

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

**NOVEMBER 17, 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      Charles Driscoll( Arrived at 7:38 p.m.)      Tom DeFazio  
Stanley Ference( Arrived at 7:34 p.m.)      Jamie Morrill      Todd Renner      Larry Rice

Mrs. Ford was absent due to illness. Also present were Mayor Brian Jeffe, Borough Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

There were 21 visitors.

Approval of Minutes:

On motion of Mr. DeFazio, seconded by Mr. Cornman, the Minutes of the Budget Meeting of September 22, 2014 were approved, 6-0.

On motion of Mr. Cornman, seconded by Mr. Morrill, the Minutes of the Budget Meeting of October 18, 2014 were approved, 6-0.

On motion of Mr. DeFazio, seconded by Mr. Cornman, the Minutes of the Regular Council Meeting of October 20, 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 6-0.

On motion of Mr. Cornman, seconded by Mr. Renner, the Committee of the Whole Minutes for November 11, 2014 were approved, 6-0.

Comments from the Council President, Members and Mayor:

Mayor Brian Jeffe reminded everyone that Friday, December 5, 2014 is Light Up Night and December 6, 2014 is the annual Santa Parade sponsored by the Quaker Valley Rotary and the Borough.

President Aleshire advised that an Executive Session was held before the November 11, 2014 Committee of the Whole meeting for personnel review of the Borough Manager and litigation matters.

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President Aleshire complimented the Quaker Valley Council of Governments and the Borough Public Works for a great Recycling Day on November 1, 2014.

Statement of Citizens:

Mr. Jon A. Hilliard of 321 Centennial Avenue addressed Council regarding 326 Sprott Way. Mr. Hilliard asked if the Borough would forgive the real estate taxes on the property in order that he could take control of the property, demolish it and then build a small residential rental. He stated that a title search of the property only showed back real state taxes in the amount of \$42,000. Council indicated that any forgiveness of real estate taxes would require all three taxing districts and suggested that Mr. Hilliard contact the Quaker Valley School District first as they are the largest taxing body.

Mr. John Orndorff of 1115 Beaver Road in Glen Osborne requested a \$200 donation from Council to be applied with donations from the other municipalities to secure an additional \$2,000 from the Sewickley Valley Fund to prepare a report for a bike lane from Beaver Road in Ambridge to the end of Beaver Road in Glen Osborne. Council asked that it be placed on the December 9<sup>th</sup> Committee of the Whole Agenda.

Unfinished Business:

Public Hearing:

Proposed amendment to Chapter 27 to permit multi-family/village townhouses in the C-1 Zoning District. Mr. Ference left the dais at 8:13 p.m. and stated he would not participate in the discussion or vote, as his wife has a business relationship with the proposed building owner. Solicitor Tucker conducted the Public Hearing. Court Stenographer Donna McMullen administered the oath to all who were testifying on this issue.

Mr. Steven Victor addressed Council as the applicant for the change of zoning. He stated that this proposed zoning amendment would allow for multi-family village townhouses in the C-1 zoning district with internal parking garages that would not be visible from any public street. Mr. Victor reviewed the five proposed changes and the applicable sections.

Attorney Clifford Krey spoke in opposition and stated there are two problems, the first being density and the second, that the Borough should buy the property for \$2,000,000 and then spend an additional \$500,000 to level everything thing on the land, pave it and place 120 parking spaces on the lot.

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Solicitor Tucker closed the Public Hearing. Borough Manager provided Exhibits on the Public Advertisements, correspondence to and from Allegheny Economic Development Office and the public notices to all adjacent property owners.

On motion of Mr. Cornman, seconded by Mr. Renner, Council voted, 7-0-1, with Mr. Ference abstaining, to adopt Borough of Sewickley Ordinance No. 1324, accepting the recommendation of the Borough of Sewickley Planning Commission, and amending Chapter 27, Sections 303, 404, 502.H.1, 1002.C4 and 1004. D, Table 12 to permit multi-family village townhouses in the C-1 Zoning District.

Mr. Ference returned to the dais

Council conducted a Public Hearing on the 2015 Borough of Sewickley Budget. Borough Manager stated that the Sewer Fund Budget was \$2,167,398 and the General Fund Budget was \$5,628,861. The proposed budget establishes the real estate millage at 6.5 mills. This reflects the one-time real estate tax allowance granted in the 2014 Budget from additional real estate tax payments in 2013.

Del Miller, of 624 Locust Place, addressed Council and asked if they had gone over every expense in an attempt to keep the millage down. Several members of Council stated yes. Mr. Miller also inquired if attempts have been made to regionalize municipal services such as police, fire, administration and public works. Borough Manager advised that the Borough of Sewickley does provide police services and code inspection services to Glen Osborne for a fee; police services to Glen Osborne for a fee and fire services to Edgeworth, Glen Osborne and Haysville for a fee.

Mr. Miller further suggested that he would be willing to work on getting the municipalities together to discuss merger of services and other programs to reduce the cost of government.

Mr. Daniel Albano of 622 Locust Street stated he is a Department Manager for UPMC and his total cost for employees are similar to what municipal employees total costs are and questioned if the Borough should be paying those costs for drivers, laborers and police.

Borough Manager explained that each year Council reviews all service needs in all departments. The majority of the Borough employees are covered by contracts and the Borough has worked with the employees to control current and future costs. In particular the employee raises for most of the employees are at 2.5% and all new employees in the office, public works and wastewater treatment plant will have a defined contribution pension plan instead of a defined benefit pension plan.

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On motion of Mr. Cornman, seconded by Mr. Renner, Council voted, 8-0, to approve the 2015 Sewer Fund Budget and Capital Reserve Fund No. 5 for the Wastewater Treatment Plant.

On motion of Mr. Cornman, seconded by Mr. Renner, Council voted, 8-0, to approve the 2015 Road Construction and Maintenance Fund Budget.

On motion of Mr. Renner, seconded by Mr. Ference, Council voted, 8-0, to adopt Ordinance No. 1325 establishing the 2015 real estate tax millage at 6.50 mills.

On motion of Mr. Cornman, seconded by Mr. Driscoll, Council voted, 8-0, to adopt the 2015 General Fund Budget and Capital Reserve Fund No. 3, Building Reserve Fund; Capital Reserve Fund No. 4, Fire Reserve Fund; and Capital Reserve Fund No. 6, Capital Improvements Program.

New Business:

On motion of Mr. Ference, seconded by Mr. Cornman, Council voted, 8-0, to approve submission of 326 Sprott Way for Allegheny Economic Demolition Year 41 Grant.

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 November 2014, as presented.

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

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

The October 2014 Fund Statement report was received and filed.

The Labor and Vendor report were received and filed.

The Legal Expenses Monthly Report was reviewed.

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Department and Commission Reports:

The following reports and minutes were received and ordered filed:

Police Report for Council, October 2014  
Cochran Hose Report, October 2014  
Planning Commission Minutes, November 5, 2014  
Tree Commission Minutes of November 10, 2014

Borough Manager:

Borough Manager advised that there are only three items left to complete on the 2014 Road Project punchlist and should be completed by the end of next week.

Council reviewed the October fuel prices.

Council reviewed Allegheny North Tax Collection Committee Report, 2015 Adopted Budget and the 2015 Meeting Schedule.

Council reviewed the 3<sup>rd</sup> quarter Verizon and Comcast cable franchise payments.

Borough Manager reviewed list of Board and Commission renewals and openings and the advertisement placed in the Sewickley Herald.

Council reviewed letter and payment for two sewer tap-in fees for land in Aleppo Township.

On motion of Mr. Driscoll, seconded by Mr. Rice, Council voted, 7-0-1, with Mr. Ference voting no, to approve the advertisement for the sale of approximately 30.2 acres of Waterworks Park.

Council reviewed Letter to Business District regarding Yuletide activities.

Borough Manager reviewed PA 2-1-1 Southwest, a help line for the five county area.

Borough Manager advised that the Public Hearing for the Land Development application by Charter Homes, for Elmhurst, a Planned Community, consisting of 26 residential units is scheduled for Monday December 15, 2014 at 7:30 p.m.

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Borough Manager reviewed the draft Pension Plan Documents which have assembled all the adopted Ordinances from each plan. The drafts have been provided to the Bargaining Associations for review. It is the intention to review the documents at the January Committee of the Whole meeting and scheduled adoption of the plans in February 2015.

On motion of Mr. DeFazio, seconded Mr. Driscoll, Council voted, 8-0, to approve the revised Village Theater Subdivision Plan setting the theater building away from Hoey's Run.

Borough Manager advised that the Borough of Sewickley received a letter from PENNDOT that the Borough's ARLE application was not funded.

On motion of Mr. Ference, seconded by Mr. Cornman, Council voted, 8-0, to approve the emergency work on Hoey's Run to Stefanik's Next Generation Contracting Co., of Aliquippa, PA, in the amount of \$10,800.

The Borough Manager's Report was received and filed.

Solicitor's Report:

On motion of Mr. Driscoll, seconded by Mr. Morrill, Council Voted, 8-0, to advertise an ordinance reflecting a change in the sewer billings from a quarterly billing to a monthly billing. Scheduled adoption is December 9, 2014

Solicitor Tucker reviewed Presbyterian Church's response to the Farlow and Olson v. Borough of Sewickley et al SA-13-342 and SA-13-38.

Council reviewed of AVK Enterprises, LTD. No. SA-14-1128 regarding the enacted ordinance.

On motion of Mr. Ference, seconded by Mr. Renner, Council voted, 8-0, to approve the Findings of Fact and Conclusions of Law on the decision for One Village Square, LLC, 417 Walnut Street.

Tax Collector's Report:

On motion of Mr. DeFazio, seconded by Mr. Rice, Council voted, 8-0, to accept and order received and filed the tax collector's report and exonerations for the Month of October 2014.

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Susan Kaminski and Jan Piera of Village Theater thanked Council for their approval of the changes for the Village Theater project.

Adjournment:

On motion of Mr. Driscoll the meeting adjourned at 9:21 p.m.

Respectfully submitted,

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KEVIN M. FLANNERY  
Borough Manager and Secretary

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SUSAN H. ALESHIRE  
President of Council