

**BOROUGH OF SEWICKLEY**  
**COMMITTEE OF THE WHOLE MINUTES**  
**TUESDAY, JUNE 14, 2011**

President Robert Hague 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 (7:44 p.m.), Carole Ford, Glenn Ford and Mike Glenn. Susan Aleshire was absent due to vacation. Others in attendance were Tom Rostek, Terry Brennan, Joan Miles, Paul Pigman, Carolyn Yagle and A.J. Schwartz of EPD, Jennifer Markus of Village Green, Mayor Brian Jeffe, Solicitor Richard Tucker, and Borough Manager Kevin M. Flannery.

**COMMENTS FROM THE PUBLIC**

Jennifer Markus, of Village Green, addressed Council on *Explore Sewickley* signage, stating that all of the banners have been hung. In addition, the *Exploresewickley.com* website is active. *Explore Sewickley* will be doing a Visa gift card. In July, Whirl Magazine will have a two page ad on *Explore Sewickley* and shopping in the Village.

Council reviewed a letter to Samuel Smith regarding his water and sewer bill.

Council reviewed a letter from Rachel Bould regarding the establishment of a community food compost facility. Council was in agreement, with the recommendation of the Borough Manager, to forward a response letter that Sewickley would be happy to participate, but that we believe that one of the other municipalities needs to take the lead on the community food compost facility.

Tom Rostek, of 858 Thorn Street, addressed Council. Mr. Rostek indicated that his house is adjacent to the Sewickley Manor on all sides. While there is some controversy with the current request of the Sewickley Manor, he asked what was included in the new Zoning Ordinance for the R-2 District, and would it be made available to the public.

Borough Manager indicated that upon Council's actions on Monday, the document will be available on the website, as well as a copy will be available for review in the Municipal Building.

Terry Brennan, of 230 Chadwick Street, addressed Council indicating that there were several large red trucks coming from the sewage plant that seemed to be traveling at high rates of speed.

Borough Manager advised that these trucks were taking out the material that was inside of the digester as part of the cleaning process of the digester. The digester was last cleaned in the mid-1980's. It is expected that the cleaning will be completed within the next week.

Mr. Brennan also complimented the Borough on the Memorial Day Weekend festivities, and in particular, the fireworks, which he said were very spectacular this year.

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**COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR**

Mayor Jeffe recapped the events of the Memorial Day Weekend, indicating that he and the Borough have received numerous compliments regarding the entire weekend. The Mayor indicated that there were approximately 5,000 people attending the fireworks, 7,000 people for the parade, and that the Flag Retirement Ceremony and the ceremonies at Wolcott Park and Sewickley Cemetery had the highest attendance ever.

Mayor Jeffe also reviewed CPR Certifications achieved by Borough of Sewickley employees.

Council Member Stan Ference addressed Council, indicating that the Zoning Ordinance has been completed in final draft form. Mr. Ference indicated that Planning Commission Members Paul Pigman and Joan Miles were in attendance, as well as Carolyn Yagle and A.J. Schwartz from Environmental Planning and Design, the consultants.

Mr. Pigman, Chairman of the Planning Commission, indicated that this draft Zoning Ordinance is the culmination of eighteen months of work; and in particular, wanted to thank Nancy Watts, Joan Miles and David Saint-Jacques, the sub-committee, for completing this draft.

Carolyn Yagle, of EPD, provided general comments on the proposed Zoning Ordinance, indicating that the definitions and graphics have been updated, the proposed ordinance evaluates impervious surfaces so that building coverage and be focused specifically on buildings. The ordinance combines several items into overlay districts, including the floodplain overlay, the residential neighborhood compatibility overlay, resource protection overlay and the village overlay. In addition, a number of supplemental regulations have been added to the ordinance to regulate important issues not covered by the existing ordinance such as accessory uses, outdoor lighting, solar and wind standards, sidewalk and outdoor cafes, and the establishment of a landscape plan. Of particular note, a parking model for the C-1 District has been created based upon business peak hours, and to encourage the sharing of parking as well as the mixture of land uses. Minimum and maximum setback standards have been updated to align with the desired building right-of-way relationships.

Ms. Yagle further reminded Council that a minimum of forty-five (45) days review by Allegheny County Economic Development is necessary. Borough Manager advised that if Council were inclined to place a motion on the agenda for the Council Meeting on Monday, June 20<sup>th</sup>, that the tentative public hearing date would be Monday, August 15, 2011. In addition, copies of the ordinance will be forwarded to the adjoining municipalities and Quaker Valley School District, and the ordinance will be available on the Sewickley Borough website for review.

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**COMMENTS FROM THE PRESIDENT/MEMBERS/MAYOR (continued)**

On motion of Mr. Ference, seconded by Mr. DeFazio, Council voted, 8-0, to place a motion on the Council Meeting Agenda for Monday to advertise the adoption of the ordinance in August.

Mr. Ference asked if the dumpster being used for a remodeling project at the residence of Mrs. Stanton can be moved so that curb vision is available to people traveling on the street.

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

Council reviewed the Building Inspector's Report, indicating that nine (9) permits were issued in May, with permit fees of \$4,106.00 on \$1,185,604 worth of construction. Sixteen (16) building inspections were performed, and two (2) property maintenance inspections were performed.

Council also reviewed the letter regarding occupancy at 333 Ferry Street.

On motion of Carole Ford, seconded by Stan Ference, Council voted, 8-0, to approve the recommendation of the Historic Review Commission to issue a Certificate of Appropriateness for 424 Frederick Avenue, Block and Lot No. 506-D-374, to enclose portico roof with walls and lower windows in a carriage house, as submitted.

Council reviewed the Public Works Report for May, highlighting the preparation of the parks, hanging of flower baskets and banners in the Business District, preparation for Memorial Day Weekend events, and patching of several streets.

Council reviewed the Wastewater Treatment Plant Report for May, indicating that 23.994 million gallons of sewage were treated, and 0 cubic feet of digester gas was used, which is due to the renovation project. The Wastewater Treatment Plant digester roof has been removed, and the tank is approximately 90% cleaned out.

Council reviewed the Small Municipal Separate Storm Sewer Systems Annual Report for the Borough of Sewickley. This reviewed storm water issues within the Borough and that the Borough of Sewickley met the measurable goals in all areas.

Council reviewed the Consulting Engineer's Report for the month of May, indicating that the bid is being prepared for the interconnect project.

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

Borough Manager advised that he and Mayor Jeffe had met representatives of Glen Osborne Borough regarding the Glen Osborne Interconnect Project. Per the contract, Glen Osborne needs to secure the easement. Upon securing the easement, the project will be bid.

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

**SOLICITOR'S REPORT**

Council reviewed the Solicitor's Report for May, highlighting the Developer's Agreement for the Yankello property, the spot zoning challenge, amendments to the Civil Service Ordinance, Sewickley Manor and tax assessment appeals.

Council reviewed the Solicitor's Invoice for the month of May in the amount of \$6,989.00.

Solicitor Tucker updated Council on MCM Ventures, Ltd. vs. the Zoning Hearing Board of the Borough of Sewickley. He advised that Mr. Lyons has filed an appeal. In addition, MCM Ventures, Ltd. has filed a petition, requesting a \$1,000,000 bond to be filed by Mr. Lyons in this case.

Council reviewed a Sheriff's Sale Notice for 527 Bank Street.

In addition, Council reviewed the Jordan Delinquent Tax and Municipal Claims Report, indicating that in the month of April, \$15,898.54 was collected.

The Solicitor's Report was received and filed.

**BOROUGH MANAGER'S REPORT**

Borough advised that Columbia Gas has begun work on Walnut Street with the installation of the new gas line. The scheduled completion date is June 17<sup>th</sup>. In addition, the subcontractor for Columbia Gas has begun the installation of a new 8" gas line on Beaver Street. That work is anticipated to be completed by the end of June. Borough Manager advised that he and Chief Ersher will be reviewing several vehicle access points, including utilizing both directions on Duquesne Way, and other traffic items in order to assist the business during the construction.

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**BOROUGH MANAGER'S REPORT (CONTINUED)**

Council reviewed an application to DEP for a Permit Renewal from Hanson Aggregates and Tri-State River Projects. Council had no further comment on the notice.

Council reviewed four letters from the Commonwealth Financing Authority, with reference to the H2O Program, regarding the Borough of Sewickley and Glen Osborne Interconnect Project, the Chestnut Street Pump Station Project, the Wastewater Treatment Plant Headworks Projects and the Beaver Street Improvements Project, which included a recommendation for a new water line. The Commonwealth Financing Authority did not act favorably on any of the requests submitted by the Borough. Mr. Hague indicated his disappointment as the Borough was encouraged over the last three years by several state agencies and officials to make applications.

Borough Manager advised that a check from Colonial Title, in the amount of \$4,798.12, was received as a municipal payment from Beaver Hall Associates for the remaining amount owed for the installation of the sidewalks completed in 2008.

Borough Manager advised that checks for road salt usage were received from Glen Osborne, in the amount of \$7,465.69; from Haysville Borough, in the amount of \$375.97; and the Quaker Valley School District, in the amount of \$402.83. Borough Manager indicated that an order for 1,100 tons of road salt for 2011-2012 was submitted to the COG. The COG will be bidding the quantities shortly, with results available by August.

Council reviewed a request from the Group Against Smog & Pollution regarding outdoor wood fires, boiler regulations, and health affects of wood smoke. No additional comment was offered by Council.

Borough Manager advised that the parking stickers have been replaced in and on all the parking meters, indicating free parking Saturdays. In addition, the larger signs will be adjusted to reflect free parking on Saturdays by Friday of this week.

Council reviewed gasoline and diesel costs for the month, indicating that the price of gas has decreased over the last several weeks.

Council reviewed a certificate from the Association of Pennsylvania Municipal Management for the completion of 200 credit hours in the Professional Development Program by the Borough Manager.

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**BOROUGH MANAGER'S REPORT (CONTINUED)**

Borough Manager indicated that PennDOT has established a new requirement that all municipal employees who have flagging responsibilities on any road open to the public must be trained and be a card carrying flagger. PennDOT has visited several communities and shut down municipal job sites because the employees have not met this requirement. Several of the Borough employees were trained on June 13<sup>th</sup> and an additional training session will be provided to all of the employees in the Public Works Department and the Wastewater Treatment Plant. Training is being done through Karen Beck, of Optimus Risk Services, our safety consultant. Borough Manager indicated that this new requirement (*Publication 213*) can pose a liability question to the Borough since additional responsibilities have now been placed upon the Borough. Borough Manager commented further that a simple five or ten minute job may now take twenty to thirty minutes because of the requirements of placing flags, cones and other required items.

Council reviewed the first water bills received from the Sewickley Water Authority for water service provided to municipal facilities. Council also reviewed a letter to Mr. Hohman, asking for a detail calculation, reflecting the usage of space by the Water Authority in the Municipal Building and backwash activities. Several Members of Council indicated that the water bills are not to be paid pursuant to a meet with the Sewickley Water Authority.

Borough Manager introduced Beth Genter, of Schenley Capital, Inc., who presented an update on the pension manager review process. Ms. Genter addressed Council Members, indicating that pursuant to Council's actions, a review was being done of the pension management services for the Borough. Ms. Genter indicated that the Borough is fully funded, which is a good thing, and that the last review was done approximately ten years ago. Ms. Genter indicated that the current investment advisor, Guyasuta, has done a very good job for the Borough, however, they are not involved in international mid caps or small caps. Mr. Driscoll added that small caps were the largest growth in 2010. Ms. Genter also commented that part of the process is to include looking at more diversification in asset allocation to avoid risk. She also indicated that there may be a combination of styles needed. Ms. Genter indicated that thirteen pension manager firms were asked to submit proposals, with ten firms submitting. Through this process, five firms are being interviewed on Thursday, June 16<sup>th</sup>, from 8:00 a.m. to approximately 3:00 p.m. Members of Council were encouraged to attend these sessions. Mr. DeFazio, Mr. Driscoll, Mr. Glenn and Mr. Hague will attend the interview sessions along with the Borough Manager. Upon review of this process, recommendations will be forwarded to Council. Ms. Genter also provided a report, detailing her comments, including graphics and charts.

Mr. DeFazio and Mr. Driscoll thanked Ms. Genter for her work so far on the pension review.

The Borough Manager's report was received and filed.

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**EXECUTIVE SESSION**

Council went into Executive Session at 9:50 p.m. The Executive Session concluded at 10:15 p.m.

**ADJOURNMENT**

On motion of Mrs. Ford, seconded by Mr. DeFazio, the meeting was adjourned at 10:17 p.m.

Respectfully submitted,

Kevin M. Flannery  
Borough Manager/Secretary

KMF:pmf