

**CITY COUNCIL MEETING  
MINUTES  
Monday, July 7, 2008  
7:00 p.m.**

Mayor Eisaman called the meeting to order at 7:00 p.m. City Administrator, Susan Trout, took roll call with the following members present: Councilman Johnson, Councilman Peterinelli, Councilman Tridico, Councilman Finfrock and Mayor Eisaman. City Solicitor, Timothy McCormick and Fiscal Director/City Treasurer, Mary Perez were also present.

**\*\*\*PLEDGE OF ALLEGIANCE\*\*\*** Mayor Eisaman

**\*\*\*BIDS\*\*\***

**C-Lot (Franca and Joe Peluso) Parking Garage Rehabilitation.** Ms. Trout, “We opened bids on C-Lot which is also known as the Franca and Joe Peluso Parking Garage lot located on Pennsylvania Avenue near our C-Lot property across from Bortz Hardware. It’s a two-level garage. An advertised public opening of bids was conducted at 1:15 p.m. on July 2, 2008 at City Hall. Bob Charley, Mary Perez and I reviewed the bids, and we recommend Council accept the bid from the low bidder, Nathan Contracting. In addition to our recommendation, our consulting engineer on this project, Atlantic Engineering Services, has also submitted a favorable recommendation for Nathan Contracting. We received three bids and Nathan Contracting was the low bidder at the base bid of \$126,888, and this is for replacement of the membrane and some concrete decking and column patching and repair.”

<u>Bidders</u>	<u>Base Bid</u>
<b>Graciano Corporation, Pittsburgh, PA</b>	<b>\$ 144,000</b>
<b>Suburban Maintenance &amp; Construction Co., Cleveland, OH</b>	<b>\$ 169,500</b>
<b>Nathan Contracting, Allison Park, PA</b>	<b>\$ 126,888</b>

Councilman Peterinelli **MOVED** to accept the low bid from Nathan Contracting, and Councilman Tridico **SECONDED**. No discussion. **All voted unanimously to accept.**

**\*\*\*APPROVAL OF LAST MONTH’S COUNCIL MINUTES\*\*\*** Councilman Finfrock **MOVED** to approve the minutes of last month’s Council meeting, and Councilman Johnson **SECONDED**. No discussion. **Unanimously all voted in favor.**

**\*\*\*APPROVAL OF MONTHLY BILL LIST\*\*\*** Councilman Finfrock **MOVED** to approve the monthly bill list and pay the bills as the money becomes available. Councilman Tridico **SECONDED**. No discussion. **Unanimously all voted in favor.**

**\*\*\*REPORTS OF COUNCIL\*\*\***

**Councilman Johnson,** “The Recreation Office has started accepting registrations for the Youth Football and Cheerleading Programs. The Football Program is for boys 7-12 years old, and the Cheerleading Program is for girls 8-12 years old. We’re still taking reservations at this time for the Youth Track and Field Camp. The camp is for children 6-15 years old. It will be held at the Greensburg Salem High School track the week of July 14-18, 2008 from 6:30-8:30 p.m. In addition, this month is the Youth Soccer Camp for children 6-12 years old. It will be held July 21-25, 2008 from 6:00-8:30 p.m. The program will be at Lynch Field’s soccer field. For more information please call the Recreation Office at 724-834-4880. At the Kirk S. Nevin Arena on Saturday, July 19, 2008, ParentWise and the Recreation Department will be hosting the annual Ice Cream Blast. This will start at 12 noon and be over by 4:00 p.m. The cost is \$3 for ages 3-years-old and over. The fee includes cake, ice cream and pop. There will also be entertainment, raffles and auction prizes. The City is sponsoring a free concert featuring ‘Johnny Angel and the Halos’ at the Robertshaw Amphitheater on Sunday, July 20, 2008. The concert will start at 7:00 p.m. and there will also be a Classic Car Cruise that starts at 6:00 p.m. with raffle prizes and 50/50 drawings. That concludes my report.”

**Councilman Peterinelli**, “Donegal Construction completed paving seven streets in the City of Greensburg and they finished the work last Tuesday. The Street Department has been paving five streets, four alleys, and tomorrow they’re paving Russell Avenue. The new street sweeper went into service Friday, June 13, 2008. And just a reminder to the families in Greensburg during the summer the Street Department will not be making daily brush pickups. However, residents can package their brush and trimmings so that Waste Management can pick them up. That’s it, Mayor.”

**Councilman Tridico**, “The Historic and Architectural Review Board (HARB) approved two applications for the City of Greensburg’s storefront improvement grant program totaling \$7,000. These properties are located on South Main Street. One is Joseph Thomas Flower Shop and the other is the Masonic building. The Seton Hill project is progressing. There will be another shipment of steel delivered this week and the week of July 21, 2008. The repairs to the Hutchinson Garage are on target and within budget. It is scheduled to be completed August 4, 2008. That concludes my report.”

**Councilman Finfrock**, “We have a good news/bad news situation. The bad news is the revenues are at 56% of the budget and that’s 3% less than revenues as of June, 2007. This is largely due to what was formerly the EMS tax. Our revenues are down significantly in that area. The City of Greensburg is not immune to what is going on in the world so we are susceptible to revenue decreases just like everybody else is. We do have some problems in the revenue area. The good news is thanks to Mary, Sue and the supervisors, the expenses are at 45% of the budget and this is 2% less than last year. So even with the problems that exist out there these people are doing a fantastic job in keeping the expenses in line and we should be in decent shape as the year goes on.”

**\*\*\*MAYOR’S REPORT\*\*\***

- a. **Code, Fire and Police Reports.** Mayor Eisaman reviewed the Code, Fire and Police Reports. Copies of these reports may be obtained at the respective offices or the City Administration Office.
- b. **29<sup>th</sup> Annual Greensburg Community/School Picnic at Idlewild Park.** Mayor Eisaman, “This year’s event will be held Friday, July 11<sup>th</sup>. Gates open at 10:00 a.m. Discounted tickets at \$14.00 will go on sale at City Hall on Tuesday, Wednesday and Thursday of this week from 8:30 a.m. to 4:00 p.m. Pavilions D-1 and D-2 are available for picnicking and a Scavenger Hunt and prize drawing are part of the planned activities for the day. Registration for prizes begins at 5:00 p.m. at the Main Stage for the drawing at 6:00 p.m. We hope the weather cooperates and everyone can get out to Idlewild and enjoy the day!”
- c. **Summer in the City.** Mayor Eisaman, “Summer in the City activities with regard to the downtown merchants begin Friday, July 18<sup>th</sup>. On Friday, free parking at on-street meters will be available after 11 a.m. in support of visitors to downtown and our participating merchants. Activities will continue Saturday and wrap up on Sunday evening with a car cruise and the ‘Johnny Angel and the Halos’ concert at 7:00 p.m. in St. Clair Park as Councilman Johnson stated in his report.”

**\*\*\*ADOPTION OF BILLS AS ORDINANCES\*\*\***

**Bill No. 6 – AN ORDINANCE OF THE CITY OF GREENSBURG AMENDING CHAPTER 265, ENTITLED, ‘ZONING’ OF ORDINANCE NO. 1646, THE CODE OF THE CITY OF GREENSBURG.** Ms. Trout, “The enactment of this ordinance amends certain sections of Chapter 265 pertaining to Student Homes.”

**\*\*\*COMMENTS/BUSINESS FROM THE FLOOR\*\*\***

**Carolyn Falcon, Fourth Street, Greensburg, PA.** Ms. Falcon, “Are we talking about Bill No. 12?”

Mayor Eisaman, “This is Bill No. 6, which is under Item 10.”

Ms. Falcon, “I have City of Greensburg Ordinance No. 1913 that I received a couple of years ago. Is that what we’re discussing?”

Mayor Eisaman, “Yes. This would be an amendment to that bill. That’s correct.”

**Ben Thompson, 431 Concord Avenue, Greensburg, PA.** Mr. Thompson, "I'm here about the student housing that directly affects me because they live across the street from me. What is the amendment? What changes are you going to make to that bill?"

Mayor Eisaman, "Basically I can give you a brief summary. What we're doing in the downtown district is eliminating the 500-foot distance between student homes because we're hoping some of the merchants downtown would renovate their second and third floors and provide student housing. The 500-foot distance in neighborhoods is not being removed or altered. We also added a definition for student homes that if you're a grad student in the City of Greensburg with two or less residents that would not qualify as student housing either. Obviously parking for student homes is still a concern for us, however, we agreed that if there was a parking lot within a fair distance to a house that qualified for student housing, and that lot was within walking distance for a college student, we would agree to that rather than parking right in front of their house. We're also creating a special permit parking for students that will expire on an annual basis so that we will have better records as far as where students are parking with regards to the resident homes. Also the student housing registration will be done on an annual basis from August 1<sup>st</sup> through July 31<sup>st</sup>. Basically those are the changes."

Mr. Thompson, "That suits me okay. I have no opposition to that. Thank you."

Mayor Eisaman, "Thank you."

**Linda Kurtz, 131 Talbot Avenue, Greensburg, PA.** Ms. Kurtz, "Recently I became involved in the issue of student housing. Two student homes currently exist on Talbot Avenue. One home is registered with the City and one is not. They are 96 feet apart. As you are well aware the City Ordinance requires that student homes be registered and be 500 feet apart. Talbot Avenue is only approximately 300 feet long with nine houses on one side of the street and eight on the other side. A variance was requested by the unregistered student home landlord asking that he be permitted to continue to rent to students. A hearing before the City's Zoning Board was held on June 18, 2008. The request for the variance was denied. I spoke at the hearing in opposition to granting this variance. A petition signed by many homeowners on Talbot Avenue showed a majority favored the denial of the variance. Two neighbors spoke of late-night partying at the registered student home and disturbances to neighbors. Parking has also been a concern. I welcome the addition of new college-sponsored buildings and renovations to existing structures and the new business they may generate in the Greensburg downtown area, but I feel very strongly that you as the City Administration need to continue to stand firm in your support of City homeowners and residents while looking out for the safety and welfare of college students. I'm here today looking to you to vote in favor of the revisions to the City Ordinance regarding student housing and to keep the 500 feet distance requirement between student homes in place. Thank you for your time."

Mayor Eisaman, "Thank you."

Ms. Falcon, "I have a question regarding Item A. on the first page; it says 'all occupied student homes must be issued an occupancy permit by the Planning Department and inspection by the Code Enforcement Department', and how often will that be issued; between every rental or just at the beginning?"

Mayor Eisaman, "Our intent is once we create this common effective date of August 1<sup>st</sup>, then every home that is a student home will have to reapply and be approved annually."

Ms. Falcon, "Okay, because my concern is I've lived next to students for four years; the students were fine, but they don't take very good care of the house. When the owner of the house is renting-to-buy and then the legal owner is also involved, it's hard to tell who to complain to."

Mayor Eisaman, "We're hoping the annual renewal will ensure that public-safety-wise everything is correct on the premises."

Ms. Falcon, "So once a year they would need to apply?"

Mayor Eisaman, "They would need to reapply. That is correct."

Ms. Falcon, "Thank you."

Solicitor McCormick, "I might point out to you, and this applies across the board in all zoning or code violation matters, is we look to the actual property owner to be in charge of keeping the property in code. Even though they might have some sort of agreement with a prospective buyer until they actually have a closing we feel and we've always stood by this that the owner of record is the person responsible."

Ms. Falcon, "Well I've checked the Courthouse today and I wondered about that."

Solicitor McCormick, "Well if there's a violation brought against the property for whatever reason, it will be brought against the deeded owner of the property."

**Denny Fellers, 189 Silvis Farm Road, Greensburg, PA.** Mr. Fellers, “I still have a couple of issues with the ordinance and the provisions or additions to the ordinance; the ability to determine what type of or what group of people somebody can or cannot rent their property to. This ordinance pertains to full-time students or any person enrolled as a full-time student at an institute for higher education. I really don’t understand the legality of it and I know it’s been fought in Courts and everything else, but you can’t write an ordinance restricting distance between properties rented to African Americans, Hispanics, HUD properties, Caucasians, senior citizens, people with kids, single people, childless people and we could go on and on about this. I’m sure everybody in this room and in every neighborhood on every street has good and bad neighbors whether they’re students or non-students, whoever they are. And it seems as if at least from what I’m seeing is that City Council is looking at students as bad neighbors.”

Mayor Eisaman, “Mr. Fellers, I’d like to remind you that you had the opportunity to appeal your zoning denial if you thought the legality was there.”

Mr. Fellers, “Right, and I am just voicing my opinion to City Council at this point in my thoughts and my concerns. Again to me it doesn’t seem like it should be a legal issue necessarily. It should be a fairness issue. It should be holding somebody accountable for their tenants; holding the landlord responsible for who they rent to whether it’s students or anybody else. If there’s a nuisance property in a neighborhood whether it’s students or whoever it is, that property and that landlord should be held accountable for what goes on at that property. And I have a sense it seems like students are being viewed as problems and people don’t want them in their neighborhoods. I understand that some student homes are problems and some student homes that are currently registered and have a student home permit are problem homes. You had mentioned those permits have to be renewed and reapplied for every year. I just want to make sure if a current student house has issues, parking tickets, police reports, underage drinking or whatever goes on at certain properties, that those homes do not continue to receive permits and that other houses that have applied for permits and have all the other requirements including parking be considered to replace those.”

Mayor Eisaman, “I believe that is the City’s intent. We want students to be living in the City and we want the landlords to be proactive working with us and the universities. With the student ordinance our goal was public safety, parking, controlling growth and maintaining the integrity of our neighborhoods. And that’s what we’re trying to accomplish by the original ordinance and this review change to the ordinance.”

Solicitor McCormick, “Obviously the timing of all this with the passage of the original ordinance and now the amendments, I can assure you even before the first ordinance was passed it was thoroughly researched. The issues you’re raising are legitimate issues that were raised by myself and Barb and we researched it and we talked to Council at great length about is this discriminatory, is this legal, an ordinance such as this in the Commonwealth of Pennsylvania? And then they not only passed the ordinance, Barb has spent an exhaustive amount of time listening to the complaints and the praise in the community and reporting back to Council and we’ve made significant revisions to it just to make sure that it is fair. Fair to one isn’t fair to all and that’s what makes America great, but your comments, while they are germane, they have been addressed. They’ve been looked at very carefully in this multi-year process of making sure we do the best we can under all the information we have.”

Mr. Fellers, “I don’t know if it’s even possible or if I’m just looking too deep into it, but I don’t see anywhere in the existing or the new, updated ordinance requirements or guidelines to follow in revoking a permit. It just says they need to reapply every year.”

Mayor Eisaman, “At that time if they’re not to the standards that are required then we don’t have to approve that reapplication.”

Solicitor McCormick, “They would also be cited if they’re not in compliance. They’re like any other property owner; they’re subject to citation and within those authorities the Courts have under the various ordinances they can abate and correct the problem. We have plenty of muster.”

Mayor Eisaman, “You are a very good landlord in the City of Greensburg and we appreciate having you here. However, we have to look at the total picture and not just your scenario and try to carve out niches. That creates more problems for us.”

Mr. Fellers, “I try really hard not to take my own personal situation into things, although it obviously comes up, but I’m looking out for the best interests of the neighborhoods and of the current conditions of some of the student homes; the current physical condition and the current condition of just being a student home. The one lady had mentioned the students are good neighbors and I’m sure there are people here who think the students aren’t good

neighbors. I just want to make sure that good neighbors are good neighbors and that those people be rewarded and continue to be good neighbors and the bad neighbors get moved along. That's what I'm looking out for. I understand and I appreciate that you think I'm a good landlord; and there are bad landlords. You've said it already that there is a process in place and there will be permits revoked and not reissued. Thanks."

Mayor Eisaman, "Thank you."

**Lou Cavardi, 125 South Hamilton Avenue, Greensburg, PA.** Mr. Cavardi, "I myself am a college student here in the City of Greensburg. I just have to say while I think the zoning ordinance is a good idea it seems to me the City just took the ordinance that was passed in a city near Philadelphia and they tried to apply it to a smaller community based in a totally different area. I just heard tonight for example you are planning to exempt downtown Greensburg from the 500 feet rule. You were talking about how you have to take the overall picture, Mr. Mayor, but how is that fair to the rest of the City?"

Mayor Eisaman, "That is fair because at nighttime we have open parking areas. If some of the landlords renovate their second and third floor apartments they'll keep some of the younger people downtown supporting the merchants and restaurants utilizing the parking that is primarily only used from 7:00 a.m. to 5:00 p.m. We're trying to get a mix and that's one of the reasons why we're looking at that."

Mr. Cavardi, "But what happens when downtown becomes overcrowded? What will you do then?"

Mayor Eisaman, "Well that sounds like a good problem, because all of the building owners will be renovating their buildings, real estate taxes will increase due to the improvements and betterments. It could create a problem 10-15 years down the road."

Mr. Cavardi, "I meant more in regards to the 500 feet rule overall in town; what would you do then? Basically what you're saying is 15 years from now, while that 500 feet rule is still in effect, our downtown area is becoming overcrowded with college-age students such as myself."

Mayor Eisaman, "I said our hope is we become a very energized downtown with students living downtown and utilizing the parking."

Mr. Cavardi, "I understand that but I'm bringing up a very pointed, hypothetical situation just as you are. You're saying you hope; I'm saying what if? What if the City becomes overcrowded? What are you going to do then? Are you going to exempt my street, South Hamilton Avenue, from the 500 feet rule? Are you going to exempt Talbot Avenue?"

Mayor Eisaman, "You're not in the downtown district."

Mr. Cavardi, "But that's my point, sir. You're saying it is okay for downtown to not have that 500 feet rule, but the rest of the City is okay. You're saying you have to take the overall picture, but you're not in this situation. You're saying it is okay for one group of people to have this rule...."

Solicitor McCormick, "The problem with your scenario presumes that the housing scheme in the City is all about student housing."

Mr. Cavardi, "No, sir, that's not what I'm saying and that's not what my point is. My point is while you have people that live here you're also going to have students moving here. In the end the City will become overcrowded because you're saying downtown is exempt from the 500 feet rule, while the rest of the City isn't."

Mayor Eisaman, "The ordinance also states that for any housing for students in the downtown the landlord has to either provide parking via a lease from the City of Greensburg or their own private parking."

Mr. Cavardi, "I'm not asking about parking, sir, I'm asking about housing. They're two different issues."

Mayor Eisaman, "If you don't have parking for the students then it's not going to fit. So your idea of the student housing in downtown...."

Mr. Cavardi, "I'm not saying all student housing, that's what it sounds like the City is trying to say."

Mayor Eisaman, "No, we're trying to have a mixed use of housing in downtown Greensburg between young adults, senior citizens and students from the various universities."

Mr. Cavardi, "Fair enough. I just wanted to make sure that was clear most of all."

Mayor Eisaman, "Okay, thank you, Lou."

Mr. Cavardi, "Thank you."

**Dr. Domenic Spino, 208 Center Avenue, Greensburg, PA.** Dr. Spino, "First I want to thank you all very much. You're holding yourselves together very well. I know it hasn't

been easy for you and I think you've come up with a good plan, which is remarkable. What I would like to address is that I don't know if I can have what I want but what I would like is for us to be family-oriented. I think that being in Southwestern Pennsylvania, I think City Council is trying to make the best of what you can do with Greensburg and I can appreciate that. So with these areas outside of what you constitute as being the market area of the City, let's keep this ordinance in place. Let's try to encourage the families. Let's do be careful. There are student homes on my street. Do they party too much? Yes. Do they distract? Yes. It's sort of unfortunate because as a Social Ecologist I think that's the way that it is; we need to be realistic. I think you have been realistic with all these regards and that's why I think you have come up with a nice plan. I think you can probably re-evaluate this down the road. Being overcrowded downtown I find sort of joyous in a way and it does lead us to numerous, even if you look at the word, crisis, that crisis is opportunity for change. These would be good changes you would institute. You have some great heads here. Just in these other areas let's look to keep the families where we can because I think they're less transient which is an important economic piece. Once they do buy a house they'll want to stay there. You know who is in these houses. And I also know from being a person that had rental properties, when I look at the totem pole of who I wanted to rent to, usually the college student was the lowest on who I would be willing to accept. I think they're just a little less mature unfortunately and that goes along with the partying. I would reach out to them but my place isn't really to encourage their responsibility and their values. That's where they are in their life. So let's hope there's no damage done and continue the course that you've set forth. I support it so we'll keep that distance there. Try to do less exemptions; I think it opens you up to some stuff. I think you deserve a lot of congratulations on making the best of the variables presented to you. Thank you."

Mayor Eisaman, "Thank you, Doctor."

Mr. Fellers, "Just a quick follow up to a couple of comments made by City Council in regards to the downtown area and the property owners of downtown being encouraged by this to renovate their buildings and to try and occupy those areas with students who are young adults; what about the property owners in some of these neighborhoods that have properties for sale for more than five years and are vacant and deteriorating? What's going to encourage them to renovate or sell their properties or do something with those properties; specifically Pennsylvania, Harrison and Concord Avenues? There are more than 15 houses for sale right now on those streets; some for over five years and a lot of them are vacant. I have properties for sale over there and as I mentioned before I'm not getting phone calls or offers from single families or families with kids. I'm getting phone calls from students who don't want me to sell my property; they want to rent it from me or a student's parent who wants to buy the property and rent it to their son or daughter and their friends which can't happen. So what's encouraging these property owners, me being one, to keep these properties or what's encouraging families or anybody to move into these areas?"

Mayor Eisaman, "I think not only in that area but all throughout the City we have problems with foreclosures on properties. Our grass cutting bill is already over budget. It's just not properties for sale. We have properties throughout the City we have problems with. Also in the area you're talking about we're promoting homeowner renovations through the Elm Street Program. Academy Hill area had a lot of homes years ago that were duplexes, triplexes, houses for sale, and as those neighbors got together converting them back to single-family, it is now a great neighborhood and they're a unified group that does a lot of work in their neighborhood to maintain the integrity. That is our hope over years and time that the area you referenced will also be that way. There will be homeowners living there in conjunction with college students per the ordinance and everybody will have a revitalized neighborhood."

Mr. Fellers, "That's understandable and that's a good hope and it's a good hope to think the downtown area will be overcrowded with students, too. I don't realistically foresee in the next 10 years either one of those hopes actually coming true. I guess what I'm saying the Academy Hill area, which has been mentioned a lot of times with regards to student housing, concerning its well-being and the type of properties that are up there..."

Mayor Eisaman, "I didn't reference that in regard to student housing. I just said how that neighborhood reformed itself."

Mr. Fellers, "I know but that neighborhood has been brought up in the student home ordinance debate by either people that live there or at other times. I agree that area of Greensburg is a very nice area. It's a great family place and I commend the people who have bought properties and took them from duplexes or triplexes to single-family homes."

Those houses and I think you would agree are in a far different category than the homes on Pennsylvania, Harrison and Concord Avenues; not only in lot size but in size of the home and the structure itself and also the architectural detail of some of those properties. I guess what I'm suggesting or trying to imply is that some other neighborhoods of the City should be considered for student housing as well not just the downtown area, because there is going to be parking problems in the downtown area and I don't understand the reasoning that there's parking available between 5:00 p.m. and 7:00 a.m. and thinking that students aren't going to be home from 7:00 a.m. to 5:00 p.m. or they are not going to need a place to park."

Mayor Eisaman, "Once again, I referenced that prior to the housing being approved in the downtown district the building owner would have to have some type of 24-hour leases available for his tenants."

Mr. Fellers, "And those spaces would be leased from the City of Greensburg?"

Mayor Eisaman, "Whoever; it could be his own parking."

Mr. Fellers, "If there are properties in these aforementioned streets that have off-street parking available or have parking available that may be within a 500-foot distance of another student home I think those houses should be considered for student home permits as well."

Mayor Eisaman, "Thank you."

Ms. Falcon, "I have a question based on what I just heard. If a house was bought and the man or woman who bought it wanted to put his son and one or two friends in there who are full-time students, is that under student housing?"

Mayor Eisaman, "That's under student housing. If the parent and the child is a student are living in the house that would not be considered student housing. But if a parent and a child is living in the house with two other student roommates, that would become student housing."

Ms. Falcon, "If he charged rent."

Mayor Eisaman, "No, it doesn't matter. We have that covered. Our ordinance doesn't reference anything about paying rent; it's just about being a resident."

Ms. Falcon, "I have to say if I owned a house and my son wanted to invite a friend or two and I lived there, too, I wouldn't see a problem with that."

Mayor Eisaman, "The ordinance is two or more students."

Ms. Falcon, "That's still student housing?"

Mayor Eisaman, "Unless they're in grad school or they are all her family, then it's not."

**Helen Torrance, 431 South Main Street, Greensburg, PA.** Ms. Torrance, "I have a question on the 500 feet. Is that two city blocks, three city blocks?"

Mayor Eisaman, "It is defined as 'the distance requirement is measured from closest property corner of a registered student home to closest property corner of a potential student home utilizing air measurements, our G.I.S. system, equal to or more than 500 feet'."

Ms. Ciampini, "We can't answer it like that, Helen."

Ms. Torrance, "I fall right outside the City limits. So if I decided, because I'm a block away, if I decided that I wanted to do student housing, I'm backed right up against the City line on that."

Solicitor McCormick, "Your house outside the City wanted to do student housing?"

Ms. Ciampini, "No, Tim, she's right here on Main on the corner."

Ms. Torrance, "You stop at Fourth Street, right, for downtown?"

Mayor Eisaman, "Correct."

Ms. Torrance, "So how would I know where the nearest student...."

Ms. Ciampini, "You can call the office."

Mayor Eisaman, "Barb has a list of those. And as we go through the year, our list will be more available because it will be very systematic as far as the renewal date. We'll be able to have a better track on it ourselves."

Ms. Torrance, "So whoever gets there first gets the student housing?"

Mayor Eisaman, "That's correct."

Ms. Torrance, "I'm a little concerned about the public safety of the buildings. I'm more concerned with that than the parking issue."

Mayor Eisaman, "Public safety means in student housing we require a smoke alarm system."

Ms. Torrance, "Wired-in smoke alarm system?"

Mayor Eisaman, "Yes."

Ms. Torrance, "And all the other code issues are the same as a business in town?"

Mayor Eisaman, "Yes."  
Ms. Torrance, "All right. Thank you."  
Mayor Eisaman, "You're welcome."

Councilman Tridico **MOVED** to adopt Bill No. 6, and Councilman Peterinelli **SECONDED**. No further discussion. Roll call vote was taken. **All voted unanimously to adopt Bill No. 6.**

Solicitor McCormick, "Barb and I have attended a number of hearings on this and the passage of the amendment. Barb Ciampini deserves a lot of credit because she has really listened well to a lot of the problems and issues that came up in basically putting these amendments together."

Mayor Eisaman, "I will also agree that Barb has been pretty much the front person on this; the good compliments and the bad compliments and she seems to have tried to weigh out everything in a professional manner and made an excellent presentation to Council with regards to the updates."

Ms. Ciampini, "Thank you."

**\*\*\*COUNCIL APPROVAL\*\*\***

- a. Reappointments to the Parking Authority.** Ms. Trout, "Robert Faye and Mary Perez are recommended for reappointment to 5-year terms on the Parking Authority until June 8, 2013."  
Councilman Johnson **MOVED** to approve the reappointments, and Councilman Finfrock **SECONDED**. No discussion. **All voted unanimously to approve.**
- b. Maintenance Agreement between the City of Greensburg and Copier Corporation of America.** Ms. Trout, "Council approval is for the copy machine located at the Robert A. Bell Parking Garage in the amount of \$250 for the period of August 1, 2008 through July 31, 2009 based upon 10,000 copies."  
Councilman Tridico **MOVED** to approve the maintenance agreement, and Councilman Peterinelli **SECONDED**. No discussion. **Mayor Eisaman abstained, and all others voted unanimously to approve.**
- c. Grant Agreement between the City of Greensburg and the Robertshaw Charitable Foundation.** Ms. Trout, "Approval of the terms and conditions set forth by the grant agreement accepts a grant in the amount of \$5,000 to be utilized for quality performances at the SummerSounds concert series at St. Clair Park. Again this is through the Robertshaw Charitable Foundation."  
Councilman Finfrock **MOVED** to accept the grant agreement, and Councilman Johnson **SECONDED**.  
Councilman Peterinelli, "The concerts in the park are going well, Mayor. They're well attended."  
No further discussion. **All voted unanimously to approve.**
- d. Resignation of Paul Stillitano.** Ms. Trout, "Approval accepts the resignation of Paul Stillitano from the part-time position of Parking Facilities Custodian and Maintenance employee effective July 3, 2008."  
Councilman Johnson **MOVED** to approve the resignation, and Councilman Peterinelli **SECONDED**.  
Councilman Johnson, "Is that position open now, Mayor?"  
Ms. Trout, "In a few minutes it might not be."  
No further discussion. **All voted unanimously to approve.**
- e. Hiring of Parking Facilities Custodian and Maintenance Employee.** Ms. Trout, "Approval hires Kenneth Mock in the part-time position to replace Paul Stillitano effective July 14, 2008. Ken will be transferring from a seasonal maintenance position at Mt. Odin. His new rate of pay will be \$9.00 per hour in accordance with the Wage Ordinance."  
Councilman Finfrock **MOVED** to approve the hiring, and Councilman Tridico **SECONDED**. No discussion. **All voted unanimously to approve.**
- f. Amendment to the Agreement between the City of Greensburg and the Greater Greensburg Sewage Authority (GGSA).** Ms. Trout, "Approval

authorizes an amendment to the agreement agreed to at last month's meeting. The amendment submitted by GGSA adds clarification to the agreement that it is their responsibility to repair or replace all catch basins and grates in catch basins in the public storm water system."

Councilman Johnson **MOVED** to approve the amendment, and Councilman Peterinelli **SECONDED**. No discussion. **Mayor Eisaman abstained, and all others voted unanimously to approve the amendment.**

- g. Elevator Maintenance Service Agreement.** Ms. Trout, "Council approval renews the preventive maintenance agreement for the elevator at the Robert A. Bell Parking Garage in the amount of \$1,889.76 per quarter. This totals an annual increase over last year's price of \$404.88."

Councilman Johnson **MOVED** to approve the agreement, and Councilman Finfrock **SECONDED**. No discussion. **All voted unanimously to approve.**

- h. Agreement between The Hempfield Township Municipal Authority (THTMA) and the City of Greensburg for the Construction of Sanitary Sewer Facilities in the City of Greensburg.** Ms. Trout, "Requested by THTMA, Council approval is for the Greensburg Commerce Park Lot # 2 Project. It is a typical developer's agreement utilized by THTMA. I have contacted GGSA and they are fine with our acceptance of the agreement. It's already been approved by the Hempfield Township supervisors."

Councilman Tridico **MOVED** to approve the agreement, and Councilman Johnson **SECONDED**. No discussion. **Mayor Eisaman abstained, and all others voted unanimously to approve the agreement.**

**\*\*\*ADJOURNMENT\*\*\***Councilman Johnson **MOVED** to adjourn the meeting. **SECONDED:** Councilman Finfrock. Unanimously all voted in favor to **adjourn.**

**RESPECTFULLY SUBMITTED:**

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**Susan M. Trout, City Administrator**

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