

BOROUGH OF SEWICKLEY
COMMITTEE OF THE WHOLE MINUTES
TUESDAY, SEPTEMBER 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 (participated by phone at 8:30 p.m.), Carole Ford, Jamie Morrill, Todd Renner, and Larry Rice. The others in attendance were Jennifer Markus and Alex DeLoia of Village Green Partners, Fire Chief Jeff Neff, Bobby Cherry of the Sewickley Herald, 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, were in attendance and provided an update on business activities. Ms. Markus thanked the Mayor, Council Members and the Borough Manger for attending the Grand Opening of Village Green Partners on Friday, September 5th, at 611 Beaver Street.

Ms. Markus reviewed Light Up Night, indicating that the timeframe will be 5:00 p.m. to 9:00 p.m., with the program starting at approximately 7:00 p.m. She advised that Carriage rides this year for Yuletide in the Village will be on Saturdays and Sundays.

The Oktoberfest is scheduled to take place in the Division Street Parking Lot on October 3rd and 4th, and there will be additional music this year on Saturday afternoon.

Village Green Partners sent out an e-mail survey to all of the businesses regarding the Harvest Festival that took place last Saturday.

Council thanked Village Green Partners for the update.

On motion of Mr. DeFazio, seconded by Mr. Renner, Council voted, 8-0, to approve the request of the Sewickley Presbyterian Church to use Grant Street, from Beaver Street to Duquesne Way, on Saturday, September 27th, from 2:00 p.m. to 7:00 p.m.

On motion of Mr. Rice, seconded by Mrs. Ford, Council voted, 8-0, to approve the Peebles Street Block Party request for Saturday, October 4, 2014.

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COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR

Mayor Brian Jeffe complimented the Quaker Valley Rotary and Sewickley Kiwanis on an excellent Harvest Festival, indicating that the coordination of the 138 vendor booths went very well. Mayor Jeffe also complimented the Public Works Department, the Police Department and Cochran Hose Company for their services provided at the Harvest Festival. He indicated that it was well attended and everyone seemed to enjoy themselves.

Mayor Jeffe indicated that the Gallery Walk is on Friday, September 12th, from 6:00 p.m. to 9:00 p.m. and on Saturday, September 13th, from 10:00 a.m. to 5:00 p.m.

Mayor Jeffe reminded Council that the Sewickley 5K Heart and Sole Run/Walk takes place on Saturday, September 20, 2014, beginning at 8:30 a.m., at War Memorial Park.

Council President Susan Aleshire also wished to compliment the Quaker Valley Rotary, Sewickley Kiwanis and all Borough Departments for an excellent Harvest Festival.

Susan Aleshire advised that there would be an Executive Session regarding the Cochran Hose Company Contract at the conclusion of the Committee of the Whole Meeting.

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

Council reviewed the Building Inspector's Report, indicating that 6 permits were issued, with fees of \$1,010 collected on \$4,000 worth of construction. There were 30 building inspections performed, and 5 property maintenance inspections.

Council reviewed the Public Works Report for August, highlighting work associated with the planting of trees, cutting back foliage on Ohio River Blvd. and at the Borough Parks due to the numerous rains this summer season. They worked on the MS4 Program, and put up the new signage for the Ferry Street One-Way Traffic Control.

Council reviewed the Wastewater Treatment Plant Report for August, indicating that 20.165 million gallons of sewage were treated. In addition, 396,829 cubic feet of digester gas was used. Repairs were made to hydraulic lines on the press and primary sludge pump to remove debris, vactor pit work began, and the reinstallation of fencing and the installation of a new stand pipe.

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**REPORT ON BUILDING INSPECTION, ZONING, PUBLIC WORKS AND
WASTEWATER TREATMENT PLANT (CONTINUED)**

Council reviewed the Consulting Engineers Report, indicating that KLH will be meeting to discuss the Waterworks Road Relocation Project and the finalization of the Ferry Street Sewer Replacement Project.

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

SOLICITOR'S REPORT

Council reviewed the Solicitor's Report for the month of August, highlighting two AVK Enterprises suits against the Borough of Sewickley, the Village Theater Lease, proposed garage, and tax assessment appeals.

Council reviewed the Solicitor's Invoice in the amount of \$5,753.45.

Council reviewed the Jordan Delinquent Real Estate Tax and Municipal Claim Report in the amount of \$10,505.21.

Council reviewed seven real estate tax assessment appeals.

Solicitor Tucker advised of the Douglas Alpern vs. the Borough of Sewickley, MDJ05-3-02, a claim filed in the Magistrate Ford's Office regarding repairs to a sewer line. Mr. Tucker reminded Council that this was forwarded to the insurance company and the insurance company deemed that there was no claim to be made against the Borough.

Solicitor Tucker reviewed the Zoning Hearing Board Hearing in which AVK Enterprises is challenging the validity of Council's Ordinance No. 1317. Solicitor Tucker indicated that Borough Manager Kevin Flannery, Code Enforcement Officer Nancy Watts, Jennifer Markus and he presented testimony at the September 2nd Hearing. A Decision is due from the Zoning Hearing Board at the October 7th Zoning Hearing Board Meeting.

Solicitor Tucker reviewed the Opinion on the Option Agreement, indicating that the Option Agreement requested to give Green Street Partners an option to purchase the Green Street Parking Lot at a set price. The review clearly indicates that Borough Council will need to place this in a format of a public bid in order that the land can be sold. Council was in agreement for the Borough Manager and Solicitor to prepare bid specifications for the property, to be reviewed at the October Committee of the Whole Meeting.

The Solicitor's Report was received and filed.

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BOROUGH MANAGER'S REPORT

The Borough Manager reviewed the August 28th correspondence from Lennon, Smith, Souleret Engineering, indicating that there are still 27 outstanding items from the inspection. Another walkthrough is planned for the first week of September. The Borough Manager advised that the Borough will be utilizing the penalty payment every day for failure to complete the project, and it is anticipated that all items associated with the Ferry Street Project will be corrected by the end of September.

Mr. Ference joined the meeting by phone at this time.

The Borough Manager advised that Columbia Gas is doing work on Steelwood Drive, moving towards Charette Place, which puts them on schedule. The restoration work on Walnut Street and Chadwick Street, proceeding towards Chestnut Street is also on schedule.

The Borough Manager advised that in discussions with Mark Brooks of the Sewickley Water Authority, the Line Replacement Project on Centennial Avenue is on schedule.

The Borough Manager indicated that Facchiano Construction is submitting the final design for approval by September 17th. This will allow for construction to begin by the end of September, with a completion date by the first week of November. As has been stated previously, the project was bid as a design/construct project, and the design has been reviewed to accommodate not only the Hoey's Run structure, but to accommodate the future Village Theater. The timing sequence will work with the Village Theater schedule for construction.

The Borough Manager advised that the Department Heads and Capital Requests Budget Meeting will be on Monday, September 22nd, beginning at 6:30 p.m., and the Saturday morning Budget Meeting is scheduled for Saturday, October 18th, beginning at 7:00 a.m. The packets should arrive approximately 1 week in advance of the meetings.

The Borough Manager reviewed the 2015 Minimum Municipal Pension Obligation (MMO) for the Borough of Sewickley Pension Funds. The Police Pension Plan will require a deposit of \$206,061 and the General Employee Pension Plan will require a deposit of \$290,026. This is approximately a \$43,000 increase in the Police Pension Plan and a \$39,000 increase in the General Employee Pension Plan. The MMO will be on the agenda for approval at the September 15th Council Meeting, and may be amended at any time prior to the passage of the 2015 Municipal Budget.

Council reviewed the Property Maintenance Code Draft Ordinance, indicating that Council would like a motion on the agenda at the Council Meeting on Monday to forward the proposed ordinance to the Solicitor for review and to advertise for a possible October enactment date.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager reviewed a letter sent to FEMA, Homeland Security, Pennsylvania Department of Community and Economic Development, and the independent contractor, indicating that the Borough of Sewickley adopted Ordinance No. 1322. To date, three of the organizations have sent back their certified mail return receipts. This project has been completed one month in advance of the required time.

The Borough Manger indicated that confirmation has been received from Allegheny County that the demolition projects for CD Year 39 have been awarded to A.W. McNabb, LLC for 881 Dickson Road, 930 Dickson Road, and 883 Dickson Road.

The Borough Manager advised that a signed acknowledgement has been received from the Borough of Glen Osborne. Sewickley Hills indicated that they will be meeting at the same time as Sewickley and would be forwarding their acknowledgement by the end of the week.

The Borough Manager reviewed the Pennsylvania Liquor Control Board License Fee Distribution Report. The report indicates that there are 11 liquor licenses in the Borough of Sewickley and that the Borough has received \$2,200 in fee distributions.

Council reviewed a letter from Minnock Construction Company, indicating that they were paying for 4 sewer taps from Sewickley for residential lots in Sewickley Heights Manor. The letters copied both the Aleppo Township Manager and the Aleppo Authority on the transaction.

The Borough Manager reviewed a letter to John Jakiela, Quaker Valley Council of Governments Director, indicating that Sewickley would be hosting the Quaker Valley Recycling Day on Saturday, November 1, 2014.

The Borough Manager reviewed four Public Hearings scheduled for Monday, September 15th. The first Hearing is the Mendicino, Turk and Murray Subdivision Plan, which is a redistribution of property among the 3 property owners. A Zoning Variance was needed and obtained by the Zoning Hearing Board.

The Laughlin Center Subdivision and Unification Plan is a combination of the 2 Laughlin Center lots on Frederick Avenue. The unification will allow the Laughlin Center to create an expansion of their facilities.

The Nevin Avenue Subdivision and Unification Plan consists of combining 3 residential lots into 1 lot.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The 417 Walnut Street Subdivision Plan for Village Square, LLC is the transfer of 2,1830 square foot to the adjoining lot and an 8,500 square foot business office, with a coffee shop/cafe´ attached to be constructed within 90 days of receipt of all approvals.

The Borough Manager indicated that with the adoption by Council of the Ground Lease for the Village Theater, the subdivision has been submitted per the lease requirements. The Planning Commission has scheduled their hearing for October 1st, and the Council hearing will be on October 20th.

Council reviewed the 2015 proposed Meeting Schedules for Council, Boards and Commissions. A motion will be placed on the agenda for September 15th to approve all of the meeting schedules for Council, Boards and Commissions.

The Borough Manager will attend the International City Managers Association (ICMA) Conference which takes place from September 12th through September 17th in Charlotte, North Carolina.

The Borough Manager's Report was received and filed.

EXECUTIVE SESSION

Council went into Executive Session at 8:45 p.m. to discuss the Cochran Hose Company Contract. The Executive Session concluded at 9:17 p.m.

ADJOURNMENT

On motion of Mr. Ference, the Committee of the Whole Meeting was adjourned at 9:19 p.m.

Respectfully submitted,

Kevin M. Flannery
Borough Manager/Secretary

KMF:pmf