

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

**JULY 21, 2014**

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

Roll Call showed the following members present:

William Cornman	Thomas DeFazio	Charles Driscoll	Stanley Ference
Jamie Morrill	Todd Renner	Larry Rice	

Carole Ford was on vacation.

Also present were Mayor Brian Jeffe, Borough Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

There were 12 visitors.

Approval of Minutes:

On motion of Mr. Ference, seconded by Mr. DeFazio, the Minutes of the Regular Council Meeting of June 16, 2014 were approved and the reading of same dispensed with as copies were provided to the Members of Council, Mayor and Solicitor. The vote was 8-0.

On motion of Mr. Ference, seconded by Mr. Driscoll, the Committee of the Whole Minutes for July 15, 2014 were approved 7-0-1, with Morrill abstaining as he did not attend the meeting.

Comments from the Council President, Members and Mayor:

President Aleshire stated that there was an Executive Session at the beginning of the meeting for Police Candidate Interviews.

Statement of Citizens:

Council reviewed Right to Know requests and replies from and to John Linko and Nicole Oeler of Gateway Engineering.

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Statement of Citizens (continued):

Bob Lavery, of 809 Hopkins Street, addressed Council regarding herbicide spraying by Duquesne Light on or near his property. Mr. Lavery stated that Duquesne Light sprayed the property about two weeks ago without any notification and the spraying destroyed all his plantings as well as made him and his wife sick. Mr. Lavery asked if the Borough can check to see how this happened and why no notification was provided. Borough Manager advised Mr. Lavery that he was arranging a meeting with Duquesne Light and then will report back to Council.

Unfinished Business:

On motion of Mr. DeFazio, seconded by Mr. Morrill, Council voted, 7-1, with Mr. Ference voting no, to remove from the Table, Borough of Sewickley Resolution No. 2014-006, a resolution approving the Ferry Street Traffic Conditions Report.

Jennifer Bartley, of 230 Ferry Street, encouraged Council to vote for safety not convenience.

Andrew Frishkorn, of 322 Ferry Street, stated that he disagreed with the report, felt that speeding will still be an issue and prefers the convenience of going both ways.

Kim Peterson, of 200 Frederick Avenue, stated that she was not for or against the one way, she felt additional research was needed.

Nancy Turk, of 279 Ferry Street, thanked Council and stated that the one way would be safer.

Karen Schatt, of 319 Ferry Street, spoke in favor of the one way.

Isle Karto, of 259 Ferry Street, spoke in agreement that the one way was safer.

On motion of Mr. Renner, seconded by Mr. Driscoll, Council voted, 7-1, with Mr. Ference voting no, to adopt Borough of Sewickley Resolution No. 2014-006 establishing a one way direction on Ferry Street from Bank Street to Little Street.

President Aleshire turned the meeting over to Solicitor Richard Tucker to conduct the Public Hearings.

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Solicitor Tucker conducted a Public Hearing on the Subdivision Plan for the YMCA Plan of Lots, Block and Lot No. 508-J-361. Donna McMullen administered the oath to all who were testifying. Trish Hooper, Executive Director of the YMCA, stated the subdivision plan was to create a 140 foot by 90 foot parcel on Backbone Road. There currently exists a house on the proposed lot that used serve as a residence for a former Director and a groundskeeper of the Sewickley YMCA. Ms. Hooper stated further that the subdivision will allow, for the parcel to a single family residence complimenting Backbone Road.

There were no other comments in favor or in opposition to the proposed subdivision.

Borough Manager presented the following documents:

- Subdivision Application and Payment of Fee
- April 17, 2014 Code Enforcement Letter
- Letter to and Response from Allegheny County Economic Development Office
- YMCA Plan of Lots Subdivision
- Proof of Publication of Planning Commission Hearing
- Proof of Publication of Sewickley Borough Council Hearing
- Public Notice to Adjoining Property Owners and List of Owners
- July 9<sup>th</sup> Planning Commission Minutes recommending Subdivision Approval

Solicitor Tucker closed the Public Hearing. On motion of Mr. Cornman, seconded by Mr. Morrill, Council voted, 8-0, to accept the recommendation of the Borough of Sewickley Planning Commission and adopt Borough of Sewickley Resolution No. 2014-008 approving the YMCA Plan of Lots Subdivision Plan for Block and Lot No. 508-J-361 and the establishment of a 140 foot by 90 foot parcel on Backbone Road commonly known as 349 Backbone Road.

Solicitor Tucker conducted a Public hearing on the Borough of Sewickley Zoning Map amendment for the 140 foot by 90 foot parcel created by the YMCA Subdivision. Donna McMullen administered the oath to all who were testifying. Ms. Hooper simply stated the rezoning was to make the new lot residential.

There were no other comments in favor or in opposition to the proposed zoning map change from Institutional to Residential 1.

Borough Manager presented the following documents:

- Rezoning Application and Payment of Fee
- April 17, 2014 Code Enforcement Letter
- Letter to and Response from Allegheny County Economic Development Office
- Letter to Adjoining Municipalities and Quaker Valley School District

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Proposed Zoning Map with Amendment  
Proof of Publication of Planning Commission Hearing  
Proof of Publication of Sewickley Borough Council Hearing  
Proof of Publication for Advertisement of Ordinance  
Public Notice to Adjoining Property Owners and List of Owners  
Posting of Property of Proposed Zoning Amendment  
July 9<sup>th</sup> Planning Commission Minutes recommending Rezoning Approval

Solicitor Tucker closed the Public Hearing. On motion of Mr. Cornman, seconded by Mr. DeFazio, Council voted, 8-0, to accept the recommendation of the Borough of Sewickley Planning Commission and adopt Ordinance No. 1320 amending the Borough of Sewickley Zoning Map to establish a 140 foot by 90 foot parcel, commonly known as 349 Backbone Road in the R-1 Zoning District.

Solicitor Tucker conducted a Public Hearing on the Subdivision Plan for the Waterworks Plan of Lots, for revised Parcel C-1 Subdivision, Block and Lot No. 509-L-95. Donna McMullen administered the oath to all who were testifying. Mr. Jim Rock stated that he purchased the 13.635 acre lot from the Borough of Sewickley earlier this year. It was zoned Open Space when he purchased the property. Mr. Rock stated further that he wanted to rezone 4 acres for residential use adjacent to his property should he wish to build a single family residence, and sell the remaining 9.635 acre lot to the Allegheny Trust for preservation.

Roy Kraynk, of the Allegheny Land Trust stated that the Land Trust is indeed purchasing the acreage and will maintain as Open Space. The Land Trust also intends to maintain the land in compliance with the Rivers Conservation Management Study completed by the Borough of Sewickley.

Mr. Driscoll asked Mr. Rock if he was aware that if a house was to be built on the 4 acres connection to the Borough's sewer system would be required. Mr. Rock acknowledged yes. In addition, Mr. Driscoll stated that only one house could be built on the lot. Any additional houses would need to have separate lots which would require additional subdivision.

There were no other comments in favor or in opposition to the proposed subdivision.

Borough Manager presented the following documents:

Subdivision Application and Payment of Fee  
May 2, 2014 Code Enforcement Letter  
Letter to and Response from Allegheny County Economic Development Office  
Waterworks Plan of Lots Subdivision

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Proof of Publication of Planning Commission Hearing  
Proof of Publication of Sewickley Borough Council Hearing  
Public Notice to Adjoining Property Owners and List of Owners  
July 9<sup>th</sup> Planning Commission Minutes recommending Subdivision Approval

Solicitor Tucker closed the Public Hearing. On motion of Mr. Renner, seconded by Mr. Driscoll, Council voted, 8-0, to accept recommendation of the Borough of Sewickley Planning and Commission and adopt Borough of Sewickley Resolution No. 2014-009 approving the Waterworks Plan of Lots for revised Parcel C-1 Subdivision and the establishment of a 4.0 acre lot, Parcel C-2R and the establishment of a 9.635 acre lot, Parcel C-1R.

Solicitor Tucker conducted a Public Hearing on the Borough of Sewickley Zoning Map amendment for the Parcel C-2R created by the Waterworks Plan of Lots Parcel C-1 Subdivision. Donna McMullen administered the oath to all who were testifying. Mr. Rock again stated his request to make the 4.0 acres residential. He wanted the opportunity to build a single family house for himself or maybe his children someday.

Mr. Mike Tamano, of 218 Edgeworth Lane, an attorney, spoke in support of the Rock request to rezone the 4.0 acres. He stated that the property next to this parcel is Mr. Rock's and it is zoned residential as well as the other adjacent properties in Sewickley Heights and in the Township of Aleppo.

There were no other comments in favor or in opposition to the proposed zoning map changes from Open Space to Residential 1.

Borough Manager presented the following documents:

Rezoning Application and Payment of Fee  
May 2, 2014 Code Enforcement Letter  
Letter to and Response from Allegheny County Economic Development Office  
Letter to Adjoining Municipalities and Quaker Valley School District  
Proposed Zoning Map with Amendment  
Proof of Publication of Planning Commission Hearing  
Proof of Publication of Sewickley Borough Council Hearing  
Proof of Publication for Advertisement of Ordinance  
Public Notice to Adjoining Property Owners and List of Owners  
Posting of Property of Proposed Zoning Amendment

Solicitor Tucker closed the Public Hearing. Mr. Ference and Mr. Morrill stated that Council should support the Planning Commission recommendation and not vote in favor of the rezoning.

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On motion of Mr. Renner, seconded by Mr. Driscoll, Council voted, 6-2, with Mr. Ference and Mr. Morrill voting no, to adopt Borough of Sewickley Ordinance No. 1321 amending the Borough of Sewickley Zoning Map to establish a 4.0 acre lot, Parcel C-2R, in the R-1 Zoning District.

New Business:

On motion of Mr. DeFazio, seconded by Mr. Driscoll, Council voted, 7-1, with Mr. Ference voting no, to adopt Borough of Sewickley Ordinance No. 1319 establishing a new Sewer Tapping Fee effective December 15, 2014.

Approval of Accounts:

On motion of Mr. Ference, seconded by Mr. DeFazio, Council voted, 8-0, to approve the General Fund account payables for the month of July 2014, as presented.

On motion of Mr. Ference, seconded by Mr. Driscoll, Council voted, 8-0, to approve the Sewer Fund account payables for the month of July 2014, as presented.

The June 2014 General Fund and Sewer Fund Budget reports were received and filed.

The June 2014 Statement of All Funds report was received and filed.

The June 2014 Profit and Loss Summary report was received and filed.

The June 2014 Legal Expense Report was received and filed.

The Labor and Vendor report was received and filed.

Department and Commission Reports:

The following reports and minutes were received and ordered filed:

Police Report for Council, June 2014

Cochran Hose Report, June 2014

Planning Commission Meeting Minutes of June 4, 2014

On motion of Mr. Morrill, seconded by Mr. Driscoll, Council voted, 8-0, to schedule Subdivision Hearings for Monday, September 15 for the Mendicino, Turk and Murray Land Merger and 424 Frederick Unification Plan.

Tree Commission Meeting Minutes of July 14, 2014

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Borough Manager:

Borough Manager provided update on the 2014 Road Project, Ferry Street. This week the base coat will be applied and the top coat of asphalt should be applied on Friday, July 25 or Monday the 28<sup>th</sup>. A walk through will be scheduled within 10 days to prepare the punchlist in order to close out the contract.

On motion of Mr. Ference, seconded by Mr. Morrill, Council voted, 8-0, to approve Allegheny County Economic Development Community Development 40-3.11.4, a Housing Demolition Grant Contract for CD Year 40.

Council reviewed the Earned Income Tax Collection Reports and Update as of June 30, 2014. Borough Manager advised that the Allegheny North Tax Collection Committee adopted a five year renewal agreement with Keystone Collections for earned income tax collection.

On motion of Mr. Morrill, seconded by Mr. Ference, Council voted, 8-0, to advertise a Floodplain Ordinance for adoption on Monday, August 18, 2014. The Ordinance has been reviewed by the Department of Community and Economic Development consultant and has been recommended for adoption by Council.

Council reviewed fuel prices for June 2014.

Borough Manager reviewed Building Officials Code Administration 1996 Property Maintenance Code. It was proposed to review this code for sections to be drafted into a Borough property maintenance code. Several members stated that they did not favor the code sections regulating internal requirements for structures.

Council reviewed 2<sup>nd</sup> Quarter Pension Reports for the Police Pension and Employees' Pension Plan.

Borough Manager advised that the Sewickley Water Authority was having a Residents Meeting regarding the Centennial Avenue water line replacement project.

The Borough Manager's Report was received and filed.

Solicitor's Report:

Council reviewed latest real estate tax assessment appeals.

The Solicitor's Report was received and filed.

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Tax Collector's Report:

On motion of Mr. Ference, 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 June 2014.

Adjournment:

On motion of Mr. Driscoll, the meeting adjourned at 9:44 p.m.

Respectfully submitted,

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KEVIN M. FLANNERY  
Borough Manager and Secretary

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SUSAN ALESHIRE  
President of Council