

BOROUGH OF SEWICKLEY
COMMITTEE OF THE WHOLE MINUTES
TUESDAY, SEPTEMBER 15, 2015

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, Jeff Neff, Carole Ford, Todd Renner, and Larry Rice. Jamie Morrill was absent due to work. The others in attendance were Jennifer Markus and Alex Lancianese of Explore Sewickley, Cindy Mullins, Peggy Standish, Keith Nazak and Jeffrey Schlegel of F.N.B. Wealth Management, Alisha Reesh and Bob Aumer of Janney Montgomery, Mayor Brian Jeffe, Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

COMMENTS FROM THE PUBLIC

Jennifer Markus and Alex Lancianese, of Explore Sewickley, provided updates to Council on events taking place in the Borough of Sewickley. They indicated that \$13,000 has been raised for the annual Yuletide in the Village. This year, there will not be a big stage, just two smaller stages, and *No Bad Ju Ju* will not be performing. Esmark will be sponsoring the fireworks again, and First National Bank is sponsoring the carriage rides.

Explore Sewickley will be submitting the revised final Main Street application to the Pennsylvania Downtown Center and the Department of Community and Economic Development.

Council reviewed a letter from Mr. and Mrs. Reisker regarding parking on Walnut Street. They indicated that they own the apartment building at 315 Walnut Street. Council was in agreement with the Borough Manager that personalized private parking is not on any given public street; it is basically first come, first serve. Council was in agreement that if the tenants wish to rent spaces, they would be permitted to do so. The Borough Manager is to forward a letter to them.

The Borough Manager reported on the Antique Motorcycle Event held on August 23rd. In the original application, the Antique Motorcycle Event was going to have approximately 40 vehicles and be mostly on Beall Way. On the day of the event, Beall Way was completely filled with tents, offering various items and goods. There were well over 150 motorcycles on Straight Street and Centennial Avenue. Borough Council was in agreement that the Borough Manager can forward a letter to the Antique Motorcycle organizers, indicating that while the event was successful, that Sewickley is just too small of a place to hold the event in the future.

On motion of Mr. Driscoll, seconded by Mrs. Ford, Council voted, 8-0, to approve a Block Party request for McCready Way on Friday, October 16th, from 5:30 p.m. to 9:30 p.m.

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COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR

Mayor Brian Jeffe wanted to thank all of the Borough Public Works personnel, Borough staff, the Police Department, Quaker Valley Rotary and Sewickley Kiwanis for an excellent Harvest Festival day. There were many activities in town, and in spite of the weather, it was a very successful event.

Mayor Jeffe stated that the Sewickley Gallery and Art Walk is on Friday, September 18th, from 6 pm to 9 pm; on Saturday, September 19th, from 10 am to 5 pm; on Friday, September 25th, from 6 pm to 9 pm; and on Saturday, September 26th, from 10 am to 5 pm.

Mayor Jeffe indicated that the Sewickley Halloween Parade, sponsored by the Quaker Valley Rotary, will be held on Saturday, October 31st, at 10:30 am.

Mayor Jeffe stated that Trick or Treating in Sewickley will be on Saturday, October 31st, from 6 pm to 8 pm, and that the surrounding communities are holding Trick or Treating at the same time.

Council President Susan Aleshire stated that the 1st Annual Sewickley Cornhole Tournament is on Sunday, September 27th, from 12:00 pm to 5:00 pm, in the Green Street Parking Lot.

Council President Aleshire also stated that the Sewickley Valley Hospital 5K Heart and Sole Run/Walk is Saturday, October 10th, at 8:30 am, beginning at War Memorial Park.

Councilperson Larry Rice discussed noise in Sewickley and provided a chart, indicating the train crossing generated 110 decibels, the street sweeper generated 100 decibels, the garbage truck generated 90 decibels, and on a quiet Sunday Morning, it was 60 decibels around his house. He further reviewed the items prepared by staff, and was of the opinion that there should be greater enforcement if the standards are not being obeyed.

Councilperson Charlie Driscoll questioned why a yellow line was painted on Hopkins Street. He understands that the Borough Manager advised that neither the Police Chief or Fire Chief or the Borough Manager's office had indicated that any painting was to be done on Hopkins Street, and if there is a public safety reason, the public safety chiefs would provide a letter and it would be forwarded to Council for a legislative action to create the space. The Borough Manager was asked to address this issue with staff as soon as possible.

Council Vice President Bill Cornman asked why a BMW has been parked on Chestnut Street for over five months. The Borough Manager indicated that the Police Department was obtaining necessary approvals from Harrisburg to have the car towed. Mayor Jeffe stated that the car will be towed tomorrow morning.

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PENSION REVIEW

Keith Nazak and Jeffrey Schlegel provided an update on the Police Pension Plan and the Service Employees Pension Plan, administered by F.N.B. Wealth Management. In general comments it was stated that China is going through a slowdown, experiencing single digit growth. In the United States, there is a 2½% to 3% CPI growth. The Service Employees account had \$3,506,956.47; and the Police account had \$4,671,266.14. F.N.B. indicated that they were in the right position to reallocate positions during the late August 700 point swing in the Dow Jones Market. Council indicated that they were pleased with the report.

JANNEY MONTGOMERY BOND REFINANCING

Bob Aumer and Alisha Reese presented a summary of advance bond refinancing for the Series A, B and C of 2011, to be known as General Obligation Bond Series of 2015. It would be assumed at an AA- rate. The proposed refinancing would generate cash savings to the Borough of Sewickley of approximately \$500,000. These cash savings would allow the Borough to continue to provide for capital needs at the Wastewater Treatment Plant, and in the opinion of the Borough Manager, would have a substantial interest savings, which would allow the Wastewater Treatment Plant to not have any sewer rate increases in 2016.

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

Council reviewed the Building Inspector's Report, indicating that 11 permits were issued, with fees of \$971.00 collected on \$18,980.00 worth of construction. There were 37 building inspections performed, and 2 property maintenance inspections.

Council reviewed the Public Works Report for August, highlighting work done in the Borough parks and on hills due to high foliage from heavy rains, storm damage cleanup, tree planting on Centennial Avenue, and the continuing painting of crosswalks, curbs and lines.

Council also reviewed the Safety Checklist for all Borough parks and playgrounds.

Council reviewed the Wastewater Treatment Plant Report for August, indicating that 19.972 million gallons of sewage were treated. In addition, 306,423 cubic feet of digester gas was used. Wastewater Treatment Plant personnel worked on repairs to the HVAC unit in the Controller Building, painted the catwalk in the Digester Building, pumped out the center trough of the aeration tanks, painted various areas, and sealed the driveway at the Seibert Pump Station.

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

Council reviewed the Consulting Engineers Report, highlighting the Water Works Road Relocation Project, indicating that the sanitary sewers were installed and will be completed by September 18th.

Council reviewed an update on the Wastewater Treatment Plant odor issues, indicating that a pilot test chemical addition to mitigate collection system odors has been presented to the Borough.

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 the Sewer Service Agreement with Haysville Borough, resolution of the Village Theater Building Code issue, a letter regarding the 923 Dickson Road demolition, and parking garage issues.

Council reviewed the Solicitor's Invoice in the amount of \$7,578.25.

Council reviewed the Jordan Delinquent Real Estate Tax and Municipal Claim Report of August 26, 2015, indicating that \$8,594.72 was collected.

Solicitor Tucker reviewed the proposed Parking Authority Ordinance. The proposed ordinance would establish a Parking Authority to be responsible for on and off street public parking, including a parking garage. On motion of Mr. Renner, seconded by Mr. Cornman, Council voted, 7-1, with Mr. Neff opposed, to advertise the Parking Authority Ordinance, for adoption at the October 13, 2015 Committee of the Whole Meeting.

Council reviewed the Carton donation of property, indicating that there was approximately \$2,900 of real estate taxes owed on the two properties. Several Members of Council were curious as to the maintenance of the properties, which adjoin all of the residential properties along Maple Lane on the railroad side. Council requested the matter be placed on the agenda to see if the Borough wants to accept the donation or reject the donation of property.

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SOLICITOR'S REPORT (CONTINUED)

Solicitor Tucker reviewed a request of Ms. Karess L. Rogers, the daughter of Mr. and Mrs. Percy Hogan, who indicated that she now has title to 923 Dickson Road. Solicitor Tucker advised that her request to be present at the September 21st Council Meeting will not be a public hearing. The public hearing has already been held and a determination rendered, which was appealable through the court system, and no action was taken by the owners of the property, Mr. and Mrs. Hogan. Ms. Rogers will be advised that if she attends the meeting, she needs to provide proof that the property has been deeded to her, as per the requirements of Allegheny County Deed Transfer.

Solicitor Tucker reviewed real estate tax assessment appeals on various properties.

Council reviewed a Sheriff's Sale Postponement of 857 Farren Street.

Council reviewed correspondence regarding the Firemen's Insurance Company of Washington, D.C. vs KLH Engineers, Inc. et al, No. GD 14-17951, regarding the accident at the Wastewater Treatment Plant.

The Solicitor's Report was received and filed.

BOROUGH MANAGER'S REPORT

The Borough Manager discussed the 2015 Road Project, indicating that the ADA ramps are being completed as well as certain curbs that need replaced. It is anticipated that all of the curbs and concrete work, as well as the reconnection of downspouts, will be completed by September 25th. It is anticipated that the top paving coat will be applied on September 25th, 28th or 29th. The sections between the sidewalk and the curbs were filled with dirt and grass seed; some has washed out and the contractor will be making the necessary repairs.

Council reviewed the approved list of streets for the 2016 Road Projects. The Tree Commission will schedule a meeting with the residents in October or November to review any tree issues associated with those streets. Borough Arborist Jim Edson is reviewing the proposed road work.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager reviewed the 2016 Budget Schedule, indicating that the meeting with Department Heads and Capital Project requests is on Monday, October 5, 2015, at 6:30 pm. Discussion of the 2016 Budget will take place at the Committee of the Whole Meeting on Tuesday, October 13, 2015, at 7:30 pm. There will be a Budget Meeting for the review of and possible tentative adoption of the 2016 Borough of Sewickley General Fund Budget, Sewer Fund Budget, Road Construction and Maintenance Fund Budget and Capital Reserve Budget, with any proposed ordinances and resolutions, on Saturday, October 17, 2015, at 7:00 am. Discussion of the budget will take place at the Monday, October 19, 2015 Council Meeting and the Tuesday, November 10, 2015 Committee of the Whole Meeting, with final adoption tentatively scheduled for the Monday, November 16, 2015 Council Meeting.

The Borough Manager reported that Allegheny County Economic Development opened bids on the Community Development Housing Demolition Projects for 923 Dickson Road and 326 Spratt Way. The bids were opened today, and a report will be forwarded for tentative acceptance by Council at the Monday, September 21st Council Meeting.

The Borough Manager reviewed the 2016 Minimum Municipal Pension Obligation, as prepared by Hallett Associates. These are the 2016 required amounts to be deposited into each pension fund, which usually occurs in October. The MMO in 2015 for both pension funds was \$496,087. In 2016, it will be approximately \$50,000 less as the total requirement for the pension plans will be \$447,256.

The Borough Manager indicated that the Hoey's Run Subdivision Public Hearing will be scheduled before Council on Monday, October 19th. The Planning Commission has agreed to schedule a public hearing for the October 7th Planning Commission Meeting. The subdivision will take approximately seven deeds, to be subdivided into four properties. The properties are, basically, between Blackburn Road, Centennial Avenue and Locust Place.

The Borough Manager reviewed the Townhouse Subdivision and Rezoning Hearing request submitted by the Sewickley Car Store. The Sewickley Car Store owns the Townhouse Lot as well as well as the two residential properties adjacent to the Townhouse lot. They would like to rezone the two vacant residential properties to Commercial 2 zoning, and then the subdivision will allow the Car Store to have additional land for parking for their employees and for cars.

The Borough Manager indicated that the Dimensional Ordinance Review, as prepared by Solicitor Tucker, will be reviewed by the Planning Commission at their October 7 meeting.

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BOROUGH MANAGER'S REPORT (CONTINUED)

The Borough Manager indicated that the Quaker Valley Recycling Day in Sewickley is scheduled for Saturday, November 7, 2015, and will be located in the Sewickley Borough Public Works area, directly behind the municipal building.

Council reviewed the 2016 Meeting Schedule for Council, Boards and Commissions. If Council is in agreement, it will be placed on the agenda for formal approval at the September 21st Council Meeting, and then can be advertised.

The Borough Manager indicated that a new monthly portion of the Borough Manager's Report will be the Municipal Separate Storm Sewer (MS4) Report. Council reviewed an updated report that was submitted to the Pennsylvania Department of Environmental Protection. In addition, a training session was held with half of the employees on September 4th. An additional employee meeting will be held in October. Additional training sessions for all employees, Department Heads and elected officials will be provided over the next year.

The Borough Manager indicated that he met with Bob Aumer and Alisha Reesh, of the bond firm Janney Montgomery Scott, and a preliminary financing comparison was presented, indicating General Obligation Bonds versus Parking Revenue Bonds in terms of 20 years, 25 years and 30 years. Pursuant to the direction of Council, Council wishes this to be a Parking Revenue Bond, indicating that all payments for the bond and operation of parking will be generated by the users of the parking spaces and potential parking garage. It will not be subsidized by any General Fund revenue. Should Council approve the establishment of the Borough of Sewickley Parking Authority, then a Parking Authority Meeting can be advertised in order that specifications for a public garage, new parking machines, and any other costs associated with a turnkey operation can be advertised. Janney Montgomery will then be able to market Parking Revenue Bonds in order to finance the expenses of the Parking Garage.

The Borough Manager also stated that he is researching operations of existing municipal garages such as in Mt. Lebanon and Beaver.

The Borough Manager advised that the Tree Commission reviewed the draft ordinance, and significant changes have been made, especially to Sections 107 and 108. The Borough Manager indicated that a copy of the draft ordinance was forwarded to Mr. Jones and Attorney Mike Lyons. Mr. Lyons forwarded some comments, which were reviewed by Council. Mr. Jones attended the September 14th Tree Commission Meeting to voice his comments. The Borough Manager advised that the Draft Shade Tree Commission Ordinance is being revised, with the hope of a presentation to the Tree Commission in October. If the Tree Commission feels satisfied at that point, they will schedule a public hearing before the November 9th Tree Commission Meeting in order to take public comments regarding the proposed ordinance.

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BOROUGH MANAGER'S REPORT (Continued)

Council reviewed the third installment of four, in the amount of \$100,000, for the tap-in fees associated with the Township of Aleppo.

The Borough Manager advised and presented a copy of a Heritage Valley Health System letter to neighbors of the hospital, indicating that blocks will be required by all vehicles making deliveries to and from the hospital. The Borough Manager also advised that Sewickley Valley Hospital will not take any deliveries before 6:00 am at the hospital.

The Borough Manager advised that he will be attending the International City Managers Conference from September 25th through October 1st in Seattle.

The Borough Manager's Report was received and filed.

ADJOURNMENT

On motion of Mr. Renner, the Committee of the Whole Meeting adjourned at 9:56 p.m.

Respectfully submitted,

Kevin M. Flannery
Borough Manager/Secretary

KMF:pmf