

BOROUGH OF SEWICKLEY
COMMITTEE OF THE WHOLE MINUTES
TUESDAY, DECEMBER 9, 2014

President Susan Aleshire called the Committee of the Whole Meeting to order at 7:30 p.m. Members in attendance were Bill Cornman, Tom DeFazio, Charles Driscoll, Stan Ference, Carole Ford, Jamie Morrill, Todd Renner, and Larry Rice. The others in attendance were Jennifer Markus and Alex DeLoia of Village Green Partners; Peter Floyd and Michael Tomana of the Sewickley Valley Historical Society; Rebecca Ferraro, freelance reporter for the Tribune Review; Fire Chief Jeff Neff; Mayor Brian Jeffe; Solicitor Richard Tucker; and Borough Manager Kevin M. Flannery.

President Aleshire indicated that public interviews for the Board and Commission seats were conducted from 6:50 p.m. until the start of the meeting at 7:30 p.m.

COMMENTS FROM THE PUBLIC

Jennifer Markus and Alex DeLoia, of Village Green Partners, were in attendance and provided an update on business activities. They indicated that there will be Ribbon Cutting Ceremonies for several new businesses, for Eyetique on Saturday and Sherwin Williams on Monday. In addition, there will be a soft opening this Thursday for the new restaurant, Slippery Mermaid; and Art Gallery 616 will be opening in January. They reported that they raised \$30,507 to cover Yuletide in the Village and Light Up Night expenses, and that the Borough of Sewickley was responsible for approximately \$4,000 of expenses, down from previous years.

Michael Tomana and Peter Floyd presented a grant proposal from the Sewickley Valley Historical Society to provide \$10,000 to assist with the cost of new posts and signs to be placed within the three Historic Districts of Sewickley. The Borough Manager indicated that the grant proposal will be on the January 5, 2015 agenda of the Historic Review Commission, and that the road engineers are reviewing all of the specifications to be sure they comply with all transportation requirements. Borough Council thanked the Sewickley Valley Historical Society, and indicated that the grant will be on the January 13, 2015 Committee of the Whole Agenda for final approval.

Council reviewed an e-mail from Alex Corey, of Lex & Lynne, regarding the no parking zone on Beaver Street outside of her store, which is designated as an unofficial loading and unloading zone for the businesses of Sewickley. She indicated that there have been several incidences where vehicles and items had made the crosswalk at Division Street and Beaver Street unsafe. Mayor Jeffe indicated that he had personally viewed this and that there is an issue with trucks coming and going all day. This is one of three preferred spaces of the Sewickley Police Department for the loading and unloading of supplies. Several other possible locations were mentioned. Council asked the Borough Manager to review this issue with the Department Heads for possible solutions, including the relocation of loading zone areas for vehicles.

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COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR

Mayor Jeffe indicated that he thought Light Up Night and the Santa Parade, despite the weather, were well attended and received by the Community.

Council President Susan Aleshire announced that an Executive Session would be conducted at the conclusion of the Committee of the Whole Meeting for a Police Chief Evaluation.

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

Council reviewed the Building Inspector's Report, indicating that 9 permits were issued, with fees of \$3,763 collected on \$243,390 worth of construction. There were 16 building inspections performed, and 2 property maintenance inspections.

Council reviewed the Public Works Report for November, highlighting the Quaker Valley COG Recycling Day, the patching of streets, sidewalk repairs due to tree roots, snow removal, fall tree planting, and the placement of Christmas lights in the trees.

Council reviewed the Wastewater Treatment Plant Report for November, indicating that 17.512 million gallons of sewage were treated. In addition, 367,210 cubic feet of digester gas was used. Repairs were made to the No. 2 Raw Pump.

Council reviewed the Consulting Engineers Report, indicating that a meeting was held with Allegheny County Public Works and that the Waterworks Road Relocation Project is scheduled to proceed. The County is planning to bid the item at the end of December and open bids late January/early February. The County has indicated to the Borough that the rehabilitation of Waterworks Road may take approximately four months. Several Members of Council indicated that even though this is an Allegheny County project, some sort of communication should be provided to the Sewickley residents, especially those on Nevin Avenue.

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

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SOLICITOR'S REPORT

Council reviewed the Solicitor's Report for the month of November, highlighting a Spot Zoning Appeal, the validity challenge to the Village Overlay District, the Property Maintenance Ordinance, One Village Square, and the coordination of the Pension Plan Documents.

Council reviewed the Solicitor's Invoice in the amount of \$5,649.37.

Council reviewed the Jordan Delinquent Real Estate Tax and Municipal Claim Report in the amount of \$11,666.40.

Solicitor Tucker advised that AVK Enterprises and Mr. and Mrs. Clifford Krey appealed the October 7, 2014 Decision of the Zoning Hearing Board.

Solicitor Tucker also advised that a postponement has been granted for the Sheriff's Sale of the property located at 897 Dickson Road.

Council reviewed several tax assessment appeals and settlements, as presented.

Solicitor Tucker presented the draft Pension Plans, which incorporates all of the ordinances enacted since mid-1980 into one document for the Police Pension Plan, the Defined Contribution Plan of the Employees Association, and the Defined Benefit Plan of the Employees Association. These documents have been given to all of the employees and their bargaining groups for their review. It is the Borough's intention to have a final review in January, and advertise for adoption in February, with the ordinances in the complete form for distribution to the employees.

The Solicitor's Report was received and filed.

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BOROUGH MANAGER'S REPORT

The Borough Manager indicated that the 2014 Road Project Punch List has been completed. The final bill will be on Council's Agenda for approval on December 15th, and then the maintenance bond will take effect.

The Borough Manager indicated that a utility meeting was held on December 4th regarding the 2015 Road Project. The 2015 Road Project includes Centennial Avenue, from Blackburn Road to Boundary Street, with the ad alternate to be Cochran Street, from Beaver Street to Nevin Avenue. Columbia Gas has informed us that Cochran Street needs to have the gas line repaired and they have it scheduled for 2016. Columbia Gas is meeting to see if their schedule can be adjusted in order that Cochran Street can be done in 2015 instead of 2016. The bids are tentatively scheduled to go out mid-January, with the bid opening scheduled for February 15th, with a possible bid award on February 16, 2015. The project is anticipated to start on March 17th and will take approximately 100 days, which would put the completion date somewhere around July 11th. Based upon the bid advertisements, the Citizen Informational Meeting will, hopefully, be held the second week of January.

Council reviewed a list of all Board and Commission Members up for reappointments. The interviews have been scheduled for tonight's meeting and Monday's meeting, with appointments for the Boards and Commissions scheduled for Monday, December 15th.

Council reviewed a letter from Harlan Stone, Solicitor for Aleppo Township, indicating Aleppo's acceptance of a \$50,000 credit, applied in five equal installments at the rate of \$10,000 per month, per the Borough's offer. Also, the Borough has received a letter from the Township of Aleppo indicating that all of their meters are currently calibrated correctly. The Township of Aleppo will continue to provide the master sewage flow readings of which the bills will be based on.

The Borough Manager advised that Stefanik's Next Generation Contracting Company completed all of the emergency repairs for Hoey's Run as of Friday, December 5th. The Borough Manager reviewed several photos of Hoey's Run, indicating that the inside is in very good shape.

Council reviewed a report from Lennon, Smith, Souleret regarding the walk-through with Columbia Gas on their 2013 and 2014 projects. There were very few items to be corrected, and the Borough Manager advised that he has given Columbia Gas until May 15, 2015 to complete all of the asphalt repairs. The extension was granted due to the fact that asphalt plants close between November and April, and that the Borough is wanting a quality job done with the road repairs.

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BOROUGH MANAGER'S REPORT (CONTINUED)

Council reviewed a letter to Victor Wetzel and Zamagias Properties, providing a copy of adopted Ordinance No. 1324, permitting Multi-Family/Village Townhouses in the C-1 Zoning District.

The Borough Manager indicated that a check from the Quaker Valley K-9 Foundation, in the amount of \$5,582.25, has been received by the Borough. This represents the final payment of their 3-year Agreement. The Borough Manager indicated that conversations are set to begin with the K-9 Foundation Committee to see if there is interest in continuing the arrangement.

Council reviewed a proposal submitted by John Orndorff at the November 17th Council Meeting, requesting a \$200 contribution from the Borough of Sewickley for the Sewickley Valley Bicycle Route Study. On motion of Mr. Renner, seconded by Mr. DeFazio, Council voted, 9-0, to approve a \$200 contribution to the Sewickley Valley Bicycle Route Study.

The Borough Manager reviewed proposed Ordinance No. 1326, which was properly advertised for adoption this evening. The ordinance changes the charges for sanitary sewer service from a quarterly billing to a monthly billing. There are no additional increases in fees or debt services; it is merely a conversion from quarterly billing to monthly billing. On motion of Mr. Driscoll, seconded by Mr. Rice, Council voted, 9-0, to adopt Borough of Sewickley Ordinance No. 1326, for monthly sewage charges and fees to be collected by the Sewickley Water Authority.

Council reviewed a Verizon franchise fee payment in the amount of \$6,218.33.

Council reviewed a notice from the Borough of Edgeworth Zoning Hearing Board regarding a public hearing for zoning variances requested by the Esmark Building for signage as well as the placement of a McDonalds on the property.

The Borough Manager indicated that the Borough of Sewickley Planning Commission voted to recommend approval of the Elmhurst, A Planned Community, Land Development Plan. Council reviewed the Elmhurst Packet. This is for a 26 unit residential community, comprised of 10 single family homes and 4 four unit townhouses. The public hearing is scheduled for Monday, December 15th, at 7:30 p.m.

The Borough Manager indicated that Howard Hanna had submitted a revised drawing of the proposed building on Broad Street. Howard Hanna is rebuilding a new office building at the site where the previous building burned down.

Council reviewed letters sent to various communities in which Sewickley provides services and a letter to the library indicating that the 2015 Budget has been adopted at the 6.5 real estate millage rate.

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BOROUGH MANAGER'S REPORT (CONTINUED)

Council reviewed proposed specifications for the Green Street Parking Lot to be bid out for the construction of a garage. Council was satisfied with the proposed specifications, and upon recommendation of the Solicitor, a reversionary clause is to be included, as well as some sort of construction bond, indicating that it is built in accordance with the approvals and within a certain timeframe. The Borough Manager advised that whoever the successful bidder is, because it is in the Village Overlay, it will need to go to the Planning Commission and Council for final approval of the garage design. Solicitor Tucker is to provide a final bid specification document in order that Council may approve at the Monday Council Meeting.

The Borough Manager advised that Lennon, Smith and Souleret has completed the Reflectivity Study and it will be in the next packet for the December 15th Council Meeting. A motion will be on the agenda for Council to accept the Reflectivity Study in order to comply with the adoption deadline.

The Borough Manager's Report was received and filed.

Mr. DeFazio stated that he probably would not be in attendance for Monday's meeting as he will be in Altoona for work.

Mr. Glenn, of 51 Woodland Avenue, addressed Council, thanking them for their service. He stated that he has enjoyed living in Sewickley for well over 20 years and that he is moving to a house in the Masonic Village in Aleppo Township.

Freelance reporter Rebecca Ferraro asked a few questions for clarification of Council.

Council went into Executive Session at 9:05 p.m. for the Personnel Review of Police Chief James Ersher. The Executive Session concluded at 9:16 p.m.

ADJOURNMENT

On motion of Mr. Renner, the Committee of the Whole Meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Kevin M. Flannery
Borough Manager/Secretary

KMF:pmf