

BOROUGH OF SEWICKLEY
COMMITTEE OF THE WHOLE MINUTES
TUESDAY, DECEMBER 10, 2013

President Hague advised that public interviews were conducted from 6:30 p.m. to 7:30 p.m. for the various Boards and Commissions. President Bob Hague called the Committee of the Whole Meeting to order at 7:30 p.m. Members in attendance were Susan Aleshire, Bill Cornman, Tom DeFazio, Charles Driscoll, Stan Ference, Carole Ford, Robert Glenn, and Jamie Morrill. The others in attendance were Jennifer Markus and Alex DeLoia of Village Green Partners, Fire Chief Jeff Neff, Assistant Fire Chief Jed VonHofen, Sewickley Academy students, Mayor Brian Jeffe, Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

COMMENTS FROM THE PUBLIC

Jennifer Markus and Alex DeLoia, of Village Green Partners, addressed Council, reviewing Light Up Night. They indicated that there have been a lot of positive comments, and the restaurants were very busy on Friday and Saturday. They reviewed the upcoming Yuletide schedule, indicating that music and free carriage rides will be provided each Wednesday evening, from 6:00 p.m. to 8:00 p.m.; and on Saturdays, from 11:00 a.m. to 1:00 p.m., there will be free carriage rides and Santa at Wolcott Park. They reviewed the Window Decorating Contest, indicating that House 15143 took first place. They indicated that next year there will be an additional week for voting, including during Light Up Night, and the winner will be announced after the Santa Parade.

Mayor Jeffe and several members of Council complimented Village Green Partners and the Borough of Sewickley staff for a great Light Up Night and Santa Parade.

Sewickley Academy Students in Action were in attendance and presented a check to Fire Chief Jeff Neff and Assistant Fire Chief Jed Von Hofen as part of the proceeds from their Pancake Breakfast held in October. The students were very complimentary of the dedication and service provided by the Borough of Sewickley public safety services.

COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR

Mayor Jeffe reaffirmed that Light Up Night was a huge success in the Borough of Sewickley.

Mr. Driscoll thanked Borough staff for the completion of the red crosswalk at Beaver Street and Peebles Street.

Mr. Glen addressed Council regarding the flower beds on Walnut Street, indicating that they need to be redesigned with more concrete so that people getting in and out of vehicles do not step in the mud.

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COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR (CONTINUED)

Council President Robert Hague reviewed his letter, announcing his move to Fox Chapel, and indicating that he will no longer be available to sign documents for the Borough of Sewickley as of December 17th. President Hague also announced that an Executive Session would take place at the conclusion of the Committee of the Whole Meeting this evening to discuss the Police Chief Evaluation.

REPORT ON BUILDING INSPECTION. ZONING. PUBLIC WORKS AND WASTEWATER TREATMENT PLANT

Council reviewed the Building Inspector's Report, indicating that 7 permits were issued, with fees of \$1,901 collected on \$85,100 worth of construction. There were 10 building inspections.

Council reviewed the Public Works Report for November, indicating the continuation of leaf collection, the installation of Christmas lights, snow removal days, the fall tree planting, and assisting with the Quaker Valley Recycling Day.

Council reviewed the Wastewater Treatment Plant Report for November, indicating that 19.85 million gallons of sewage were treated. In addition, 102,786 cubic feet of digester gas was used. In addition, several repairs were made to the Maple Lane Pump Station and a manhole on Hill Street was installed.

The Borough Manager reviewed a picture and report on the installation of a manhole on Hill Street. According to an 1897 map that the Borough obtained from the County of Allegheny, a curved sewer line was installed and needed replaced. In accordance with current requirements, a manhole was installed and pipes were replaced.

Council reviewed the Consulting Engineers Report, indicating that Mele and Mele are in the process of abandoning the old Pump Station and completing the restoration work.

The Building Inspector's Report, Public Works Report, and Wastewater Treatment Plant Report and were received and filed.

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SOLICITOR'S REPORT

Council reviewed the Solicitor's Report for November, highlighting the application from the Presbyterian Church settlement, the completion of the financing for the purchase of property on Walnut Street, the Waterworks Park deeds, the sale of the train equipment, and various tax assessment appeals.

Council reviewed the Solicitor's Invoice in the amount of \$10,874.50.

Solicitor Tucker advised that the Melissa Farlow and Randy Olsen v. Borough of Sewickley Zoning Hearing Board and the Borough of Sewickley Settlement has not be finalized by the court. The Solicitor is waiting for the agreement.

Solicitor Tucker reviewed several real estate assessment settlements and discontinuances, as well as additional filings for appealing the assessed valuations on properties.

The Solicitor reviewed two Sheriff's Sales regarding properties at 807 Gray Lane and 719 Centennial Avenue.

Council reviewed the Jordan Tax Services Delinquent Real Estate Tax Report, indicating that \$3,844.99 was collected in October.

Council reviewed a letter from Solicitor Tucker regarding Village Theater. The letter reviewed several options for Council as well as the tax exempt status of the First National Bank notes. Council was in agreement to meet with the Village Theater group to determine their timetable and to confirm the exact number of square footage needed for the theater in order that Council may proceed to discuss the potential of leasing the property for the theater.

The Solicitor's Report was received and filed.

BOROUGH MANAGER'S REPORT

The Borough reviewed a picture indicating that the area in front of 730 Beaver Street has been successfully repaved. In addition, the crosswalk has been installed at the intersection of Peebles Street and Beaver Street.

The Borough Manager reviewed an e-mail from Columbia Gas, apologizing for their subcontractor's work on the various streets. Columbia Gas indicated that they will be monitoring the work performed by their subcontractors on a daily basis.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager reviewed a Bid Advertisement for the 2014 Road Project, which is Ferry Street. A request for bids will be advertised for a bid opening on Friday, January 10, 2014 in order that Council can review the bids at the January Committee of the Whole Meeting.

The Borough Manager reviewed the list of open Board and Commission positions and the applicants scheduled interview times before the December Committee of the Whole Meeting and the December Council Meeting.

The Borough Manager reviewed the 2014 Banner Community Program Application. Sewickley Borough was one of the fourteen communities that were designated a Banner Community in 2013. Council was in agreement to proceed with the submittal of the 2014 Banner Community Application.

The Borough Manager reviewed recycling statistics for the November 2, 2013 Quaker Valley Council of Governments (QVCOG) Recycling Day in Sewickley. The statistics represent one of the best QVCOG Recycling Days ever. The QVCOG Managers have indicated their support for two Recycling Day Programs each year, with one Recycling Day being in one part of the QVCOG District, such as Avalon and Bellevue, and another Recycling Day taking place in the Sewickley, Edgeworth, and Aleppo area.

Borough Manager reviewed a letter sent to all of the Glen Osborne sewer customers, indicating that the work has been completed on the Glen Osborne Interconnect Project as well as the additional work as requested by Glen Osborne Council has been completed. The letter indicated what the adjusted cost per gallon will be and that the billing will be effective beginning with their March 2014 bills. All meters in Glen Osborne were read on December 5th and 6th, so ample notice has been provided. Council also reviewed a letter from the Borough Manager to the Water Authority Manager, indicating the date to begin mailing the revised bills.

The Borough Manager provided an update on real estate assessment appeals, indicating that on December 22, 2012, the Allegheny County Assessment Office advised the Borough that the assessed valuation for the Borough of Sewickley was \$472,712,130. As the Borough has continued monitoring the appeals and the decisions, the Borough Manager advised that as of December 5th, the Assessed Valuation is presently down to \$427,220,610. All totaled, this represents a \$45,491,520 reduction in values to date. Currently, there are 14 final decisions which could take 2.7 million off of the assessed evaluation. Some of the properties are larger commercial properties, one of which received a \$910,800 reduction in their assessed valuation. As best determined by the Borough, there are still 22 appeals still pending.

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BOROUGH MANAGER'S REPORT (CONTINUED)

Council reviewed the RealSTATs October Sales Report, indicating that the region's average home price fell 6.1%, but the number of existing homes sold rose 7.2% in the month of October.

The Borough Manager indicated that Appreciation Dinner invitations were placed at each Council Member's seat and that if anyone has not turned in their response, to please fill out the form and return it to the Borough Manager tonight after the Committee of the Whole Meeting.

The Borough Manager reviewed a draft of the Reorganization Meeting Agenda, as well as an Affidavit of Residency. The Borough Manager advised Council that with changes in the Borough Code, that were approved by law in July of 2012, all newly elected officials, including officials that have been reelected, are required to complete an Affidavit of Residency and return it to the Borough Secretary before their Oath of Office is administered. These will be mailed to all of the successful electors in order that it can be returned in time. The Borough Manager reminded all newly elected officials that upon receipt of the official Certification from the Elections Office, to bring it to the Borough Manager's Office so that it may be copied and filed. The Borough Manager also indicated that Council will need to revise Rule 29, in the Rules and Regulations of Council, to indicate that the Affidavit of Residency will need to be part of filling in Council's vacancies, and that a requirement will be a one-year residency in the ward in which an opening may occur.

Council reviewed deeds that have been forwarded and signed by the Sewickley Water Authority. With the deeds established (pursuant to the subdivision of Waterworks Park and return of land to the Borough of Sewickley), it is recommended to put the 13.635 acres, that have drawn interest, up for a public bid. The Borough Manager is recommending that the public bid amount be the minimum appraisal value of \$310,000, plus an amount of approximately \$40,000 in costs for maps, surveys, and legal work, making the base minimum bid at least \$350,000. The acreage would remain designated as Open Space. It is recommended that the bid period take place during the entire month of January, and bids opened on Friday, January 31st in order that Council may review them at the February 11, 2014 Committee of the Whole Meeting. There would be no other contingencies. The Borough Manager indicated that several parties may want to make their bid contingent on rezoning a portion of the land, but the Borough Manager is not recommending a contingency, as that should be up to the potential property owner to decide how they would like the property to be used.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager indicated that Kevin Turkel, of Designstream, LLC, has completed his initial review, and we are anticipating the draft fire study to be presented to Council at the January 14th Committee of the Whole Meeting.

The Borough Manager indicated that several Members of Council were in attendance at the November 21st Community Meeting with Mr. Khurshid Hoda, of Kimley-Horn and Associates, Inc., regarding parking, a parking garage, and parking in the Business District. It is still anticipated that the preliminary review will be submitted to Council by Friday, January 31, 2014.

The Borough Manager indicated that a community group, consisting of the Montessori School teachers and students, as well as parents and children in the Chadwick Street neighborhood, has been meeting regarding the Chadwick Street Playground. The group has recommended several pieces of equipment for the park. The Borough has also worked with Sports and Recreation Associates, who is a member of COSTARS, and the recommended playground items are part of the Pennsylvania COSTARS program. This means that items and services can be purchased without bidding because the state has approved those items. The total price for the design of the park and the playground equipment at the Chadwick Street Playground is \$61,162, which is below the \$75,000 that is budgeted for 2014. The Borough Manager requested a motion from Council to accept the quote in order that the equipment can be purchased at this price because the contract expires at the end of the year. Sports and Recreation Associates will deliver and install the equipment during the early months of 2014, and we will be billed in 2014. The price includes the setting and installation of the equipment, as well as the soft landing.

In addition, upon approval of the project, the Montessori School is writing letters to all of its supporters, parents and alumni asking for donations to assist with this playground, and highlighting the fact that the children at the school were instrumental with the design and implementation of the playground.

On motion of Mr. Ference, seconded by Mr. DeFazio, Council accepted the Sports and Recreation Associates bid in the amount of \$61,162, with Council voting, 8-0-1, with Mr. Driscoll abstaining.

The Borough Manager reviewed the Tree Commission tree pruning and removal work, which was authorized at the November Tree Commission Meeting. Out of the three bids received, the lowest bid was from Adler Tree Service. Adler Tree Service was awarded the contract to perform the work in order that it could be completed by the end of the year. The Borough Manager requested that Council approve the ratification of Adler Tree Service to do the work.

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BOROUGH MANAGER'S REPORT (CONTINUED)

On motion of Mr. Driscoll, seconded by Mr. Ference, Council accepted the quote from Adler Tree Service in the amount of \$9,815.

Council went into Executive Session at 9:05 p.m. to conduct the Personnel Review of the Police Chief. The Executive Session ended at 9:13 p.m.

ADJOURNMENT

On motion of Mr. DeFazio, the Committee of the Whole Meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Kevin M. Flannery
Borough Manager/Secretary

KMF:pmf