

**MINUTES OF MEETING
OF SEWICKLEY BOROUGH COUNCIL
MUNICIPAL BUILDING
SEWICKLEY, PENNSYLVANIA**

MARCH 18, 2013

The Meeting was called to order at 7:30 p.m. with President Robert Hague presiding and leading the Meeting in the Pledge of Allegiance.

Roll Call showed the following members present:

Susan Aleshire	William Cornman	Tom DeFazio	Charles Driscoll
Stanley Ference	Robert Glenn	James Morrill	

Also present were Mayor Brian Jeffe, Borough Solicitor Richard Tucker and Borough Manager Kevin M. Flannery. Mrs. Ford was absent from the meeting.

There were 12 visitors.

Approval of Minutes:

On motion of Mr. DeFazio, seconded by Mr. Ference, the Minutes of the Regular Council Meeting of February 18, 2013 were approved, 8-0, and the reading of same dispensed with as copies were provided to the Members of Council, Mayor and Solicitor.

On motion of Mr. Driscoll, seconded by Mr. Morrill, the Committee of the Whole Minutes for March 12, 2013 were approved, 7-0-1, with Mr. Ference abstaining as he was not present for the meeting.

Comments from the Council President, Members and Mayor:

Mayor Jeffe advised that May Mart is scheduled for May 11, 2013, from 9:00 a.m. to 1:00 p.m., on Broad Street from Thorn Street to Beaver Street.

Mayor Jeffe advised that the 4th Annual Sewickley Unleashed is scheduled for May 18, 2013.

President Hague stated that an Executive Session was held at the conclusion of the Committee of the Whole Meeting regarding land matters, contracts and potential litigation.

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Statement of Citizens:

On motion of Mr. Glenn, seconded by Mr. Driscoll, Council voted, 8-0, to approve the request of Dang Wilson to use the Chadwick Street Tennis Courts for a Children's Tennis Camp from June 11 through June 15, from 9:00 a.m. to 5:00 p.m.

Sarah Perry, Communications and Community Relations Specialist for Columbia Gas, addressed Council regarding the proposed work for the Borough of Sewickley. Ms. Perry stated that Columbia Gas has sent out over 173 letters to customers in the area bordered by Walnut Street, Bank Street, Ferry Street and Thorn Street inviting them to a public information meeting to be held on April 3 beginning at 5:30 p.m. The project involves the replacement of 5,500 feet of gas service pipe in the area, at a cost of \$1,600,000, with the project starting in mid-April and being completed by October 15. Ms. Perry also advised that she will handle all calls and issues for this Columbia Gas project. She has met with the Borough Manager and staff to review the logistics of the project. Council thanked her for the update.

Unfinished Business:

On motion of Mrs. Aleshire, seconded by Mr. Glenn, Council voted, 8-0, to accept the recommendation of the Planning Commission and adopt Borough of Sewickley Resolution No. 2013-004 approving a geographical area in need of redevelopment. The Resolution will be forwarded to the Allegheny County Department of Economic Development to assist with the establishment of a Tax Increment Finance District.

New Business:

A Public Hearing was conducted by Solicitor Richard Tucker on proposed Subdivision Plans for Village at Sweetwater Plan, Building 300, at 800 Beaver Street, Block and Lot No. 421-F-297. Court Stenographer McMullen administered the oath to all who were providing testimony. Mr. Frank Zappala of First City addressed Council that this subdivision is for Building 300 and creates the legal lots for sale. It is the original foot print that was approved by the Planning Commission and Council. The Borough Manager provided testimony that Public Hearing was advertised in accordance with the Municipalities Planning Code and the Borough of Sewickley Code of Ordinances and that the Planning Commission did recommend the approval of the Unification Plan.

Solicitor Tucker closed the Public Hearing. On motion of Mr. DeFazio, seconded by Mr. Ference, Council voted, 8-0, to accept the recommendation of the Borough of Sewickley Planning Commission and adopt Borough of Sewickley Resolution No. 2013-005 approving the Subdivision Plan for the Village at Sweetwater Plan, Building 300, at 800 Beaver Street, Block and Lot No. 421-F-297.

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A Public Hearing was conducted by Solicitor Richard Tucker on proposed Conditional Use and Land Development Plan for 417 Thorn Street, Block and Lot No. 421-A-125. Court Stenographer McMullen administered the oath to all who were providing testimony. Mr. Peter Friday of Forbes Trail Development addressed Council that this conditional use and land development is for a proposed 3 story office building consisting of just over 30,000 square feet. The building will bring 50 additional workers to the Village, it will have a green roof with garden, elevator and will be energy efficient. Mr. Friday indicated that 77 parking spaces are required and he has leases for 30 off street spaces. He has proposed to Council the establishment of 44 leased spaces on street parking spaces. Council is reviewing leased spaces as a separate issue. Mr. Friday stated that he was in agreement with the four conditions as recommended by the Planning Commission: the review of the Landscape Plan by the Tree Commission, the finalization of a loading zone with the Borough Code Officer, the finalization of leased parking or additional off street parking leases for an Occupancy Permit, and compliance with the KLH Engineers, Inc. letter of March 6, 2013.

Mr. Clifford Krey, of 158 Sebago Lake Drive, Sewickley, addressed Council indicating that he has over 20,000 square feet of office space and the additional 30,000 square feet is not needed. He further stated that Mr. Friday can accommodate the parking requirement on his other lots. Mr. Krey further stated that the project is contrary to the Comprehensive Plan. The Borough Manager provided testimony that a Public Hearing was advertised in accordance with the Municipalities Planning Code and the Borough of Sewickley Code of Ordinances and that the Planning Commission did recommend the approval of the Unification Plan.

Solicitor Tucker closed the Public Hearing. On motion of Mr. Driscoll, seconded by Mr. Cornman, Council voted, 7-0-1, with Mr. Ference abstaining, to accept the recommendation of the Borough of Sewickley Planning Commission and adopt Borough of Sewickley Resolution No. 2013-006 approving the conditional use and land development for One Thorn Street, LLC, 417 Thorn Street, Block and Lot No. 421-A-125, subject to the four conditions as stated.

Kim Turnley, of Mark Turnley, CPA, the Borough Auditors, was in attendance to review the 2012 Borough of Sewickley Audit draft. The 2012 Budget showed an increase of \$217,989 in reserves for the Borough. There was an increase in earned income tax collections attributed to the new requirements of Act 32. There was some additional comments requested to be included, and the final version will be reviewed at the April Council Meeting. The DCED Audit forms will be submitted to the state by April 1.

Approval of Accounts:

On motion of Mr. Ference, seconded by Mr. Driscoll, Council voted, 8-0, to approve the General Fund account payables for the month of March 2013, as presented.

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On motion of Mr. DeFazio, seconded by Mr. Driscoll, Council voted, 8-0, to approve the Sewer Fund account payables for the month of March 2013, as presented.

The February 2013 General Fund and Sewer Fund Budget reports were received and filed.

The February 2013 Fund Statement report was received and filed.

The February 2013 Profit and Loss Summary was received and filed.

The February 2013 Labor and Vendor report was received and filed.

Council reviewed the monthly Legal Expense Report and the monthly WWTP Projects Report.

Department and Commission Reports:

The following reports and minutes were received and ordered filed:

- Police Report for Council, February 2013
- Cochran Hose Report, February 2013
- Planning Commission Minutes, March 6, 2013
- Tree Commission Minutes, March 11, 2013

Borough Manager:

The Borough Manager advised that additional real estate tax assessment appeals have been filed by the Quaker Valley School District. The Borough staff is tracking all appeals and settlements to ensure compliance with the Court approval of the Borough's 2013 real estate millage.

Council reviewed information from road engineers Lennon, Smith and Souleret regarding the Flood Insurance Rate Map. The proposed changes have been provided by FEMA and the Borough needs to advise all property owners of the changes. In addition, the Borough needs to upgrade its flood plain and storm water ordinances. On motion of Mr. Driscoll, seconded by Mr. Ference, Council voted, 8-0, to authorize Lennon, Smith and Souleret Engineering, Inc. to proceed to update the ordinances and maps to comply with the new flood maps.

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Council reviewed the fuel prices for February 2103.

On motion of Mrs. Aleshire, seconded by Mr. Morrill, Council voted, 8-0, to participate with the Sewickley Water Authority in preparing a Subdivision Plan for Waterworks Park to return certain portions of the land to the Borough.

The Borough Manager advised that the Civil Service Commission will be meeting on March 26 to review proposed changes to the Civil Service Commission Rules and Regulations to comply with changes enacted by the Pennsylvania legislature in 2012.

The Borough Manager advised that the Spring Leaf Pick Up will be from March 25 through April 12, 2013.

The Borough Manager reviewed correspondence between the 9-1-1 Center and the Post Office for changing the address for the Quaker Valley Middle School from 201 Graham Street to 618 Harbaugh Street.

Council reviewed letter to Haysville Borough Council President regarding the adoption of the Act 537 plan that was prepared for Sewage services in Haysville.

Council reviewed the Chapter 94 Municipal Wasteload Management Report for 2012 which highlights that the wastewater treatment was not hydraulically overloaded nor organically overloaded for 2012.

Council reviewed Dickson Road Monitoring Report indicating there was about .04 feet horizontal movement. There are 9 pin monitoring locations and the next report will be prepared on April 12, 2013.

On motion of Mr. DeFazio, seconded by Mr. Ference, Council voted, 8-0, to accept the resignation of Erika Zeranski from the Tree Commission. Council thanked her for her service to the Borough of Sewickley.

Council reviewed the ALCOSAN Sewer Regionalization Evaluation Report calling for a joint effort among municipalities and authorities to find ways for better water quality in our area,

Council reviewed the Allegheny North Tax Collection Committee February Report for Sewickley.

The Borough Manager's Report was received and filed.

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Solicitor's Report:

Council went into Executive Session to discuss a land matter from 8:55 p.m. to 9:25 p.m. The Executive Session concluded and Council went back into Regular Session at 9:26 p.m.

On motion of Mrs. Aleshire, seconded by Mr. DeFazio, Council voted, 7-0-1, with Mr. Ference abstaining, to forward to Two Village Square a buy-sell agreement with changes reflecting the Green Street access, a temporary license agreement and authorizing the necessary Borough officials to execute.

The Solicitor's Report was received and filed.

Tax Collector's Report:

On motion of Mr. Morrill, seconded by Mr. Driscoll, Council voted, 8-0, to accept and order received and filed the tax collector's report and exonerations for the Month of February 2013.

Adjournment:

On motion of Mr. DeFazio the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

KEVIN M. FLANNERY
Borough Manager and Secretary

ROBERT HAGUE
President of Council