. Pledge of Allegiance led by Vice President Eccles.
- C. Roll Call

Council Members Present: Cassandra R. Eccles, Vice-President of Council; Richard S. Hughes, First Ward; George H. Stewart*, Second Ward; Michael F. Hammill, Third Ward; Olivia T. Payne, Fourth Ward; John R. Denny, Jr., At-Large

Absent: Robert John Smith, President of Council

Also Present: Julie A. Jakubec, CPA, CGMA, Township Manager; Dan Garfinkel, Township Solicitor; Charles W. Steinert, Jr., P.E., Township Engineer; Christopher Komora, Special Projects Coordinator/Code Enforcement Officer; Todd Giammatteo, Public Service Superintendent; Jay Davis, Police Superintendent; Cathy Bubas, Manager's Secretary

(*) Mr. Stewart attended the meeting via zoom.com.
President Smith was tending to a personal matter.

II. MINUTES

- A. Council Workshop - February 7, 2023
- B. Council Regular Meeting – February 14, 2023

Motion by Mr. Hughes to approve the subject minutes as presented was seconded by Ms. Payne and carried unanimously.

III. REPORTS

- A. Other Organizations and Agencies Reports

Mr. Stewart noted items discussed during an Executive Session of the North Hills Council of Governments.

Vice President Eccles recalled meeting with Mark Rothert, the new Executive Director at the Lauri Ann West Community Center for orientation on March 15. The Board will discuss goals for 2023 at the April 21st meeting.

B. Monthly Departmental Reports

Mr. Hughes asked if it is typical for more rental inspections to fail than pass. Mr. Komora confirmed and explained common causes for failure, including lack of or dead batteries in smoke detectors, no GFI outlets within 6' of water source, tenant turnovers. It was noted the Township has approximately 600 rental units, including The Docks with six buildings and O'Hara Woods with three buildings.

Ms. Payne asked if the property owners are notified of the upcoming inspections, which staff affirmed.

Mr. Stewart questioned the number of Saxonburg Boulevard residents that are not connected to the new sewer line, which Mr. Komora indicated to be six properties not connected.

Mr. Stewart inquired about cost projections for the road paving program. Mr. Steinert, Jr., P.E. anticipated the cost of asphalt and labor to exceed inflation. Mr. Stewart inquired about potential savings due to the mild winter. Mr. Steinert, Jr., P.E. explained the ground freezing and thawing did not help.

Mr. Stewart inquired about follow-ups after people had refused assistance from Jalen Byrd, the Social Services Coordinator. Police Superintendent Davis stated Mr. Byrd handled the situation and discussion could continue in executive session.

Mr. Stewart thanked Police Superintendent Davis for explaining the incident that occurred on Dorseyville Road. He also commended the police for their good job on the Comfort Inn. Vice President Eccles asked if the County Police are involved with the Comfort Inn situation, which Police Superintendent Davis confirmed, noting the County has services available to them that the Township does not.

Vice President Eccles commended the Police Training.

C. Manager's Report

Mr. Stewart noted typographical errors at the bottom of the first page of the Finance Report.

IV. OLD BUSINESS

A. Ordinances - Second Reading and Adoption

(1) Amending and Restating the Township Nuisance Ordinance B-4-2023

Manager Jakubec stated each year staff reviews ordinances that may need updated. Staff reviewed the current Nuisance Ordinance and has recommended further clarifications in the ordinance. Definitions of 'compost', 'composting' and 'odor' have been included; updates concerning garbage storage containers relative to the new trash collection contract; and odor emanating from a property.

Motion by Mr. Denny, Jr. to adopt ordinance Bill No. B-4-2023 was seconded by Mr. Hammill.

Mr. Stewart questioned what would be considered disorderly conduct or obscene language. Manager Jakubec provided an example of someone screaming certain words in the middle of the park.

On roll call the motion carried unanimously.

- (2) Amending and Restating the Township Solid Waste Storage, B-5-2023
Collection and Disposal Ordinance

The Manager explained as a result of changes in the manner trash will be collected based on the new contract with Waste Management, staff reviewed the Solid Waste Storage, Collection and Disposal ordinance and has recommended updates to correlate to the new contract. She also referenced a note from Waste Management indicating they would pick up manure with the new contract since it is contactless.

Motion by Mr. Hughes to adopt ordinance Bill No. B-5-2023 was seconded by Mr. Hammill and carried unanimously.

V. NEW BUSINESS

A. Ordinance - Introduction for First Reading

- (1) Condemning An Easement for Ravine Street Stormwater B-10-2023
Project Affecting Property Owned by Leo J. Wagner,
Identified in the Office of Property Assessment of Allegheny
County as Block Lot No. 167-H-271

Manager Jakubec noted the Township of O'Hara and Shaler Township have agreed to work together to reduce stormwater runoff problems on Ravine Street. Shaler will redirect the runoff to a new location that will discharge the stormwater into the natural stormwater channel and into a 36" stormwater pipe under Ravine Street. The Township will need to acquire an easement to improve the flow channel to the point of connection to the stormwater pipe. It was noted taxes on the property have been delinquent since the 1960's and the property owner cannot be located.

Motion by Ms. Payne to introduce ordinance Bill No. B-10-2023 was seconded by Mr. Denny, Jr. and carried unanimously.

B. Resolution

- (1) Authorizing the Purchase of Three Electric Vehicle Charging B-11-2023
Stations

The Manager stated due to the increasing popularity of electric vehicles, staff has recommended the purchase of three additional electric vehicle charging stations. One station would be installed at the municipal building and two additional stations would be installed at O'Hara Township

Community Park. The charging stations would be purchased through a Pennsylvania CoStars contract from National E Solutions. The total cost of the three electric vehicle charging stations after rebates would be \$24,918.00.

Motion by Mr. Hughes to approve resolution Bill No. B-11-2023 was seconded by Mr. Denny, Jr.

Ms. Payne questioned if people have to pay to use the charging stations. Manager Jakubec stated that currently the first hour is free. However, further discussion is included later on the agenda.

On roll call the motion carried unanimously.

C. Motions

- (1) Recommending the Submittal of the Proposed Zoning Ordinance Amendment to Allow Chickens in Residential Areas to Allegheny County Economic Development Planning Division for Review

Manager Jakubec noted updates and corrections from the March 14th discussion have been incorporated into the proposed ordinance. The Pennsylvania Municipalities Planning Code requires any zoning ordinance to be reviewed by Allegheny County Economic Development Planning Division prior to Council acting. The County will have 45 days to review the proposed ordinance and provide comments.

Motion by Ms. Payne to submit the proposed zoning ordinance amendment to allow chickens in residential areas to Allegheny County Economic Development Planning Division for Review was seconded by Mr. Hammill.

Mr. Dan Meinert, Crawford Lane, recalled President Smith had recommended taking out the requirement for a plan for manure and wastes, but it is still in the ordinance. Since the chicken manure can be put out with garbage, Mr. Meinert indicated it does not make sense to leave that in the ordinance.

Mr. Denny, Jr. referred to the Township Solicitor regarding making changes to the proposed ordinance. Solicitor Garfinkel advised the proposed ordinance should be finalized prior to submitting it to the county for review. Vice President Eccles asked if Council could make changes this evening. Mr. Hughes did not oppose keeping the required waste manure plan in the ordinance, as the plan could be to place in the trash.

Mr. Meinert also recalled the 'State and Federal Regulations' were moved elsewhere in the ordinance and did not think the verbiage was necessary. Vice President Eccles thought the 'State and Federal Regulations' is just a reminder and provides the Township the authority to issue a citation if someone is not abiding by the rules.

Ms. Joycelin Tan, 55 Kittanning Pike, referenced Section 7.b, and requested Council to consider allowing in an enclosed side yard as an option for those who do not have a back yard. Completely fenced and not visible. She noted some people have rear yards that are concrete.

Vice President Eccles indicated people can pursue a variance. Manager Jakubec added that the Township cannot address every unique circumstance. It was noted the cost to request a variance is \$200 and involves advertising and notifying neighbors.

Solicitor Garfinkel advised Council to not make any changes after it goes through the County review process. Mr. Denny, Jr. asked if the County has questions, does the process begin all over. Solicitor Garfinkel stated the process would not be any different. Manager Jakubec noted Council does not have to do what the County recommends. The process involves introducing the ordinance followed by a Public Hearing and adoption.

Vice President Eccles thanked everyone on the committee for their work on the proposed ordinance.

Mr. Hammill requested residents to be courteous and respectful of your neighbors.

On voice vote the motion carried unanimously.

(2) Authorizing the Auctioning of Used Play Structures and Equipment on Municibid

Manager Jakubec stated a play structure at Beulah Frey Park, and other play equipment at various parks need to be replaced. Staff has requested authorization to sell the play equipment through Municibid, an online auction company where the Township gets money for equipment no longer used and other municipalities and individuals have an opportunity to purchase needed equipment at a price they can afford. Auctioning equipment through Municibid has been quite lucrative.

Motion by Mr. Denny, Jr. to authorize the auctioning of used play structures and equipment on Municibid was seconded by Ms. Payne and carried unanimously.

VI. OTHER BUSINESS

A. EV Charging Stations

The Manager referenced a memo explaining the results of research conducted on the existing electric vehicle charging stations the Township has installed at O'Hara Township Community Park and Lauri Ann West Community Center. Staff is suggesting a new rate structure of \$0.15 per kilowatt hour so all users of the charging stations cover the costs.

Motion by Mr. Hughes to implement the new rate structure for the electric vehicle charging stations was seconded by Mr. Hammill.

It was noted that a person charging their vehicle in a park overnight was charged \$28. Under the new structure they would pay \$13. Vehicles parked in the park for an extended period would be towed.

On voice vote the motion carried unanimously.

Manager Jakubec indicated she would notify Mr. Rothert, Executive Director of the community center about the change so he could let the members know of the change.

VII. COMMUNICATIONS

A. Citizens

There were no comments.

B. Council

Mr. Hughes recalled the adhoc committee appointed to work on the management review process and questioned if the committee could begin meeting.

Solicitor Garfinkel indicated the committee would not violate the Sunshine Law by meeting, and to go ahead and get to work.

Mr. Stewart noted ice is draining from a hillside and believed a stormwater pipe to be clogged. He questioned if the Township could unclog the pipe without easements. Mr. Steinert, Jr., P.E. stated the Township owns the drainage basin, but the channel is on private property and is the responsibility of the property owner. Mr. Stewart expressed concern about kids falling on the ice at a bus stop. Mr. Steinert, Jr., P.E. indicated he and Mr. Giammateo would meet at the site.

C. Staff

Manager Jakubec informed Council that the Township was awarded a Pennsylvania Department of Conservation and Economic Development grant for the O'Hara Township Community Park trail. The amount of the award is \$62,500 with a Township match. Staff will meet with engineers at Lennon Smith Souleret to discuss the project, which may include relocating the bridge.

VIII. ADJOURNMENT

Motion by Mr. Denny, Jr. to adjourn the meeting was seconded by Mr. Hammill and carried unanimously. The meeting adjourned at 7:45 p.m.


Cathy Bubas, Manager's Secretary

Attachment: Attendance Sheet(s)

SIGN-IN SHEET

DATE: 3-21-2023

TOWNSHIP OF O'HARA

Council Regular Meeting

Regina Carr

171 Valley View Dr Pgh

Name _____

Address or Organization

DAN M. McInt

118 C, confirmed done

Name

Address or Organization

George Stewart via zoom

Name _____

Address or Organization

Name _____

Name _____

53 Key Point D

Name _____

Address or Organization

Jocelyn Tan via Zoom

Name _____

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Name

Address or Organization

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