Oakmont Borough Council **(FINAL)**
Minutes of the Regular Meeting **August 19, 2025**

CALL TO ORDER OF REGULAR MEETING

Council President Ride called the Regular Meeting of Oakmont Borough Council to order at 7:00 p.m. in Council Chambers of the Municipal Building, 767 Fifth Street, Oakmont, Pennsylvania 15139.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Arnold, Leonardi, Ormay, Vice-President Pagnotta, Wilson, and Borough Council President Ride; Rocco Brown, Junior Council Member; Mayor Facaros; Borough Manager Fodi, Borough Solicitor Leyland, and Oakmont Police Officer Stoffren
Excused:
Visitors: 14 visitors

CONDITIONAL USE HEARING

Mr. Fodi briefed the public on the application for conditional use:

- Consideration of a Conditional Use Application for Home Occupation, on property owned by David and Briana Hawkins, proposed at 129 1st Street, located in the MXD Zoning District.

    - **Public Testimony Regarding Consideration of a Conditional Use for 129 1st Street**
      Briana Hawkins spoke to OBC regarding her conditional use application. She stated her business will follow all required laws and safety protocols. She explained that her business shifted to her home and online during the COVID-19 pandemic. She would like to offer 1:1 and small group in-person classes in her garage. Most of her in-person clients live within Edgewater and walk to her home. There might be one or two clients who use her driveway.

    - **Council Comments**
      OBC discussed the number of clients Ms. Hawkins can have at a time, the size of the workout space/garage, need to have the garage door open, and the class times.

      Mr. Fodi stated Oakmont Planning Commission recommended no more than three clients at a time.

      Ms. Pagnotta stated that a person could have as many people as they would over to their house to work out if it wasn't official, and she does not agree with the limit of three people.

    - **PUBLIC REMARKS:**

      Jon Altman, 824 8th Street, council for Ms. Hawkins, spoke in support of Ms. Hawkins's business and explained that he believes the OPC's recommendations are based on a faulty interpretation of ordinances, and does not believe there should be a limit of how many people can attend the classes, and she only needs to abide by the zoning ordinance.

Dave Fawcett, Oakmont Resident, spoke to OBC and asked for OPC minutes to review since Ms. Hawkins spoke at the OPC meeting and they would like to see the statement.

Paul Wood, 113 River Front Street, spoke in opposition of the conditional use application. He is worried about the sound and crowding. He also presented a slippery slope argument about other businesses opening in residential places. He also gave OBC photos of people working out in Ms. Hawkins's garage. He also claimed he used a phone app to measure the decibels near her home, and they broke the Borough code.

Dave Fawcett, Oakmont Resident, asked if OBC will allow businesses to move into Edgewater. He stated people moved into Edgewater to get away from businesses being near them. He echoed the slippery slope argument. He also spoke about the burden of proof for the applicants. He stated he hopes the neighbors can work this out.

Mr. Arnold asked if an HOA exists and if there are rules within the HOA about businesses.

Mr. Wood stated the HOA agreement does address noises from businesses.

Jon Altman, 824 8th Street, stated there was no dispute regarding the zoning code, which is what the hearing is for. He said that conditional use address the in-home businesses and that the slippery slope argument didn't address the current application. He stated noise is not addressed in the zoning code.

Mr. Fawcett stated that people do not have a right to run a business within their homes.

Jan Hawkins, 13 River Front Street, voiced support for Briana Hawkins, her daughter-in-law. She stated that Briana is hard-working and has maintained her composure through this ordeal. She also said Briana Hawkins deserves to operate her business in the mixed-use area. She also said Briana has faced intimidation throughout this process.

Stacy Kittridge, 226 College Avenue, spoke in support of Ms. Hawkins. She said they have been respectful while working out. She said she has been video recorded and harassed by the Woods while exercising. Her classes have been life-changing for her.

Mary Diletto, First Street, said she has never heard noise inside her home from another home. They work out at 6:15 a.m. and have never woken the kids up in Briana's house. She and Briana have spoken to neighbors about noise concerns, and they have said noise is not an issue. She also raised an objection to the photos and videos taken by the Woods. They were taken without permission of the women working out.

Mr. Wood said he took the photos from his yard and they are not illegal.

Ellen Kilen, Fownes Lane formerly on College Avenue, said she's confused about the issues at hand and what purpose the photos serve. She spoke in support of Ms. Hawkins and said the workout classes are amazing for women, and it has helped many women. She said the support from Ms. Hawkins and the other women have helped her get back to her old self after having three children. She said these are "friends working out together in a garage."

Melony Mostel, 43 Morris Street, asked if OBC can rule on HOA issues if the resident is following their rules. She said the noise and time issues can eventually be resolved.

Motion by Ms. Ormay, seconded by Mr. Wilson to adjourn to executive session. Motion carried unanimously.

Poll of OBC about whether the conditions have been met for the conditional use to be granted:

- Ms. Ormay: Yay
- Mr. Arnold: Yay
- Ms. Pagnotta: Yay
- President Ride: Yay
- Ms. Leonardi: Concerned about environmental impact.
- Ms. Paris: Yay, but agrees with Ms. Leonardi about environmental impact.
- Mr. Wilson: Yay

OBC discussed the recommendations from OPC: No more than 3 persons, doors must be closed until 11:00 a.m. and closed at 9:00 p.m., parking must be provided for on the lot.

Mr. Wilson said that the recommendation for a maximum of three persons is too low, and that six should be fine. He also said the 11:00 a.m. limit for the door opening is too late, and it should match the time for mowing the grass.

Ms. Paris agreed that the doors should be allowed to open at 8:00 a.m. and there should not be a limit of three persons for the class.

Ms. Leonardi agreed with the 8 a.m. doors.

President Ride stated as many students that can comfortably fit within the space. She said doors should be closed at all times.

Ms. Pagnotta disagreed with President Ride about the suggestion to have the doors shut, since private citizens could have their doors open and working out at 7 a.m. she should also be allowed to have her doors open if the sound doesn't exceed a leaf blower or lawn mower.

Mr. Arnold said not to limit the number of persons and to keep the doors closed until 8 a.m.

Ms. Ormay said class size should be limited to a maximum of four and doors should remain shut until 8 a.m.

Mr. Leyland polled Council on whether there should be a condition of persons in attendance:

Mr. Wilson: Nay

Ms. Paris: Nay

Ms. Leonardi: Nay

President Ride: Nay

Ms. Pagnotta: Nay

Mr. Arnold: Nay

Ms. Ormay: Yay

OBC discussed the noise concerns.

Mr. Leyland polled OBC on the door restrictions:

Ms. Ormay: 8 a.m.

Mr. Arnold: 8 a.m.

Ms. Pagnotta: 7 a.m. with no music

President Ride: 8 a.m.

Ms. Leonardi: 8 a.m.

Ms. Paris: 8 a.m.

Mr. Wilson: 7 a.m. if below the decibel level

- **MOTION:**
  Motion by Ms. Paris, seconded by Mr. Arnold, to approve Conditional Use for Home Occupation, to operate a home-based personal training and small group fitness facility on property owned by David and Briana Hawkins, at 129 1st Street, located in the MXD Zoning District with the conditions being met:

  - That all exterior doors remain shut until 8 a.m. while in-person sessions are occurring

  Roll call vote:

  Mr. Wilson: Nay

  Ms. Paris: Yay

  Ms. Leonardi: Yay

  Ms. Ormay: Yay

  Mr. Arnold: Yay

  Ms. Pagnotta: Nay

  Ms. Ride: Yay

  Motion carried with a vote of five to two.

REGISTERED SPEAKER

- **There were no Registered Speakers**

COMMENTS FROM THE PUBLIC

- Melony Mostel, 43 Morris Street, spoke to OBC in objection to the Chateau Beach Dog Park and how close it is to her property line.

- Gus Senseri, John Keefe's Council, asked for an update on the HOP for the parking lot.

  Mr. Leyland explained the status and that he's been waiting for an update for two months from the state. He will provide updates to Mr. Senseri when he receives them.

CORRESPONDENCES

- **There were no Correspondences**

COUNCIL MINUTES

- July 15, 2025, Regular Meeting Minutes

  President Ride submitted changes for clarification which were incorporated into these minutes.

  Motion by Mr. Arnold, seconded by Ms. Paris, to the approve the July 15th, 2025, Regular Meeting Minutes as corrected. Motion carried unanimously.

- August 5, 2025, Work Session Minutes
  The minutes are approved as written.

DISCUSSION ITEMS (BOROUGH MANAGER)
Mr. Fodi led the discussion on the following items:

A. Appointed Boards:

Oakmont Boulevard Project:
- July 29, 2025, Boulevard Project Meeting Minutes (for information)

Kerr Museum:
- Nothing to Report

Oakmont Carnegie Library:
- Library Assessment Upcoming Dates:
  - Borough Council Focus Group: September 2, 6:00 p.m. prior to Work Session.
  - Community Town Hall: September 17, 6:00 p.m. at Library.

Dark Hollow Woods Committee:
- Motion by Ms. Ormay, seconded by Mr. Wilson, to reject the bid for the Dark Hollow Woods Stormwater Improvements Project (Contract No. 25-ST01) and authorize the Allegheny Valley Council of Governments to re-advertise. Motion carried unanimously.

Recreation Board:
- Nothing to Report

Shade Tree Commission:
- Nothing to Report

Communications Committee:
- Nothing to Report

Civil Service Commission:
- Nothing to Report

Announcements & Old Business
- Brief Review of Topics or Projects Occurring in Oakmont since August Work Session:
  - Foundation Parking Lot: Highway Occupancy Permit for Phase 2 Construction
    Approval is needed from PennDOT for exits/entrances. Mr. Fodi stated that lighting is forthcoming and EV charging stations.

- Chateau Beach Dog Park
  Mr. Fodi said the project just started for constructing the dog park.

  OBC discussed the concerns of the residents that live next to the dog park and the communications that have taken place.

- Crosswalk and curb marking: Brief overview of procedures
  Mr. Fodi said the Street Department is using the Gold Star project from the Girl Scouts to create the plan for marking the curbs and crosswalks. The brick roads need a poly material and will be addressed after the areas that can use latex paint. Latex will be used but it will not stay on the bricks.

- 2026 Road Program
  Mr. Fodi said Folino is mobilizing for the project. The US Open delayed the projects.

- 8th Street Enhancements Update

- Deer Survey
  Ms. Pagnotta will create a presentation for the September Regular Meeting. Currently, there have been 530 responses.

B. Administration:

- Motion by Ms. Pagnotta, seconded by Mr. Wilson, to adopt Resolution No. 6 of 2025 adopting initiatives for the Borough of Oakmont be recognized as a Bird Town through the Bird Town PA Program. Motion carried unanimously.

- Motion by Ms. Ormay, seconded by Ms. Paris, to approve the Riverview School District's request for the annual "Light up the Park" 3-night fall sports events scheduled for September 10 through September 12. Motion carried unanimously.

- Motion by Mr. Arnold, seconded by Ms. Leonardi, to accept the 2025-2026 SHACOG Joint Rock Salt bid from Compass Minerals America, Inc. in the amount of $88.32 per ton and authorize the Borough Manager to execute all documents related to this Contract. Motion carried unanimously.

- Motion by Ms. Leonardi, seconded by Mr. Arnold, to discuss and ratify the Collective Bargaining Agreement between the General Teamsters, Chauffeurs and Helpers Local Union 249--representing the Oakmont Street Department and Wastewater Treatment Plant Employees--and Oakmont Borough for a term ending June 30, 2028. Motion carried unanimously.

C. Community Planning:

- Nothing to Report

D. Finance:

- Motion by Ms. Leonardi, seconded by Ms. Ormay, to approve the Warrant List for July 2025, in the amount of $659,332.04. Motion carried unanimously.

E. Public Safety:

- Mayor's Report
  Mayor Facaros directed OBC to the letter of intent in the packets to perform a wedding ceremony.

- Monthly Police Report
  Officer Stoffren briefed OBC on the OPD active shooter training. He would like to train Borough employees and members of the community for active shooters. He also explained that cars have been stolen, and almost all of them have been unlocked with keys in the cars.

- Oakmont Volunteer Fire Department Report
  Chief Flanick delivered the monthly OVFD Report:
  53 total calls for service broken down as follows:

  - 30 within Oakmont
  - 23 mutual aid calls
  - 8 carbon monoxide or gas smell
  - 9 residential fire alarms
  - 19 commercial fire alarms
  - 3 car crashes
  - 6 residential fires

- Parkview EMS Monthly Report
  - 1 dispatch
  - 62 to Presby
  - 13 mutual aid calls with the OVFD

F. Public Works

- Motion by Mr. Arnold, seconded by Ms. Ormay, to approve payment on the Invoice #90957231 (FINAL) in the amount of $21,062.00, to Hatch Engineering, for Washington Avenue Pump Station Engineering Services. Motion carried unanimously.

- Motion by Mr. Arnold, seconded by Ms. Leonardi, to approve payment on Invoice #90965139 (FINAL) in the amount of $106,883.00 to Hatch Engineering for WWTP Design Services. Motion carried unanimously.

- Motion by Mr. Arnold, seconded by Ms. Ormay, to approve Payment Recommendation #9 (FINAL) to Frankl Electric in the amount of $13,253.31 for the completion of Plum Creek Pump Station Rehabilitation Contract. Motion carried unanimously.

- Motion by Ms. Pagnotta, seconded by Ms. Paris, to approve Payment Recommendation #4 in the amount of $91,613.74 to M & N Landscape, LLC for the 2024 Brick Roadway Spot Repair Program. Motion carried unanimously.

- Motion by Ms. Ormay, seconded by Ms. Paris, to approve Change Order #1 and Payment Recommendation #5 (FINAL) in the amount of $61,908.74 to N & N Landscape, LLC. for the completion of the 2024 Brick Roadway Spot Repair Program. Motion carried unanimously.

- Motion by Mr. Wilson, seconded by Ms. Pagnotta, to approve Change Orders #1 and #2 and Payment Recommendation #3 (FINAL) in the amount of $6,315.25 to Boney Construction, LLC for the completion of the Oakmont VFD Sidewalk/Apron Replacement Project. Motion carried unanimously.

  Motion by Mr. Wilson, seconded by Ms. Pagnotta, to amend the motion to hold the check until satisfactory repairs have been made. Motion carried unanimously.

G. Request for Agenda Items from Council

President Ride stated any suggestions for topics can be submitted to Mr. Fodi.

COMMENTS FROM THE PUBLIC

- There were no comments.

ADJOURNMENT

- Motion by Mr. Wilson, seconded by Ms. Ormay, to adjourn to Executive Session to discuss litigation and personnel matters. Motion carried unanimously.

The meeting adjourned at 9:08 p.m.

Respectfully submitted,
Bianca Labrador