

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

- - - -

IN RE: SPECIAL COUNCIL MEETING MINUTES

Potential Determination to Demolish
3204 Comanche Road

- - - -

COUNCIL MEMBERS

John Oakes (President)
Joseph A. Consolmagno (Vice President)
Todd S. Cenci
David C. Espinar
Lindsay Flinn
Joseph Janosik
Kim Kamenicky
Viola Garis
Jim Jenkins

- - - -

Municipal Manager: Kristen Denne
Mayor: Jack T. Allen
Solicitor: Robert L. McTiernan, Esquire
Police Chief: Dave Arnold

- - - -

DATE: Monday, July 8, 2024
TIME: 6:30 p.m.

PLACE: Municipality of Bethel Park
5100 West Library Avenue
Bethel Park, Pennsylvania 15102

APPEARANCES:

BETHEL PARK MUNICIPALITY SOLICITOR

TUCKER ARENSBERG
David J. Mongillo, Esquire
1500 One PPG Place
Pittsburgh, Pennsylvania 15222
(412) 594-5598
dmongillo@tuckerlaw.com

- - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

<u>WITNESS</u>	<u>PAGE</u>
<u>VINCENT KELLY</u>	
Direct Examination by Mr. Mongillo	7

- - -

E X H I B I T S

<u>MARKED FOR IDENTIFICATION</u>	<u>PAGE</u>
MUNICIPALITY EXHIBITS 1 - 11	5

- - -

1 P-R-O-C-E-E-D-I-N-G-S

2 (Commencing at approximately 6:30 p.m.)

3 PRESIDENT OAKES: Okay, everyone,
4 welcome to our July 8, 2024 Special Council
5 Meeting in our Council Chambers.

6 Roll call, please.

7 MS. DENNE: Mr. Consolmagno?

8 MR. CONSOLMAGNO: Here.

9 MS. DENNE: Ms. Kamenicky?

10 MS. KAMENICKY: Here.

11 MS. DENNE: Mr. Oakes?

12 PRESIDENT OAKES: Here.

13 MS. DENNE: Mr. Cenci?

14 MR. CENCI: Here.

15 MS. DENNE: Mr. Janosik?

16 MR. JANOSIK: Here.

17 MS. DENNE: Mr. Jenkins?

18 MR. JENKINS: Here.

19 MS. DENNE: Mr. Espinar?

20 MR. ESPINAR: (No response.)

21 MS. DENNE: Ms. Garis?

22 MS. GARIS: Here.

23 MS. DENNE: Ms. Flinn?

24 MS. FLINN: Here.

25 PRESIDENT OAKES: Eight members

1 present.

2 Please now stand for the Pledge of
3 Allegiance.

4 (Whereupon, the Pledge of Allegiance
5 was recited.)

6 PRESIDENT OAKES: Okay. I'd now like
7 to move to the Public Comment section; and Mr.
8 Mongillo and Mr. Kelly.

9 - - -

10 (Whereupon, Municipality Exhibits
11 No. 1 through No. 11 were marked for
12 identification.)

13 MR. MONGILLO: Thank you very much.

14 So, I'm here tonight for -- and we're
15 all here for a Public Hearing pursuant to
16 Chapter 27 of the Municipality of Bethel
17 Park's Codified Ordinances.

18 And the purpose of the hearing is to
19 determine whether the property located at 3204
20 Comanche Road within the Municipality, and
21 that's Block and Lot 477-D-50, whether or not
22 that property should be demolished.

23 Each of you have a packet -- should
24 have a packet of exhibits in front of you.
25 That's what we're going to be looking at

1 tonight, and Mr. Kelly will be discussing.

2 And my name is David Mongillo. I'm
3 with the law firm of Tucker Arensberg, who's
4 the Solicitor for the Municipality. I'm going
5 to present the testimony, as I mentioned, of
6 Vince Kelly, the Municipality's Residential
7 Building Inspector.

8 You'll have an opportunity to ask
9 Mr. Kelly questions. And please feel free to
10 do so during his testimony.

11 The property owner -- the property
12 owner and any interested parties will also
13 have an opportunity to ask questions of
14 Mr. Kelly, if they attend the hearing.

15 The property owner and any interested
16 parties will also have the opportunity to
17 present any testimony or evidence that they
18 wish, again, if they attend tonight. And
19 you'll be able to ask them questions, if they
20 do so.

21 At the conclusion of the hearing
22 Mr. Kelly is going to make a recommendation
23 for you that you may follow, you may reject,
24 or you may modify. And then immediately
25 following our hearing, you'll take a vote on,

1 basically, whether or not to demolish this
2 property.

3 So, I'll start off presenting my
4 witness, Mr. Vince Kelly.

5 MR. MONGILLO: Do you want to -- can
6 he be sworn?

7 - - -

8 VINCENT KELLY,
9 having been first duly sworn, was examined and
10 testified as follows:

11 DIRECT EXAMINATION

12 BY MR. MONGILLO:

13 Q. Okay. Mr. Kelly, so can you first,
14 for Council and for the court reporter, state
15 your name and your position within the
16 Municipality of Bethel Park?

17 A. Sure. My name is Vince Kelly,
18 construction code official. I've been here
19 for four and a half years.

20 Q. Okay. And can you describe the
21 process to become certified as a construction
22 code official?

23 A. Study books, take exams for the UCC
24 and the ICC, and get the appropriate
25 certifications.

1 Q. And what are your duties in your
2 position?

3 A. Residential building and zoning code
4 compliance and property maintenance.

5 Q. Okay. And as part of your duties, do
6 you enforce Chapter 27 of the Bethel Park Code
7 that incorporates the International Property
8 Maintenance Code of 2015?

9 A. Yes.

10 Q. All right. And I want to turn now to
11 Exhibit 1. And this is -- is this, first,
12 Chapter 27 of the Bethel Park Code on the
13 first page?

14 A. Yes.

15 Q. And then on the second page --

16 MR. MONGILLO: I have another copy
17 for you. Do you guys need an extra one?

18 MS. KAMENICKY: That's okay. We're
19 fine. Thank you.

20 MR. MONGILLO: Here you go. I made
21 one.

22 MR. CENCI: You were trying to cut
23 our Mayor out. That's one vote against you.

24 MR. MONGILLO: Sorry about that.

25 BY MR. MONGILLO:

1 Q. Okay. And then turning to the second
2 page of Exhibit 1, Section 110.1, sort of down
3 the middle of this left half of the page,
4 states that (As read:) "Demolition shall occur
5 when the code official's opinion of the
6 structure has become" -- and this is the
7 (indiscernible) section -- "so deteriorated or
8 dilapidated or has become so out of repair as
9 to be dangerous, unsafe, insanitary or
10 otherwise unfit for human habitation or
11 occupancy, and such that it is unreasonable to
12 repair the structure."

13 Does that state in the IPMC --

14 A. Yes.

15 Q. -- 2015?

16 A. Yes.

17 Q. And, now -- so that's the standard
18 that Council should use to make a decision
19 whether to demolish this house?

20 A. Exactly, yes.

21 Q. Okay. And now turning to Exhibit 2.
22 What is this? And what do these pictures show
23 within this exhibit?

24 And maybe we can go sort of one by
25 one, first page, second page, so everyone can

1 follow along with us.

2 A. Sure. So the first page is a picture
3 of 3204 Comanche Road in February 21st, 2024,
4 just showing the basic current condition of
5 it.

6 The front gutter's falling off. The
7 porch -- the front porch is starting to
8 collapse. You know, you can see there's a lot
9 of paint and things like missing off of it.

10 There is woodpecker holes in all the
11 posts that are holding the porch up. You
12 know, it's just in pretty rough shape.

13 Q. Okay. Maybe let's go to the second
14 page now.

15 A. Okay. The second page shows the side
16 porch. All the soffit's falling off of it.
17 It has big holes in the roof. It's been
18 collapsing for quite some time. The whole
19 thing's leaking everywhere. You know, this is
20 just, again, the bad condition of the house.

21 Q. Okay. And now the third page, what
22 does that show?

23 A. The third page is the side porch
24 roof. And you can see that there's holes
25 through it. The shingles on the main roof are

1 very worn.

2 I suspect that they were probably
3 leaking as well. But I didn't have anything
4 to go inside to take a look at the inside just
5 yet.

6 Q. Okay. And let's turn to the next
7 page.

8 A. The next page shows the overgrowth.
9 We got dead trees, a lot of -- a lot of weeds
10 and bushes that are just overgrown and
11 overtaking the house.

12 Q. Okay. And then the next page after
13 that?

14 A. That's also the dead tree. I think
15 it was the utility company put a red X on it.
16 And they also had a notice on their door that
17 it had to come down, so...

18 Q. And the red X indicates that it's --

19 A. That it was that tree that had to
20 come down.

21 Q. Because it's dead --

22 A. Yes.

23 Q. -- and maybe it wouldn't --

24 A. Yeah. And it would probably fall on
25 the road, yeah.

1 Q. Okay. And turning to the next page.

2 A. Again, showing -- showing all the
3 overgrowth around the house. You can tell
4 it's not maintained very well at all.

5 Q. Okay. And the next page.

6 A. Again, overgrowth on the other side
7 of the house. It's, you know, going out into
8 the road.

9 Q. Okay. Turn to the next page.

10 A. Again, vines and overgrowth growing
11 up on the house.

12 And this is in February. And, you
13 know, it was pretty bad. So, you know, when
14 spring hits, it's going to be worse.

15 Q. Right. Okay.

16 Turn to the next page.

17 A. Same thing --

18 Q. Right.

19 A. -- just how overgrown everything is.

20 Q. Okay. And you said all these
21 pictures were taken on February 21, 2024?

22 A. Yes.

23 Q. And at that point, you mentioned you
24 didn't have the ability to go in the house.

25 Why is that?

1 A. Because I didn't have -- I had to
2 send notices of violation for the overgrowth
3 and dangerous structure first --

4 Q. Right.

5 A. -- and take them through the process
6 of that.

7 If they would respond to the
8 violation letters, then I would be able to
9 work with them, possibly. There was no
10 response to the violation letter, so it went
11 to citation.

12 Q. Okay. So, seeing that this sort of
13 exterior here, the next step you took was
14 what?

15 A. Was send violation letters. Like I
16 said, then there was no response to those.
17 So, ultimately, I sent citations. There was,
18 again, no response to those --

19 Q. Right.

20 A. -- so then it went to court.

21 Q. Right.

22 A. After court -- nobody showed for
23 court, either. They were -- they were fined
24 \$1,000 for each offense. And then the day
25 after, I got an administrative search warrant

1 to go into the house to check the house for
2 structural -- how structurally sound the house
3 was.

4 Q. Right.

5 A. Because, typically, when a house is
6 this bad on the outside, it's way worse on the
7 inside.

8 Q. And an administrative search warrant,
9 is that something you receive from --

10 A. From Judge Arnoni.

11 Q. Okay. The Magistrate Judge?

12 A. The Magistrate Judge, yeah.

13 Q. And that's what allows you to
14 actually go in a home when you don't have
15 permission from the owner?

16 A. Right. Yes.

17 Q. And then -- so turning now to
18 Exhibit 3. You mentioned violation notices
19 for the overgrown vegetation we were just
20 looking at --

21 A. Right.

22 Q. -- as well as the unsafe structure,
23 with the roof caving in and those types of
24 things?

25 A. Yes.

1 Q. Were these two violation notices you
2 sent?

3 A. Yes.

4 Q. Okay. And they were sent on -- both
5 on February 21, 2024?

6 A. Yes.

7 Q. The same date of those pictures?

8 A. Right.

9 Q. Okay. And those were sent to, it
10 looks like, Gary McClatchey --

11 A. Uh-huh.

12 Q. -- at 725 Service Creek Road,
13 Aliquippa, PA?

14 A. Yes.

15 Q. Okay. But these related to the 3204
16 Comanche property, right?

17 A. Yes.

18 Q. And you said there was no response
19 from Mr. McClatchey to these letters?

20 A. No.

21 Q. And then turning now to Exhibit 4.

22 What are these? Or what is this?

23 A. This is the proof that the violation
24 letters were certified mail. We did -- we
25 normally certify mail and do regular mail.

1 Q. Right. So those notice of violations
2 we just looked at, you sent certified mail to
3 Mr. McClatchey?

4 A. Yes.

5 Q. Okay. And then turning now to
6 Exhibit 5.

7 What are -- what is this exhibit
8 showing?

9 A. So, these are the citations that
10 were written after there was no response to
11 the violation letters.

12 Q. Okay. And these were citations to
13 the -- who were these sent to?

14 A. Gary McClatchey. He's the owner of
15 3204 Comanche.

16 Q. And it looks like you issued --
17 issued these on February 27, 2024?

18 A. Yes.

19 Q. And, again, any response from
20 Mr. McClatchey?

21 A. No.

22 Q. Okay. And then turning to Exhibit 6.
23 What is this?

24 A. So, this is the notice from the
25 District Judge scheduling a trial on May 22,

1 2024.

2 Q. Okay. So you submitted this for a
3 trial for violations again?

4 A. Right.

5 Q. And this is for violations for both
6 the overgrown weeds and also the unsafe
7 structure?

8 A. Yes.

9 Q. All right. And it was scheduled, did
10 you say, for May 22, 2024?

11 A. Yes.

12 Q. And I think you mentioned this
13 earlier. But that resulted in fines to
14 Mr. McClatchey?

15 A. Yes.

16 Q. How much -- how much in fines?

17 A. It was \$1,000 for each offense.

18 Q. Okay. And at this point, you had
19 still not seen the inside of the home; is that
20 right?

21 A. Right.

22 Q. Okay.

23 A. Yes.

24 Q. And then you mentioned earlier, in
25 order to do that, you then filed for an

1 administrative --

2 A. Administrative search warrant --

3 Q. -- search warrant?

4 A. -- yes.

5 Q. And then turning to Exhibit 7.

6 What is that? What is this?

7 A. So, that's the administrative search
8 warrant from Judge Arnoni, District Judge,
9 that was on June 7, 2024.

10 Q. To allow you to enter the home?

11 A. Enter the home, yes.

12 Q. Okay. And then when did you actually
13 enter the home --

14 A. The same --

15 Q. -- to inspect it?

16 A. The same day, June 27, 2024. The
17 code -- code enforcement and Bethel Park
18 Police entered the home. I gathered evidence
19 of the structural building of the home and
20 then, you know, started the process of
21 possible demo- -- demolition.

22 Q. Right. And on that Exhibit 7, under
23 the Reasonable Cause Affidavit section, you
24 mentioned the reasons that you needed to enter
25 the home.

1 A. Uh-huh.

2 Q. Basically, it was unsafe structure,
3 unfit for human occupancy, and, also, you
4 wanted to take pictures of the current
5 condition for possible demolition?

6 A. Yes.

7 Q. Those are your reasoning?

8 A. Yes.

9 Q. You filled all this out?

10 A. Yes.

11 Q. Okay. Now, turning to Exhibit 8.
12 What do these photographs show?

13 A. So these are photographs from inside
14 the home. The first one was --

15 Q. And these were taken on June 7th?

16 A. Yes.

17 Q. Is that when you entered the home the
18 first time?

19 A. Yes. Yeah.

20 Q. 2024?

21 A. 2024, yes.

22 The -- this first one was the
23 hallway. I'm showing the mold that was on all
24 the walls. The whole house is filled with
25 mold.

1 It was so bad, that when we opened up
2 the door to go in, the smell of mold was so
3 bad, we had to go put our respirators on to --
4 and not like a little paper mask, a full
5 respirator, because the mold smell was so bad
6 in the house.

7 So this picture is just showing how
8 much mold was on the wall going down to the
9 basement.

10 Q. Okay. Let's turn to the second page.

11 A. The second -- the second page was --
12 that's mold. There's some animal feces on the
13 stairs. All -- mold on the stairs, all over
14 the walls.

15 Q. Okay. Third page.

16 A. The third page is the basement. The
17 ceiling collapsed because the main house roof
18 was leaking so bad. All the carpets are wet
19 upstairs. The -- everything in there just has
20 mold all over it.

21 The basement was probably the worst.
22 You know, just there's mold in the rafters.
23 There's mold all over the walls. There's --
24 there's just mold everywhere.

25 Q. And this mold would sort of -- this

1 mold is happening why? Because of the rain?

2 A. Because of the, yeah, the main roof
3 leaking, yes.

4 Q. And the -- and the water just --

5 A. And this doesn't happen overnight.
6 It's been like this for a long time.

7 Q. Yeah. Any idea how long this could
8 take to happen?

9 A. Probably a couple years.

10 Q. Yeah. Okay.

11 Let's turn to the next page.

12 A. Again, it's the basement. And just
13 I wanted to show how much mold was on the lap
14 boards of the ceiling. You know, there's --
15 it's -- it's the worst mold that I've ever
16 seen.

17 Q. And how long have you been --

18 A. Well, I was --

19 Q. -- doing inspections?

20 A. I was a general contractor for over
21 26 years, and then I started this job. But
22 I've done a lot of jobs, a lot of remodeling.
23 And this is by far the worst.

24 Q. Okay. Let's turn to the next page.

25 A. So, again, this is the -- part of

1 the ceiling that collapsed on the stairwell
2 going down to the basement. You can see
3 that's all black mold through -- on top of
4 that drywall.

5 Q. Okay. And turn to the next page.

6 A. And, again, furniture. Just showing
7 the furniture and everything down the
8 basement, showing all the mold everywhere.

9 Q. Okay. And when you say there's mold,
10 I'm looking at this. I -- can you just point
11 out the areas where there is mold that you
12 saw?

13 A. So, the chair rail going across
14 the -- like, the white film that you see --

15 Q. On the left side of the picture?

16 A. -- on the left side of the picture,
17 that's all mold.

18 Q. Uh-huh.

19 A. All over -- the white film that you
20 see all over the furniture and the black spots
21 everywhere, that's all mold.

22 Q. Uh-huh.

23 A. So, it's...

24 Q. Okay. Turn to the next page.

25 A. And, again, just showing the mold on

1 the steps, mold on the walls going down --
2 down the stairs.

3 Q. Okay. So, on the stairs -- and this
4 is a picture with your feet --

5 A. Yes.

6 Q. -- in the bottom?

7 A. Yes.

8 Q. And you took all these pictures,
9 correct?

10 A. Yes.

11 Q. And you're saying, on the stairs,
12 that sort of brown gunk, that's all mold?

13 A. Yeah, that's all mold also.

14 Q. And at the bottom of the stairs,
15 that's all --

16 A. Yes.

17 Q. -- all that black?

18 A. Yeah, that's all mold.

19 Q. Okay. On the wall on the left?

20 A. On the left, yeah.

21 Q. Okay. Let's turn to the next page.

22 A. So that's the -- going -- coming in
23 the front door, that's the banister going up.
24 That's all green mold on the banister.

25 Q. That sort of dull film?

1 A. Yeah, that dull film, that's all
2 green mold.

3 Q. On the post and also going all the
4 way up?

5 A. Yes.

6 Q. Okay. Turn to the next page.

7 A. Again, we got black mold on the
8 stairs and the green mold on the banister.

9 Q. All right. And let's turn to the
10 next page.

11 A. The bathrooms, also just full of
12 mold. The whole toilet, the walls, the floor,
13 the bathtub.

14 Q. And how about the wall along the
15 sides --

16 A. Yeah.

17 Q. -- is that sort of bowing?

18 A. Yeah, it's bowing. And, again,
19 because the main house roof is leaking, so
20 there was -- it was very damp in that house.

21 Q. Right. Is there a concern about the
22 structural integrity of the home when you have
23 this amount of --

24 A. Well, it goes back to 2403 Milford,
25 you know, that -- when they started fixing

1 that house up, that's what revealed how much
2 mold that house had in it.

3 And, you know, then the specialist --
4 the mold specialist, Dave -- or Ed Lampl said
5 that you can never get rid of that mold. It's
6 in the framing. It's in -- it's just in there
7 everywhere. You can't get rid of it.

8 Q. So what's the only option at that
9 point?

10 A. Just to demo it. Demo the house.

11 Q. And in terms of the mold in that
12 property, you're saying this is worse?

13 A. Yeah. This is way worse, yeah.

14 Q. Okay. And let's turn to the next
15 page.

16 A. Again, that's the sink in the
17 bathroom. And it's showing the sink and the
18 floor and the walls. I mean, it's just all
19 mold.

20 Q. Okay. And the next page is just the
21 same bathroom?

22 A. Yes, same bathroom, just an overall
23 of picture.

24 Q. And, again, all that black stuff on
25 the floor, that's all mold?

1 A. It's mold.

2 Q. It's not, like, dirt or anything?

3 A. No. It's all mold, yeah.

4 Q. And the next page.

5 A. So, this is the carpet on the first
6 floor. All the black in the carpet is actual
7 mold. It's not dirt. You can see the mold.
8 The drywall that fell off the ceilings and the
9 walls, that's all black and red mold.

10 I've never seen red mold before.
11 There's a lot everywhere.

12 Q. And what room is this again?

13 A. This is the living room.

14 Q. Okay. The next page.

15 A. So, this is the dining room. It's
16 just showing the ceiling collapsing because of
17 the roof leaking.

18 And, also, there's mattresses in
19 there. You could see, like, a greenish film
20 on them. They were all full of mold. All the
21 furniture had mold all over them.

22 Q. Okay. And then in there, there's a
23 collapse in sort of corner of the ceiling?

24 A. Yeah. That's where I said the
25 ceiling collapsed from the roof leaking.

1 Q. Right. Okay. Next page.

2 A. Again, the ceiling -- showing the
3 ceiling collapsed. And you can see the mold
4 on all the walls and on the ceiling in there.

5 Q. All right. Okay. Next page.

6 A. Again, showing all the mold on the
7 furniture. You can see that box with the
8 air-conditioner unit sitting on it, how --
9 about maybe 4 inches up the box, it's still
10 wet. So that's how wet that house was.

11 Q. Just the water --

12 A. Yeah.

13 Q. -- sitting on the floor?

14 A. Yeah.

15 Q. And, again, all this black stuff --

16 A. Yeah, that's all mold.

17 Q. -- that's all mold --

18 A. Right.

19 Q. -- on the ground, on the floor?

20 A. Yes.

21 Q. The next page.

22 A. Again, same room. But just showing
23 the furniture, having mold on it. That chair
24 is just covered in green mold. The table,
25 the couch, the -- I don't know, whatever piece

1 of furniture that is back in the corner, you
2 can see a film on that whole thing, too. It's
3 just all mold.

4 Q. And that's a red chair. But it looks
5 like more white --

6 A. Yes.

7 Q. -- with a lot of mold?

8 A. Right.

9 Q. And that couch, again, that sort of
10 white stuff on the -- on the --

11 A. Is mold.

12 Q. -- on the chair -- on the arm --

13 A. The arm, yeah.

14 Q. -- is all mold?

15 A. Yeah.

16 Q. Okay. Next page.

17 A. And some more of the ceiling that
18 fell, showing the black, green, and red mold.

19 Q. Okay. And then the next page.

20 And, again, what room is this again?

21 A. This is the living room.

22 Q. Okay.

23 A. Yeah. So, again, showing more of the
24 ceiling. And, you know, it gives it more of
25 an overall picture.

1 Q. That's a piece of ceiling that fell?

2 A. Yes.

3 Q. All right. And mold all over the
4 floor again --

5 A. Yes.

6 Q. -- all that black stuff?

7 A. Right.

8 Q. Okay. The next page.

9 A. That's just the outside of the front,
10 outside. So, the gutter's falling off more
11 than it was in February.

12 Q. Right.

13 A. You know, the whole roof is sagging.
14 You know, it's hard to tell from the picture,
15 but it is.

16 Q. And, again, this is a picture -- this
17 picture was taken on June 7th?

18 A. 7th, yeah.

19 Q. And when compared to what you saw
20 when you were in the exterior of the property
21 back in February, had any work at all -- from
22 your -- when you saw it, had any work been
23 done?

24 A. No.

25 Q. Okay. And then turning to the next

1 page.

2 A. So, again, showing that side porch,
3 ceiling collapsing, and the overgrowth, how
4 much more overgrown it's getting.

5 Q. And, again, did it look like any
6 improvement, you know, compared to what you
7 saw in February?

8 A. No.

9 Q. All right. And then the next page.

10 A. You could see that beside the
11 skylight now, there's a big hole on the left
12 side, also. So, the whole -- the whole porch
13 roof is going to be coming down soon.

14 Q. Yeah. So you have concerns
15 structurally --

16 A. Yes.

17 Q. -- when you see something like this?

18 A. Yeah.

19 Q. Can you explain that a little more?

20 A. So, this just means that more and
21 more water gets through.

22 Q. Uh-huh.

23 A. It's more of a chance of this
24 collapsing at any time.

25 Q. Because you have those holes in the

1 roof?

2 A. Yeah, because you have the holes in
3 the roof, you got exposed wood.

4 Q. Okay. All right. And that's the
5 last page for Exhibit 8.

6 So -- and then so after you -- you
7 know, after June 7th, when you inspected the
8 home, what was your professional opinion --
9 what opinion did you come to with regard to
10 what should happen to this home?

11 A. I deemed the house imminent danger,
12 and started the process of demolition.

13 Q. Yeah. And what were the -- what was
14 your reasoning why you think this home -- we
15 can start talking about it.

16 Why do you think it needs demolished?

17 A. Because there's no way of fixing up
18 this house with how much mold is in it.
19 There's just -- that's no way.

20 Q. And based on --

21 A. And that's not -- and that's not
22 showing you how bad everything -- all the
23 framing is once you gut the house, you know.

24 Q. Right.

25 A. If you can find anybody to gut it,

1 you know.

2 Q. The only thing you could do is,
3 basically, tear it down?

4 A. Yes.

5 Q. Okay. And so, in your opinion, you
6 know, going back to the standard we discussed
7 earlier, was this home dangerous, unsafe,
8 insanitary, and otherwise unfit for human
9 habitation or occupancy such that it was
10 unreasonable to repair?

11 A. Yes.

12 Q. Okay. And so what did you do next?

13 A. So I began the process of dem- --
14 schedule a demolition hearing.

15 Q. Okay. And now turning to Exhibit 9.
16 What is this exhibit?

17 A. So, these are the certified letters
18 that went out to all the owners of the
19 property. So, the owner, Gary McClatchey; the
20 mortgage holder, Midwest Savings Bank; tax
21 lienholders, Bethel Park School District and
22 Allegheny County.

23 Q. Okay. And this letter was dated
24 June 19, 2024?

25 A. Yes.

1 Q. And then if you turn to the next -- I
2 guess it's the third -- third, fourth, and
3 fifth pages of this exhibit on -- six pages --
4 and the sixth. So, the third page on.

5 Does this show -- these all show --
6 it looks like these letters were sent First
7 Class and Certified Mail?

8 A. Yes.

9 Q. Okay. And going back to the text of
10 the letter on the first page of this exhibit,
11 it states -- it notifies all these people, the
12 owner and also the lienholders, there will be
13 a Public Hearing on July 8th at 6:30 p.m.,
14 tonight --

15 A. Yes.

16 Q. -- to discuss whether to demolish
17 this home?

18 A. Yes.

19 Q. All right. And these letters -- it
20 looks like, also, at the bottom of that same
21 page, it states (As read:) "You are hereby
22 required to commence the demolition and
23 removal of the building within ten days of
24 your receipt of this notice, which was on
25 June 19, 2024," correct?

1 A. Yes.

2 Q. And has the owner begun to demolish
3 or take any action since this letter was
4 sent?

5 A. No. There was no response.

6 Q. Okay. So you haven't spoken to
7 anybody?

8 A. No.

9 Q. No one's reached out to you?

10 A. No.

11 Q. All right. And then now turning to
12 Exhibit 10.

13 What is this?

14 A. So, this is the advertisement in the
15 Pittsburgh Post-Gazette for the hearing.

16 Q. The hearing tonight?

17 A. Yes.

18 Q. Okay. So this was advertised in the
19 newspaper for the public that there's going to
20 be a Public Hearing --

21 A. Yes.

22 Q. -- on this home for demolition?

23 A. Yes.

24 Q. Okay. Now, turning to Exhibit 11.

25 What is this?

1 A. So, this is the Public Notice that
2 was put on the property, just notifying the
3 residents that they -- a Public Hearing was
4 going to be scheduled for tonight.

5 Q. Okay. And so this was posted on the
6 property -- was it posted on July 1?

7 A. July 1st.

8 Q. July 1st. Okay.

9 And there's a couple pages here. But
10 it shows the posting on the front door of the
11 property?

12 A. Yes.

13 Q. All right. And that's for the --
14 that's notifying the owners or anyone else
15 that would see that there's going to be a
16 hearing tonight?

17 A. Right.

18 Q. Okay. And you said no steps have
19 been taken at any point up until tonight to
20 demolish this property or take any steps
21 towards remediating the property?

22 A. No.

23 Q. Okay. And all these pictures, that's
24 basically the current condition of the
25 property is just like it was when we just saw?

1 A. Yes.

2 Q. All right. And so what is your
3 current recommendation with respect to this
4 property?

5 A. To demolish the property.

6 Q. All right. And why? Can you sort of
7 explain why?

8 A. The building is damaged and decayed
9 and deteriorated from its original value and
10 structure. This will lead to a full collapse
11 in time.

12 The building is beyond the point of
13 repair. It cannot be brought into compliance
14 with applicable codes. It is a fire hazard.
15 It is infested with mold. It represents an
16 immediate health and safety hazard to the
17 residents of Bethel Park.

18 Q. Okay.

19 MR. MONGILLO: I have no further
20 questions.

21 PRESIDENT OAKES: Thank you. Thank
22 you both very much for the time. I know there
23 was a lot of time and trips and paperwork
24 involved, so thank you very much.

25 I'd like to ask if there's any

1 citizens for Public Comment.

2 First, we'd like to start with
3 proponents; people that are for the potential
4 determination tonight or -- and if there's
5 none, then, second, opponents; people that are
6 against.

7 And if you'd come up and state your
8 name and record for the address [sic],
9 please -- or for the record, please.

10 (No response.)

11 PRESIDENT OAKES: Okay. Hearing
12 none, I'd like to turn to our agenda items.

13 And potential determination to
14 demolish 3204 Comanche Road.

15 May I have a motion that we approve
16 demolition of the property located at 3204
17 Comanche Road?

18 MR. CONSOLMAGNO: Motion.

19 PRESIDENT OAKES: A second?

20 MS. KAMENICKY: Second.

21 PRESIDENT OAKES: Okay. I have a
22 motion from Mr. Consolmagno and a second from
23 Mrs. Kamenicky that we move to approve the
24 demolition of the property located at 3204
25 Comanche Road, Bethel Park, PA, 15241.

1 Are there any questions or comments
2 on this item?

3 MR. CONSOLMAGNO: Vince, just a
4 question.

5 When was the last time you thought --
6 you think someone occupied that building?

7 MR. KELLY: Probably almost two years
8 ago. But it was on and off. They weren't
9 there constantly. Because the garbage would
10 be taken out.

11 And then they -- they also had a
12 water -- or a sewage bill. And it was weird,
13 because the sewage bill showed the usage for
14 about a four-member family. I don't
15 understand what all that was, you know. But
16 it was about two years ago.

17 MR. CONSOLMAGNO: Two years ago?

18 MR. KELLY: Yeah.

19 MR. CONSOLMAGNO: And then have you
20 had any verbal contact with Gary McClatchey?

21 MR. KELLY: No, none.

22 MR. CONSOLMAGNO: Nothing at all?

23 MR. KELLY: None.

24 I spoke with his son two years ago,
25 and he started cleaning up some stuff. This

1 was in 2022. And then he just stopped with
2 everything, never returned anymore of my phone
3 calls, and that was it.

4 MR. CONSOLMAGNO: Thank you.

5 MR. KELLY: Yeah.

6 PRESIDENT OAKES: Any other questions
7 or comments?

8 MR. JANOSIK: Mr. President?

9 PRESIDENT OAKES: Yeah, Mr. Janosik.

10 MR. JANOSIK: I just want to make
11 sure I understood Mr. Kelly.

12 You said that this mold was worse
13 than the one on Milford that we demolished
14 last year?

15 MR. KELLY: Yeah. Way worse.

16 PRESIDENT OAKES: Okay.

17 MR. KELLY: Way worse.

18 MR. JANOSIK: That's all I had,
19 Mr. President. Thank you.

20 PRESIDENT OAKES: Any other questions
21 or comments?

22 (No response.)

23 PRESIDENT OAKES: Hearing none, roll
24 call for the motion, please.

25 MS. DENNE: Mr. Consolmagno?

1 MR. CONSOLMAGNO: Yes.

2 MS. DENNE: Ms. Kamenicky?

3 MS. KAMENICKY: Yes.

4 MS. DENNE: Mr. Oakes?

5 PRESIDENT OAKES: Yes.

6 MS. DENNE: Mr. Cenci?

7 MR. CENCI: Yes.

8 MS. DENNE: Mr. Janosik?

9 MR. JANOSIK: Yes.

10 MS. DENNE: Mr. Jenkins?

11 MS. JENKINS: Yes.

12 MS. DENNE: Ms. Garis?

13 MS. GARIS: Yes.

14 MS. DENNE: Ms. Flinn?

15 MS. FLINN: Yes.

16 PRESIDENT OAKES: Motion carries 8

17 to 0.

18 Since there are no other agenda items

19 for this, may I have a motion to adjourn?

20 MR. JANOSIK: So moved.

21 PRESIDENT OAKES: Second?

22 MR. JENKINS: Second.

23 PRESIDENT OAKES: All in favor?

24 MS. KAMENICKY: Aye.

25 MR. OAKES: Aye.

1 MR. CENCI: Aye.

2 MR. JANOSIK: Aye.

3 MR. JENKINS: Aye.

4 MS. GARIS: Aye.

5 MS. FLINN: Aye.

6 MR. O'BRIEN: Aye.

7 CHAIRMAN OAKES: Thank you.

8 - - -

9 (Whereupon, the Special Council

10 Meeting was adjourned at 7:03 p.m.)

11 - - -

12

13

14

15

16

17

18

19

20

21

22

23

24

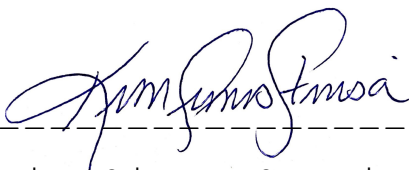
25

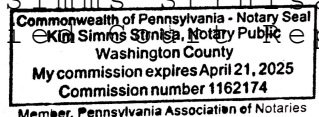
C E R T I F I C A T E

I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Special Council Meeting of the within cause, taken on July 8, 2024, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

DATE

7 / 8 / 2 4



Kim Simms Strnisa
Certified Court Reporter


<p>23:9, 33:25, 42:12</p> <p>couch [2] - 27:25, 28:9</p> <p>COUNCIL [2] - 1:4, 1:8</p> <p>Council [6] - 4:4, 4:5, 7:14, 9:18, 41:9, 42:9</p> <p>County [1] - 32:22</p> <p>COUNTY [1] - 1:1</p> <p>couple [2] - 21:9, 35:9</p> <p>Court [1] - 42:21</p> <p>court [4] - 7:14, 13:20, 13:22, 13:23</p> <p>covered [1] - 27:24</p> <p>Creek [1] - 15:12</p> <p>current [4] - 10:4, 19:4, 35:24, 36:3</p> <p>cut [1] - 8:22</p>	<p>31:11</p> <p>dem [1] - 32:13</p> <p>demo [3] - 18:21, 25:10</p> <p>demolish [7] - 7:1, 9:19, 33:16, 34:2, 35:20, 36:5, 37:14</p> <p>Demolish [1] - 1:5</p> <p>demolished [3] - 5:22, 31:16, 39:13</p> <p>Demolition [1] - 9:4</p> <p>demolition [8] - 18:21, 19:5, 31:12, 32:14, 33:22, 34:22, 37:16, 37:24</p> <p>DENNE [17] - 4:7, 4:9, 4:11, 4:13, 4:15, 4:17, 4:19, 4:21, 4:23, 39:25, 40:2, 40:4, 40:6, 40:8, 40:10, 40:12, 40:14</p> <p>Denne [1] - 1:16</p> <p>describe [1] - 7:20</p> <p>deteriorated [2] - 9:7, 36:9</p> <p>determinatio n [2] - 37:4, 37:13</p> <p>Determinatio n [1] - 1:5</p> <p>determine [1] - 5:19</p> <p>dilapidated [1] - 9:8</p> <p>dining [1] - 26:15</p> <p>DIRECT [1] - 7:11</p> <p>Direct [1] - 3:4</p> <p>direction [1] - 42:12</p> <p>dirt [2] - 26:2, 26:7</p> <p>discuss [1] - 33:16</p> <p>discussed [1] - 32:6</p>	<p>discussing [1] - 6:1</p> <p>District [3] - 16:25, 18:8, 32:21</p> <p>dmongillo@ tuckerlaw. com [1] - 2:6</p> <p>done [2] - 21:22, 29:23</p> <p>door [4] - 11:16, 20:2, 23:23, 35:10</p> <p>down [10] - 9:2, 11:17, 11:20, 20:8, 22:2, 22:7, 23:1, 23:2, 30:13, 32:3</p> <p>drywall [2] - 22:4, 26:8</p> <p>dull [2] - 23:25, 24:1</p> <p>duly [1] - 7:9</p> <p>during [1] - 6:10</p> <p>duties [2] - 8:1, 8:5</p>	<p>EXAMINATIO N [1] - 7:11</p> <p>Examination [1] - 3:4</p> <p>examined [1] - 7:9</p> <p>exams [1] - 7:23</p> <p>exhibit [5] - 9:23, 16:7, 32:16, 33:3, 33:10</p> <p>Exhibit [14] - 8:11, 9:2, 9:21, 14:18, 15:21, 16:6, 16:22, 18:5, 18:22, 19:11, 31:5, 32:15, 34:12, 34:24</p> <p>Exhibits [1] - 5:10</p> <p>EXHIBITS [1] - 3:9</p> <p>exhibits [1] - 5:24</p> <p>explain [2] - 30:19, 36:7</p> <p>exposed [1] - 31:3</p> <p>exterior [2] - 13:13, 29:20</p> <p>extra [1] - 8:17</p>	<p>22:19, 23:25, 24:1, 26:19, 28:2</p> <p>fine [1] - 8:19</p> <p>fined [1] - 13:23</p> <p>fines [2] - 17:13, 17:16</p> <p>fire [1] - 36:14</p> <p>firm [1] - 6:3</p> <p>First [1] - 33:6</p> <p>first [13] - 7:9, 7:13, 8:11, 8:13, 9:25, 10:2, 13:3, 19:14, 19:18, 19:22, 26:5, 33:10, 37:2</p> <p>fixing [2] - 24:25, 31:17</p> <p>Flinn [3] - 1:11, 4:23, 40:14</p> <p>FLINN [3] - 4:24, 40:15, 41:5</p> <p>floor [7] - 24:12, 25:18, 25:25, 26:6, 27:13, 27:19, 29:4</p> <p>follow [2] - 6:23, 10:1</p> <p>following [1] - 6:25</p> <p>follows [1] - 7:10</p> <p>FOR [1] - 3:8</p> <p>four [2] - 7:19, 38:14</p> <p>four-member [1] - 38:14</p> <p>fourth [1] - 33:2</p> <p>framing [2] - 25:6, 31:23</p> <p>free [1] - 6:9</p> <p>front [6] - 5:24, 10:6, 10:7, 23:23, 29:9, 35:10</p> <p>full [4] - 20:4, 24:11, 26:20, 36:10</p> <p>furniture [7] - 22:6, 22:7, 22:20, 26:21, 27:7, 27:23, 28:1</p>	<p>G</p> <p>garbage [1] - 38:9</p> <p>Garis [3] - 1:12, 4:21, 40:12</p> <p>GARIS [3] - 4:22, 40:13, 41:4</p> <p>Gary [4] - 15:10, 16:14, 32:19, 38:20</p> <p>gathered [1] - 18:18</p> <p>Gazette [1] - 34:15</p> <p>general [1] - 21:20</p> <p>green [5] - 23:24, 24:2, 24:8, 27:24, 28:18</p> <p>greenish [1] - 26:19</p> <p>ground [1] - 27:19</p> <p>growing [1] - 12:10</p> <p>guess [1] - 33:2</p> <p>gunk [1] - 23:12</p> <p>gut [2] - 31:23, 31:25</p> <p>gutter's [2] - 10:6, 29:10</p> <p>guys [1] - 8:17</p>	<p>34:16, 35:16, 37:11, 39:23</p> <p>hereby [2] - 33:21, 42:5</p> <p>herein [1] - 42:7</p> <p>hits [1] - 12:14</p> <p>holder [1] - 32:20</p> <p>holding [1] - 10:11</p> <p>hole [1] - 30:11</p> <p>holes [5] - 10:10, 10:17, 10:24, 30:25, 31:2</p> <p>home [17] - 14:14, 17:19, 18:10, 18:11, 18:13, 18:18, 18:19, 18:25, 19:14, 19:17, 24:22, 31:8, 31:10, 31:14, 32:7, 33:17, 34:22</p> <p>house [23] - 9:19, 10:20, 11:11, 12:3, 12:7, 12:11, 12:24, 14:1, 14:2, 14:5, 19:24, 20:6, 20:17, 24:19, 24:20, 25:1, 25:2, 25:10, 27:10, 31:11, 31:18, 31:23</p> <p>human [3] - 9:10, 19:3, 32:8</p>
<p>D</p> <p>damaged [1] - 36:8</p> <p>damp [1] - 24:20</p> <p>danger [1] - 31:11</p> <p>dangerous [3] - 9:9, 13:3, 32:7</p> <p>date [1] - 15:7</p> <p>DATE [2] - 1:20, 42:20</p> <p>dated [1] - 32:23</p> <p>Dave [2] - 1:17, 25:4</p> <p>david [1] - 2:4</p> <p>David [2] - 1:10, 6:2</p> <p>days [1] - 33:23</p> <p>dead [3] - 11:9, 11:14, 11:21</p> <p>decayed [1] - 36:8</p> <p>decision [1] - 9:18</p> <p>deemed [1] -</p>	<p>D</p> <p>damaged [1] - 36:8</p> <p>damp [1] - 24:20</p> <p>danger [1] - 31:11</p> <p>dangerous [3] - 9:9, 13:3, 32:7</p> <p>date [1] - 15:7</p> <p>DATE [2] - 1:20, 42:20</p> <p>dated [1] - 32:23</p> <p>Dave [2] - 1:17, 25:4</p> <p>david [1] - 2:4</p> <p>David [2] - 1:10, 6:2</p> <p>days [1] - 33:23</p> <p>dead [3] - 11:9, 11:14, 11:21</p> <p>decayed [1] - 36:8</p> <p>decision [1] - 9:18</p> <p>deemed [1] -</p>	<p>E</p> <p>Ed [1] - 25:4</p> <p>eight [1] - 4:25</p> <p>either [1] - 13:23</p> <p>enforce [1] - 8:6</p> <p>enforcement [1] - 18:17</p> <p>enter [4] - 18:10, 18:11, 18:13, 18:24</p> <p>entered [2] - 18:18, 19:17</p> <p>Espinar [2] - 1:10, 4:19</p> <p>ESPINAR [1] - 4:20</p> <p>Esquire [2] - 1:17, 2:4</p> <p>everywhere [6] - 10:19, 20:24, 22:8, 22:21, 25:7, 26:11</p> <p>evidence [3] - 6:17, 18:18, 42:6</p> <p>exactly [1] - 9:20</p>	<p>F</p> <p>fall [1] - 11:24</p> <p>falling [3] - 10:6, 10:16, 29:10</p> <p>family [1] - 38:14</p> <p>far [1] - 21:23</p> <p>favor [1] - 40:23</p> <p>February [8] - 10:3, 12:12, 12:21, 15:5, 16:17, 29:11, 29:21, 30:7</p> <p>feces [1] - 20:12</p> <p>feet [1] - 23:4</p> <p>fell [3] - 26:8, 28:18, 29:1</p> <p>fifth [1] - 33:3</p> <p>filed [1] - 17:25</p> <p>filled [2] - 19:9, 19:24</p> <p>film [6] - 22:14,</p>	<p>G</p> <p>garbage [1] - 38:9</p> <p>Garis [3] - 1:12, 4:21, 40:12</p> <p>GARIS [3] - 4:22, 40:13, 41:4</p> <p>Gary [4] - 15:10, 16:14, 32:19, 38:20</p> <p>gathered [1] - 18:18</p> <p>Gazette [1] - 34:15</p> <p>general [1] - 21:20</p> <p>green [5] - 23:24, 24:2, 24:8, 27:24, 28:18</p> <p>greenish [1] - 26:19</p> <p>ground [1] - 27:19</p> <p>growing [1] - 12:10</p> <p>guess [1] - 33:2</p> <p>gunk [1] - 23:12</p> <p>gut [2] - 31:23, 31:25</p> <p>gutter's [2] - 10:6, 29:10</p> <p>guys [1] - 8:17</p>	<p>H</p> <p>habitation [2] - 9:10, 32:9</p> <p>half [2] - 7:19, 9:3</p> <p>hallway [1] - 19:23</p> <p>hard [1] - 29:14</p> <p>hazard [2] - 36:14, 36:16</p> <p>health [1] - 36:16</p> <p>Hearing [4] - 5:15, 33:13, 34:20, 35:3</p> <p>hearing [10] - 5:18, 6:14, 6:21, 6:25, 32:14, 34:15,</p>	<p>I</p> <p>ICC [1] - 7:24</p> <p>idea [1] - 21:7</p> <p>IDENTIFICATI ON [1] - 3:8</p> <p>identification [1] - 5:12</p> <p>immediate [1] - 36:16</p> <p>immediately [1] - 6:24</p> <p>imminent [1] - 31:11</p> <p>improvement [1] - 30:6</p> <p>IN [1] - 1:4</p> <p>inches [1] -</p>

27:9 incorporates [1] - 8:7 indicates [1] - 11:18 indiscernible [1] - 9:7 infested [1] - 36:15 insanitary [2] - 9:9, 32:8 inside [5] - 11:4, 14:7, 17:19, 19:13 inspect [1] - 18:15 inspected [1] - 31:7 inspections [1] - 21:19 Inspector [1] - 6:7 integrity [1] - 24:22 interested [2] - 6:12, 6:15 International [1] - 8:7 involved [1] - 36:24 IPMC [1] - 9:13 issued [2] - 16:16, 16:17 it's.. [1] - 22:23 item [1] - 38:2 items [2] - 37:12, 40:18	1:9, 1:11 Judge [6] - 14:10, 14:11, 14:12, 16:25, 18:8 July [7] - 1:20, 4:4, 33:13, 35:6, 35:7, 35:8, 42:10 June [7] - 18:9, 18:16, 19:15, 29:17, 31:7, 32:24, 33:25	letters [8] - 13:8, 13:15, 15:19, 15:24, 16:11, 32:17, 33:6, 33:19 Library [1] - 1:23 lienholders [2] - 32:21, 33:12 Lindsay [1] - 1:11 living [2] - 26:13, 28:21 located [3] - 5:19, 37:16, 37:24 look [2] - 11:4, 30:5 looked [1] - 16:2 looking [3] - 5:25, 14:20, 22:10 looks [5] - 15:10, 16:16, 28:4, 33:6, 33:20	15:19, 16:3, 16:14, 16:20, 17:14, 32:19, 38:20 McTiernan [1] - 1:17 mean [1] - 25:18 means [1] - 30:20 MEETING [1] - 1:4 Meeting [3] - 4:5, 41:10, 42:9 member [1] - 38:14 MEMBERS [1] - 1:8 members [1] - 4:25 mentioned [6] - 6:5, 12:23, 14:18, 17:12, 17:24, 18:24 middle [1] - 9:3 Midwest [1] - 32:20 Milford [2] - 24:24, 39:13 MINUTES [1] - 1:4 missing [1] - 10:9 modify [1] - 6:24 mold [60] - 19:23, 19:25, 20:2, 20:5, 20:8, 20:12, 20:13, 20:20, 20:22, 20:23, 20:24, 20:25, 21:1, 21:13, 21:15, 22:3, 22:8, 22:9, 22:11, 22:17, 22:21, 22:25, 23:1, 23:12, 23:13, 23:18, 23:24, 24:2, 24:7, 24:8, 24:12, 25:2, 25:4, 25:5, 25:11, 25:19, 25:25, 26:1, 26:3, 26:7, 26:9, 26:10, 26:20, 26:21,	27:3, 27:6, 27:16, 27:17, 27:23, 27:24, 28:3, 28:7, 28:11, 28:14, 28:18, 29:3, 31:18, 36:15, 39:12 Monday [1] - 1:20 Mongillo [4] - 2:4, 3:4, 5:8, 6:2 MONGILLO [8] - 5:13, 7:5, 7:12, 8:16, 8:20, 8:24, 8:25, 36:19 mortgage [1] - 32:20 motion [6] - 37:15, 37:18, 37:22, 39:24, 40:16, 40:19 move [2] - 5:7, 37:23 moved [1] - 40:20 MR [40] - 4:8, 4:14, 4:16, 4:18, 4:20, 5:13, 7:5, 7:12, 8:16, 8:20, 8:22, 8:24, 8:25, 36:19, 37:18, 38:3, 38:7, 38:17, 38:18, 38:19, 38:21, 38:22, 38:23, 39:4, 39:5, 39:8, 39:10, 39:15, 39:17, 39:18, 40:1, 40:7, 40:9, 40:20, 40:22, 40:25, 41:1, 41:2, 41:3, 41:6 MS [29] - 4:7, 4:9, 4:10, 4:11, 4:13, 4:15, 4:17, 4:19, 4:21, 4:22, 4:23, 4:24, 8:18, 37:20, 39:25, 40:2, 40:3, 40:4, 40:6, 40:8, 40:10,	40:11, 40:12, 40:13, 40:14, 40:15, 40:24, 41:4, 41:5 Municipal [1] - 1:16 Municipality [5] - 5:10, 5:16, 5:20, 6:4, 7:16 MUNICIPALIT Y [3] - 1:1, 2:2, 3:9 municipality [1] - 1:23 Municipality' s [1] - 6:6	38:22 Notice [1] - 35:1 notice [4] - 11:16, 16:1, 16:24, 33:24 notices [3] - 13:2, 14:18, 15:1 notifies [1] - 33:11 notifying [2] - 35:2, 35:14
J Jack [1] - 1:16 JANOSIK [7] - 4:16, 39:8, 39:10, 39:18, 40:9, 40:20, 41:2 Janosik [4] - 1:11, 4:15, 39:9, 40:8 JENKINS [4] - 4:18, 40:11, 40:22, 41:3 Jenkins [3] - 1:13, 4:17, 40:10 Jim [1] - 1:13 job [1] - 21:21 jobs [1] - 21:22 John [1] - 1:9 Joseph [2] -	K KAMENICKY [5] - 4:10, 8:18, 37:20, 40:3, 40:24 Kamenicky [4] - 1:12, 4:9, 37:23, 40:2 KELLY [9] - 3:3, 7:8, 38:7, 38:18, 38:21, 38:23, 39:5, 39:15, 39:17 Kelly [10] - 5:8, 6:1, 6:6, 6:9, 6:14, 6:22, 7:4, 7:13, 7:17, 39:11 Kim [2] - 1:12, 42:21 Kristen [1] - 1:16	M Magistrate [2] - 14:11, 14:12 Mail [1] - 33:7 mail [4] - 15:24, 15:25, 16:2 main [4] - 10:25, 20:17, 21:2, 24:19 maintained [1] - 12:4 maintenance [1] - 8:4 Maintenance [1] - 8:8 Manager [1] - 1:16 MARKED [1] - 3:8 marked [1] - 5:11 mask [1] - 20:4 mattresses [1] - 26:18 Mayor [2] - 1:16, 8:23 McClatchey [8] - 15:10,	L Lampl [1] - 25:4 lap [1] - 21:13 last [3] - 31:5, 38:5, 39:14 law [1] - 6:3 lead [1] - 36:10 leaking [7] - 10:19, 11:3, 20:18, 21:3, 24:19, 26:17, 26:25 left [6] - 9:3, 22:15, 22:16, 23:19, 23:20, 30:11 letter [4] - 13:10, 32:23, 33:10, 34:3	O O'BRIEN [1] - 41:6 OAKES [19] - 4:3, 4:12, 4:25, 5:6, 36:21, 37:11, 37:19, 37:21, 39:6, 39:9, 39:16, 39:20, 39:23, 40:5, 40:16, 40:21, 40:23, 40:25, 41:7 Oakes [3] - 1:9, 4:11, 40:4 occupancy [3] - 9:11, 19:3, 32:9 occupied [1] - 38:6 occur [1] - 9:4 OF [1] - 1:1 offense [2] - 13:24, 17:17 official [2] - 7:18, 7:22 official's [1] - 9:5 once [1] - 31:23 One [1] - 2:4 one [8] - 8:17, 8:21, 8:23, 9:24, 9:25, 19:14, 19:22, 39:13 one's [1] - 34:9 opened [1] - 20:1 opinion [4] - 9:5, 31:8, 31:9, 32:5 opponents [1]		

<p>- 37:5 opportunity [3] - 6:8, 6:13, 6:16 option [1] - 25:8 order [1] - 17:25 Ordinances [1] - 5:17 original [1] - 36:9 otherwise [2] - 9:10, 32:8 outside [3] - 14:6, 29:9, 29:10 overall [2] - 25:22, 28:25 overgrown [5] - 11:10, 12:19, 14:19, 17:6, 30:4 overgrowth [6] - 11:8, 12:3, 12:6, 12:10, 13:2, 30:3 overnight [1] - 21:5 overtaking [1] - 11:11 owner [8] - 6:11, 6:12, 6:15, 14:15, 16:14, 32:19, 33:12, 34:2 owners [2] - 32:18, 35:14</p>	<p>20:11, 20:15, 20:16, 21:11, 21:24, 22:5, 22:24, 23:21, 24:6, 24:10, 25:15, 25:20, 26:4, 26:14, 27:1, 27:5, 27:21, 28:16, 28:19, 29:8, 30:1, 30:9, 31:5, 33:4, 33:10, 33:21 pages [3] - 33:3, 35:9 paint [1] - 10:9 paper [1] - 20:4 paperwork [1] - 36:23 Park [10] - 1:23, 1:24, 7:16, 8:6, 8:12, 18:17, 32:21, 36:17, 37:25, 42:9 PARK [2] - 1:1, 2:2 Park's [1] - 5:17 part [2] - 8:5, 21:25 parties [2] - 6:12, 6:16 PENNSYLVANIA NIA [1] - 1:1 Pennsylvania [2] - 1:24, 2:5 people [3] - 33:11, 37:3, 37:5 permission [1] - 14:15 phone [1] - 39:2 photographs [2] - 19:12, 19:13 picture [10] - 10:2, 20:7, 22:15, 22:16, 23:4, 25:23, 28:25, 29:14, 29:16, 29:17 pictures [6] - 9:22, 12:21, 15:7, 19:4, 23:8, 35:23 piece [2] - 27:25, 29:1</p>	<p>Pittsburgh [2] - 2:5, 34:15 pLACE [1] - 1:23 Place [1] - 2:4 Pledge [2] - 5:2, 5:4 point [6] - 12:23, 17:18, 22:10, 25:9, 35:19, 36:12 Police [2] - 1:17, 18:18 porch [7] - 10:7, 10:11, 10:16, 10:23, 30:2, 30:12 position [2] - 7:15, 8:2 possible [2] - 18:21, 19:5 possibly [1] - 13:9 post [1] - 24:3 Post [1] - 34:15 Post-Gazette [1] - 34:15 posted [2] - 35:5, 35:6 posting [1] - 35:10 posts [1] - 10:11 Potential [1] - 1:5 potential [2] - 37:3, 37:13 PPG [1] - 2:4 present [3] - 5:1, 6:5, 6:17 presenting [1] - 7:3 president [2] - 39:8, 39:19 PRESIDENT [17] - 4:3, 4:12, 4:25, 5:6, 36:21, 37:11, 37:19, 37:21, 39:6, 39:9, 39:16, 39:20, 39:23, 40:5, 40:16, 40:21, 40:23 President [2] - 1:9, 1:9 pretty [2] - 10:12, 12:13 printing [1] -</p>	<p>42:11 PROCEEDIN GS [1] - 4:1 proceedings [1] - 42:6 process [5] - 7:21, 13:5, 18:20, 31:12, 32:13 professional [1] - 31:8 proof [1] - 15:23 property [21] - 5:19, 5:22, 6:11, 6:15, 7:2, 8:4, 15:16, 25:12, 29:20, 32:19, 35:2, 35:6, 35:11, 35:20, 35:21, 35:25, 36:4, 36:5, 37:16, 37:24 Property [1] - 8:7 proponents [1] - 37:3 Public [7] - 5:7, 5:15, 33:13, 34:20, 35:1, 35:3, 37:1 public [1] - 34:19 purpose [1] - 5:18 pursuant [1] - 5:15 put [3] - 11:15, 20:3, 35:2</p>	<p>34:9 read [2] - 9:4, 33:21 Reasonable [1] - 18:23 reasoning [2] - 19:7, 31:14 reasons [1] - 18:24 receipt [1] - 33:24 receive [1] - 14:9 recited [1] - 5:5 recommenda tion [2] - 6:22, 36:3 record [2] - 37:8, 37:9 red [6] - 11:15, 11:18, 26:9, 26:10, 28:4, 28:18 reduced [1] - 42:11 regard [1] - 31:9 regular [1] - 15:25 reject [1] - 6:23 related [1] - 15:15 remediating [1] - 35:21 remodeling [1] - 21:22 removal [1] - 33:23 repair [4] - 9:8, 9:12, 32:10, 36:13 reporter [1] - 7:14 Reporter [1] - 42:21 represents [1] - 36:15 required [1] - 33:22 residential [1] - 8:3 Residential [1] - 6:6 residents [2] - 35:3, 36:17 respect [1] - 36:3 respirator [1] -</p>	<p>20:5 respirators [1] - 20:3 respond [1] - 13:7 response [10] - 4:20, 13:10, 13:16, 13:18, 15:18, 16:10, 16:19, 34:5, 37:10, 39:22 resulted [1] - 17:13 returned [1] - 39:2 revealed [1] - 25:1 rid [2] - 25:5, 25:7 Road [7] - 1:5, 5:20, 10:3, 15:12, 37:14, 37:17, 37:25 road [2] - 11:25, 12:8 Robert [1] - 1:17 roll [2] - 4:6, 39:23 roof [13] - 10:17, 10:24, 10:25, 14:23, 20:17, 21:2, 24:19, 26:17, 26:25, 29:13, 30:13, 31:1, 31:3 room [6] - 26:12, 26:13, 26:15, 27:22, 28:20, 28:21 rough [1] - 10:12</p>	<p>scheduling [1] - 16:25 School [1] - 32:21 search [5] - 13:25, 14:8, 18:2, 18:3, 18:7 Second [1] - 40:21 second [13] - 8:15, 9:1, 9:25, 10:13, 10:15, 20:10, 20:11, 37:5, 37:19, 37:20, 37:22, 40:22 section [3] - 5:7, 9:7, 18:23 Section [1] - 9:2 see [13] - 10:8, 10:24, 22:2, 22:14, 22:20, 26:7, 26:19, 27:3, 27:7, 28:2, 30:10, 30:17, 35:15 seeing [1] - 13:12 send [2] - 13:2, 13:15 sent [8] - 13:17, 15:2, 15:4, 15:9, 16:2, 16:13, 33:6, 34:4 Service [1] - 15:12 sewage [2] - 38:12, 38:13 shall [1] - 9:4 shape [1] - 10:12 shingles [1] - 10:25 show [6] - 9:22, 10:22, 19:12, 21:13, 33:5 showed [2] - 13:22, 38:13 showing [18] - 10:4, 12:2, 16:8, 19:23, 20:7, 22:6, 22:8, 22:25, 25:17, 26:16, 27:2, 27:6,</p>
P		Q		S		
<p>p.m [4] - 1:21, 4:2, 33:13, 41:10 PA [2] - 15:13, 37:25 packet [2] - 5:23, 5:24 PAGE [2] - 3:2, 3:8 page [45] - 8:13, 8:15, 9:2, 9:3, 9:25, 10:2, 10:14, 10:15, 10:21, 10:23, 11:7, 11:8, 11:12, 12:1, 12:5, 12:9, 12:16, 20:10,</p>						

27:22, 28:18, 28:23, 30:2, 31:22 shows [3] - 10:15, 11:8, 35:10 sic [1] - 37:8 side [7] - 10:15, 10:23, 12:6, 22:15, 22:16, 30:2, 30:12 sides [1] - 24:15 Simms [1] - 42:21 sink [2] - 25:16, 25:17 sitting [2] - 27:8, 27:13 six [1] - 33:3 sixth [1] - 33:4 skylight [1] - 30:11 smell [2] - 20:2, 20:5 so.. [1] - 11:17 soffit's [1] - 10:16 SOLICITOR [1] - 2:2 Solicitor [2] - 1:17, 6:4 someone [1] - 38:6 son [1] - 38:24 soon [1] - 30:13 sorry [1] - 8:24 sort [10] - 9:2, 9:24, 13:12, 20:25, 23:12, 23:25, 24:17, 26:23, 28:9, 36:6 sound [1] - 14:2 SPECIAL [1] - 1:4 Special [3] - 4:4, 41:9, 42:9 specialist [2] - 25:3, 25:4 spoken [1] - 34:6 spots [1] - 22:20 spring [1] - 12:14	stairs [7] - 20:13, 23:2, 23:3, 23:11, 23:14, 24:8 stairwell [1] - 22:1 stand [1] - 5:2 standard [2] - 9:17, 32:6 start [3] - 7:3, 31:15, 37:2 started [5] - 18:20, 21:21, 24:25, 31:12, 38:25 starting [1] - 10:7 state [3] - 7:14, 9:13, 37:7 states [3] - 9:4, 33:11, 33:21 stenographic [1] - 42:8 step [1] - 13:13 steps [3] - 23:1, 35:18, 35:20 still [2] - 17:19, 27:9 stopped [1] - 39:1 Strnisa [1] - 42:21 structural [3] - 14:2, 18:19, 24:22 structurally [2] - 14:2, 30:15 structure [7] - 9:6, 9:12, 13:3, 14:22, 17:7, 19:2, 36:10 study [1] - 7:23 stuff [5] - 25:24, 27:15, 28:10, 29:6, 38:25 submitted [1] - 17:2 suspect [1] - 11:2 sworn [2] - 7:6, 7:9	tax [1] - 32:20 tear [1] - 32:3 ten [1] - 33:23 terms [1] - 25:11 testified [1] - 7:10 testimony [3] - 6:5, 6:10, 6:17 text [1] - 33:9 thing's [1] - 10:19 third [7] - 10:21, 10:23, 20:15, 20:16, 33:2, 33:4 TIME [1] - 1:21 Todd [1] - 1:10 toilet [1] - 24:12 tonight [9] - 5:14, 6:1, 6:18, 33:14, 34:16, 35:4, 35:16, 35:19, 37:4 took [2] - 13:13, 23:8 top [1] - 22:3 towards [1] - 35:21 transcript [2] - 42:5, 42:13 transcription [2] - 42:7, 42:11 tree [2] - 11:14, 11:19 trees [1] - 11:9 trial [2] - 16:25, 17:3 trips [1] - 36:23 true [2] - 42:7, 42:12 trying [1] - 8:22 Tucker [1] - 6:3 TUCKER [1] - 2:3 turn [15] - 8:10, 11:6, 12:9, 12:16, 20:10, 21:11, 21:24, 22:5, 22:24, 23:21, 24:6, 24:9, 25:14, 33:1,	37:12 turning [13] - 9:1, 9:21, 12:1, 14:17, 15:21, 16:5, 16:22, 18:5, 19:11, 29:25, 32:15, 34:11, 34:24 two [5] - 15:1, 38:7, 38:16, 38:17, 38:24 types [1] - 14:23 typically [1] - 14:5	VINCENT [2] - 3:3, 7:8 vines [1] - 12:10 Viola [1] - 1:12 violation [8] - 13:2, 13:8, 13:10, 13:15, 14:18, 15:1, 15:23, 16:11 violations [3] - 16:1, 17:3, 17:5 vote [2] - 6:25, 8:23	25:12, 25:13, 39:12, 39:15, 39:17 worst [3] - 20:21, 21:15, 21:23 written [1] - 16:10
				W	Y
			U	wall [3] - 20:8, 23:19, 24:14 walls [8] - 19:24, 20:14, 20:23, 23:1, 24:12, 25:18, 26:9, 27:4 warrant [5] - 13:25, 14:8, 18:2, 18:3, 18:8 water [4] - 21:4, 27:11, 30:21, 38:12 weeds [2] - 11:9, 17:6 weird [1] - 38:12 welcome [1] - 4:4 West [1] - 1:23 wet [3] - 20:18, 27:10 white [4] - 22:14, 22:19, 28:5, 28:10 whole [7] - 10:18, 19:24, 24:12, 28:2, 29:13, 30:12 wish [1] - 6:18 witness [1] - 7:4 WITNESS [1] - 3:2 wood [1] - 31:3 woodpecker [1] - 10:10 worn [1] - 11:1 worse [7] - 12:14, 14:6,	year [1] - 39:14 years [7] - 7:19, 21:9, 21:21, 38:7, 38:16, 38:17, 38:24
	T				Z
	table [1] - 27:24		V		zoning [1] - 8:3
			value [1] - 36:9 vegetation [1] - 14:19 verbal [1] - 38:20 Vice [1] - 1:9 Vince [4] - 6:6, 7:4, 7:17, 38:3		