

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

President Bob Hague called the Committee of the Whole Meeting to order at 7:30 p.m. Members in attendance were Susan Aleshire, Tom DeFazio, Charles Driscoll, Carole Ford, Stan Ference, Robert Glenn and Jamie Morrill. Bill Cornman was absent due to vacation. The others in attendance were Bobby Cherry from the Sewickley Herald, Jennifer Markus and Alex DeLoia of Village Green Partners, Chuck Means, Joan Miles, Robert Lavery, Marty Chirumbolo, Mrs. Shoener, Mayor Brian Jeffe, Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

COMMENTS FROM THE PUBLIC

Jennifer Markus and Alex DeLoia, on behalf of Village Green Partners, addressed Council. They indicated that from a review of the Harvest Festival, sales in the Business District were very good. They received 68 new signups for their *Explore Sewickley* e-mail newsletter on Saturday at the Harvest Festival. In addition, there are two new stores opening and one store closed.

Jennifer Markus reviewed National Parking Meter Day, which is scheduled for Friday, September 20th. The National Parking Meter Day is designed where a person can rent a metered parking space for the day. Village Green Partners indicated that they will rent a space and address the parking issue on that day.

This Saturday, at the Farmer's Market at St. James, the chef from Lula will be the guest chef, beginning at 11:00 a.m. There will be ten stops for the Gallery Walk on Friday, September 13th, and most of the stores in town are staying open.

The Oktoberfest will be on Friday, October 4th and Saturday, October 5th. The cost for entrance will be \$10.

On motion of Mr. Driscoll, seconded by Mr. Ference, Council voted, 8-0, to approve the Willoughby Block Party request for the 300 block of Peebles Street, between Thorn Street and Harbaugh Street, on Saturday, October 19th, between the hours of 2:00 p.m. and 9:00 p.m., with a rain date of Sunday, October 20th.

On motion of Mrs. Ford, seconded by Mr. Ference, Council voted, 8-0, to approve the Harris Block Party request for Thorn Street, between Grant Street and Little Street, on Sunday, September 23rd, from 4:00 p.m. to 8:00 p.m., with a rain date on the following Sunday, September 29th.

On motion of Mr. DeFazio, seconded by Mr. Ference, Council voted, 8-0, to approve the 2014 Jaguar and Rolls Royce Car Show on Saturday, August 9, 2014.

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COMMENTS FROM THE PUBLIC (CONTINUED)

Mrs. Shoener, of 628 Broad Street, asked if the fees weren't sufficient for the proposed parking garage, who would make up the difference. Mr. Hague indicated that Council is still going through the process and elaborated on the process.

Joan Miles, of 801 Hill Street, asked for an analysis of parking demand, the fees that need to be generated, and what we can afford to pay for it. She produced an article written by Carl Walker. Mayor Jeffe interjected that Carl Walker, the engineer, does not have anything to do with Carl Walker Construction Co. The article was distributed to the Members of Council. In addition, Ms. Miles proposed that Council create a Parking Task Force made up of Members of Council, the Planning Commission, the Chamber of Commerce and Citizens at Large. She indicated that she would be happy to volunteer for that task force. This way they could have meetings and then a public information session could be held.

Chuck Means, of 317 Peebles Street, also asked if there was a demand study performed. Mr. Means indicated that Mt. Lebanon has two garages, one with 298 spaces and one with 269 spaces, and asked if the Borough contacted Mt. Lebanon regarding fees, their maintenance expense and their lease rates on a monthly basis.

Marty Chirumbolo addressed Council regarding the proposed parking garage and indicated that the proposed garage would be located 10 feet from his property. Mr. Chirumbolo indicated that there are times that more parking is needed in Sewickley. He indicated that he is in the process of selling his building and that his store is used as a throughway for people to get to and from Walnut Street.

Bob Lavery, of 809 Hopkins Street, addressed Council, asking if all of the parking garage material is public information. Council President Hague indicated that all of the information that is received by Council and discussed at a public meeting is public information, but there are times that working documents are not public information until they are finalized. Mr. Lavery was invited to stop in the Borough office and review the available documents on the project.

Larry Oswald, of 521 Hill Street, addressed Council regarding the property maintenance ordinance. Specifically, Mr. Oswald received a letter from the Code Enforcement Officer pertaining to his front lawn being over 6" high. Mr. Oswald indicated that he is trying to grow a meadow in his front yard and wants natural flowers, especially blue flowers, to be considered. He is working on planting those and requested that Council look to change the ordinance. Mr. Hague advised that the Borough has the current ordinance because we are in a borough/city area. Having vegetation that high, lends itself to the prospect of snakes and rodents inhabiting the area. Mr. Oswald was also asked if his sidewalk had been cleaned. He indicated that it was.

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COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR

Mayor Jeffe complimented the Borough Public Works Department, the Police Department and Cochran Hose staff and the Sewickley Kiwanis and Quaker Valley Rotary on an excellent Harvest Festival.

Mayor Jeffe indicated that the Fall Gallery Walk will be on Friday, September 13th and Saturday, September 14th.

Mayor Jeffe strongly encouraged all Members of Council and citizens in the Borough of Sewickley to attend the Tuskegee Memorial Dedication on Sunday, September 15th, at 2:00 p.m., at the Sewickley Cemetery.

The Sewickley Halloween Parade, sponsored by the Quaker Valley Rotary and the Borough of Sewickley, will be held on Saturday, October 26th, at 10:30 a.m.

Halloween Trick or Treating in Sewickley will be on Thursday, October 31st, from 6:00 p.m. to 8:00 p.m.

Mrs. Ford wanted to thank the Cochran Hose Company for a great picnic this year. Mrs. Ford also indicated that she has received many complaints about the solar panels being installed in the Historic District and strongly asks that the Historic Review Commission continue to work on incorporating guidelines regarding solar panels in Historic Districts.

Mr. Glenn indicated that his son is the head of security for some of the downtown Parking Authority garages, and on Friday he is having lunch with David Onorato and some members of his staff to ask what problems may occur with a parking garage.

Council President Bob Hague indicated that the Sewickley 5K Heart and Sole Run/Walk takes place on Saturday, September 21st, at 8:00 a.m., beginning at War Memorial Park.

Council President Hague also announced that there would be an Executive Session at the conclusion of the Committee of the Whole Meeting to review contract negotiations.

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

Council reviewed the Building Inspector's Report, indicating that ten (10) permits were issued in August, with permit fees of \$1,927.00 collected on \$63,750.00 worth of construction. Twenty-one (21) building inspections and three (3) property maintenance inspections were performed.

Council reviewed Zoning Hearing Board Decision, Case No. 13-03, permitting the applicant a home based business with no impact.

Council reviewed the Public Works Report for August, highlighting work on the parks, the painting of lines and crosswalks, the removal of dead trees throughout the Borough, cutting back tree branches from signs, and assistance with community events.

Council reviewed the Wastewater Treatment Plant Report for August, indicating that 17.99 million gallons of sewage were treated. In addition, 66,582 cubic feet of digester gas was used. In addition, the primary tank was pressure washed, and Miller Pipe cleaned and televised multiple lines throughout the Borough.

Borough Manager indicated that the Glen Osborne Interconnect Project pumps will be activated on Wednesday, September 11th, with, hopefully, a couple of days for startup, and full acceptance of sewage to occur the following week.

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

SOLICITOR'S REPORT

Council reviewed the Solicitor's Report for August, highlighting the proposed construction of a parking garage, condemnation for sewer line work in Haysville, applicants for variances for the Presbyterian Church, AVK Enterprises appeal from the grant of conditional use and land development for One Thorn Street, and revisions to the Civil Service Commission Rules and Regulations.

Council reviewed the Solicitor's Invoice in the amount of \$12,773.53.

Solicitor Tucker reviewed the Jordan Tax Services Delinquent Tax Report, indicating that \$4,779.50 was collected in delinquent real estate taxes in the month of July.

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SOLICITOR'S REPORT (CONTINUED)

Solicitor Tucker reviewed proposed services to the Civil Service Commission Rules and Regulations. This is per recent enactment by the State Legislature. Members of Council asked that if a yellow lined copy could be provided, indicating the changes. The Borough Manager recommended that a motion be placed on the agenda to prepare an ordinance for advertisement for a tentative adoption date of October 21, 2013 for the Civil Service Commission Rules and Regulations. This will then allow the Borough to follow through on testing and preparation of a Civil Service List for police hires.

Solicitor Tucker reported that a status conference regarding Olsen and Farlow v. Borough of Sewickley, concerning the location of the playground, has been scheduled for Thursday, September 19th. It appears that with the relocation of the playground, the lawsuit will be resolved with all parties.

Solicitor Tucker reviewed approximately 11 real estate tax assessment settlements.

The Solicitor's Report was received and filed.

BOROUGH MANAGER'S REPORT

The Borough Manager provided two bank financing proposals for reimbursement of \$950,000 to the Capital Reserve Accounts for the land acquisition. Under the Appearance of Fairness Doctrine, Mr. Driscoll left the dais, as Mr. Driscoll is employed by First National Bank. Council reviewed both proposals. On motion of Mr. DeFazio, seconded by Mr. Morrill, Council voted, 7-0, to accept First National Bank, Option C, which is a 10-year loan for the land acquisition cost of 418 Walnut Street. At the conclusion of the vote, Mr. Driscoll returned to the dais.

Bob Aumer, of Janney Montgomery Scott, presented a bond financing proposal for \$8,500,000 (net) and reviewed the process, indicating that several questions will need to be answered by Council as to whether Council is going to utilize the Tax Increment Financing (TIF) option or whether Council will guarantee the loan. Mr. Aumer answered several questions of Council Members, and Mr. Aumer indicated that he would participate in a conference call with the Borough Manager and Maurice Strul of Allegheny County Redevelopment Authority to see where the TIF Project stands at this time.

The Borough Manager advised that the County of Allegheny lowered the assessed valuation of the lot at 418 Walnut Street from \$1,404,700 to \$819,500. This will result in a partial refund of the real estate taxes paid at the closing for the purchase of the land. Attorney Steve Bovan, from Tucker Arensberg, is already working on this issue.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager reported on the 2013 Road Project, indicating that all of the roads are completed and all of the painting and striping have been completed. Unfortunately, a sewer issue developed at 730 Beaver Street and the street had to be opened. A lateral was repaired, and the Borough Manager advised that Morgan Paving will come back to pave an area 20 feet from each side of the patch and curb to curb in front of the property.

The Borough Manager reported that Columbia Gas has completed all restoration work on Bank Street. They are working on the additional streets and completing the handicapped accessible ramps on Walnut Street. With regard to Ferry Street, Columbia Gas has been advised to put 1 to 2 inches of top coating of concrete on the sidewalks that will be removed during the reconstruction of Ferry Street in 2014. It should be noted that Columbia Gas worked very well with the Borough, and they are ahead of schedule. The Borough Manager's office has received numerous compliments regarding the way that Columbia Gas and their contractors worked with the Borough on the project.

The Borough Manager advised that on December 22, 2012, the Allegheny County Assessment Office advised the Borough that the assessed valuation for the Borough was \$472,712,130. We have continued processing appeals as Allegheny County has been issuing those decisions. As of August 5, 2013, the Assessed Valuation is presently down to \$437,220,610. All totaled, this represents a \$35,491,520 reduction in values to date. There are 70 appeals still pending. In review of the appeals granted to date, the highest commercial reduction was 72%, and the highest residential reduction was 43.2%.

Per Borough of Sewickley Resolution No. 2012-016, adopted by Council on November 19, 2012, the resolution called for any revenues over \$2,453,704, to be deposited into an escrow account for 2013 real estate tax refunds. In the months of June, July and August, Council has set aside \$53,415.14 into the Real Estate Refund Escrow Account. For the month of August 2013, real estate payments received were \$32,712.64, which also will be deposited into the Real Estate Refund Escrow Account. We will continue to provide a monthly report that shows the revenues deposited in the escrow account and any payments made from the account for refunds.

Council reviewed a Housing Demolition Project Bid for housing demolition associated with the Quaker Valley Council of Governments Community Development Block 39-3.11.4 Contract. The recommendation is to accept the base bid of \$ 17,000.00 for the demolitions at 881 Dickson Road and 930 Dickson Road. The Borough Manager also reviewed a copy of Community Development Block Grant Year 40 Application for additional demolition projects in 2014.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager advised that the Department Heads and Capital Budget Meeting will be on Monday, September 30th, beginning at 6:30 p.m. Mr. Glenn and Mr. Ference have indicated that they will attend the Saturday, October 12th Budget Meeting, which will begin at 7:00 a.m., to review all budgets and all funds, with the possibility of taking the initial actions to adopt the budget on November 18th.

The Borough Manager reviewed the 2014 Minimum Municipal Pension Obligation (MMO), with and without amortization relief. Previously, the Borough utilized the Act 205 Recovery Program Election Form Level 1, and elected to amortize the contribution reduction. It is recommended to use the same relief again. Council was in agreement to place the motion on the agenda to approve the 2014 Minimum Municipal Pension Obligation.

Council reviewed the Dickson Road Monitoring Pin Update, indicating that the vertical plane movement was about a ¼", and the horizontal plane movement was between ¼" and 2¼".

The Borough Manager stated that he attended the Planning Commission Meeting and indicated that the Planning Commission scheduled a Public Hearing for the Waterworks Park Subdivision Request, which will take place on October 2nd before the Planning Commission. In addition, there will be a Public Hearing on October 21st before Borough Council.

The Planning Commission voted to schedule the Green Street Consolidation of Lots Public Hearing for take place on October 2nd before the Planning Commission. On October 21st there will be a Public Hearing before Borough Council.

The Planning Commission agreed to schedule a Public Hearing for the Zoning Map Amendment Request on October 2nd before the Planning Commission. There will be Public Hearing on October 21st before Borough Council.

The Borough Manager presented the 2014 Meeting Schedule for Council. The Borough Manager indicated that the Planning Commission, the Tree Commission, the Zoning Hearing Board, and the Historic Review Commission have all approved their schedules for 2014. The Borough Manager indicated that a motion will be on the agenda to approve the entire Meeting Schedule at the Council Meeting on Monday, September 16th.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager reviewed a SINC-UP (Signals in Coordination with Equipment Upgrades Project) Application for the three traffic signals on Route 65, which is administered by the Southwestern Pennsylvania Commission Regional Traffic Signal Program. The grant was open for a very short period, and the Borough Manager contacted our consultant, Trans Associates, to submit the grant application. This would help in making the modifications and replacements to the traffic signals. While this does not meet Council's preferred goal of completely revamping the three intersections, it does bring us closer to having the equipment to be able to move traffic to and from the various streets within the Borough of Sewickley.

Council reviewed a picture indicating that 271 lineal feet of sidewalk has been replaced at Riverfront Park, and that the walkway and driveway at the southern end of Riverfront Park have been installed.

The Borough Manager advised that he will be attending the International City Managers Association Conference in Boston from Saturday, September 21st through Friday September 27th.

The Borough Manager's Report was received and filed.

EXECUTIVE SESSION

Council went into Executive Session regarding the police contract negotiation at 9:55 p.m.

The Executive Session concluded at 10:15 p.m.

Going back into Regular Order of Business, Mr. DeFazio made a motion, seconded by Mr. Ference, in which Council voted, 8-0, to place the proposed 5-Year Agreement with the Borough of Sewickley Police Association on the agenda for adoption on September 16, 2013.

ADJOURNMENT

On motion of Mr. Driscoll, the Committee of the Whole Meeting was adjourned at 10:18 p.m.

Respectfully submitted,

Kevin M. Flannery
Borough Manager/Secretary

KMF:pmf