

SEWICKLEY HILLS BOROUGH
Tuesday, May 9, 2017 General Council Meeting Minutes

CALL TO ORDER: Mrs. Phillips called the meeting to order with the Pledge of Allegiance at 7:30 p.m. at the Sewickley Hills Borough Municipal/Recreational Building, located at 349 Magee Road, Sewickley, PA 15143-9117.

PRESENT: Cynthia Phillips, Natasha Brandenburg, Lucille Guttendorf, Joseph H. Hajnas, Mayor David Malarik, Arthur Leonard (Solicitor), Emile Ketterer (NIRA), Wayne Hyjek (Treasurer) Diana Steele (Secretary)

MEMBERS EXCUSED: Jack Faulkner

CITIZENS ATTENDED: Craig Rowland, Joe Hajnas Sr., Hunter Hopkins, Joseph Warick, Lee Nute, Carol Wetherby (Red Cross representative), Michael Wetzel (Steven Victor and Associates), Michael Lepore, Karl Boyer, Eileen Drake (Network Deposition), Mike Kakalla, and Don Fogel.

PUBLIC HEARING: Michael Wetzel makes a presentation regarding the Conditional Use request by the McLaughlin Distillery.

CITIZENS & GUESTS: Mrs. Phillips asks if there are any issues not on the agenda that anyone would like to discuss. There is no response.

MINUTE APPROVAL: Mrs. Phillips asks if Council has reviewed April 11, 2017 meeting minutes for approval.

MOTION: A motion is made by Mrs. Guttendorf to approve the meeting minutes from April 11, 2017, seconded by Mr. Hajnas; motion is carried with all in favor, Mrs. Brandenburg abstains.

Red Cross Shelter Team: Carol Wetherby a representative with the Red Cross presents information regarding the Disaster Dispatch Center. The information will be available in the next Borough newsletter.

TREASURER'S REPORT: Mr. Hyjek states the following balances in the Borough's bank accounts:

PNC	\$ 37,032.14
FNB	\$255,363.36
Sanitary	\$ 40,519.14
Capital Reserve	\$ 85,714.36

Mr. Hyjek to inquire with Brenda Kovac regarding a refund check for a cancelled event for Mrs. Brandenburg in the amount of \$112.50.

Atty. Leonard informs Mrs. Phillips to move on the motion for the McLaughlin Distillery Conditional use request. Mrs. Phillips asks if there is any further discussion before a motion. Atty. Leonard outlines the conditions for approval, Mr. Wetzel agrees they are acceptable.

MOTION: A motion is made by Mr. Hajnas to approve the Conditional use for the McLaughlin Distillery seconded by Mrs. Guttendorf, motion carries with all in favor, with the following conditions:

1. All external lighting shall be approved by the engineer and be consistent with any and all applicable ordinances governing external lighting.
2. No more than five (5) to ten (10) vehicles shall enter and exit the facility on a daily basis. This condition is imposed as this number is agreed upon by the applicant as to the number of daily visits by vehicles entering or exiting.
3. There will be one delivery by FedEx or UPS once a month and no deliveries between 11:00 p.m. and 7:00 a.m. This condition is imposed as being part of the presentation of the applicant for which the applicant requests conditional use approval.
4. The applicant proposed that the driveway and parking areas be of a pervious surface by use of gravel. The Borough finds that the parking lot, driveways and access ways require a pervious surface and will permit the gravel as a pervious surface in this instance given the limited number of daily trips by vehicles of only five (5) to ten (10) per day, and only one (1) UPS or FedEx delivery per month. The applicant agrees that should the use be increased from what the applicant is

presenting as requested for this conditional use that the applicant shall pave with asphalt the parking lot, access way and driveway. The applicant further agrees that if the use is increased or if there is a change in use that the parking lot shall be paved, the access way shall be paved and the driveway paved with a pervious pavement and not by use of gravel.

5. The approval of the conditional use with these conditions is not an approval of any sign for the use. The applicant agrees that he will have to submit an application for any signs that comply with the ordinance.
6. The applicant agrees that the parking lot design shall be pursuant to the Borough's Ordinance and include if necessary any islands or isles and be landscaped pursuant to the Ordinance.
7. The calculation for the number of parking spaces shall be computed on the entire square footage of the building not just the square footage of the building being used.
8. There are to be no bus tours.
9. Tastings be limited to the seven (7) parking stalls and eight (8) people, including employees

POLICE REPORT:

Mayor Malarik states there were 30 Police related calls in April; most were inconsequential in nature.

ENGINEER'S REPORT:

Sugarbush: Mrs. Ketterer stated that she has completed first review and submitted comment letter to the Planning Commission. She has also discussed comments with Developer's Engineering Consultant. She is in receipt of the second submission package; it is currently under review.

1900 Henry Road: Mrs. Ketterer stated she has completed her first review of the subdivision plan for the G7 Plan of Lots and submitted her comment letter to the Planning Commission, she has had discussions with the Developer's Engineering Consultant, she is in receipt of the second submission plan, which is under review.

2017 Road Rehabilitations: Mrs. Ketterer stated she had a meeting concerning the road rehabilitations with Jack Faulkner and Cindy Phillips. She has made site investigations and the design work has been completed to assess and design rehabilitation needs for the following roads for chip-seal application:

1. Canter Drive
2. Sewickley Hills Drive
3. Pacer Drive
4. Trotter Circle
5. Fairhill Drive
6. Woods Plan Roads – crack sealing only, no patches or surface treatments.

Mrs. Ketterer has prepared updated cost estimates on the proposed work with patching and new roads.

Mrs. Ketterer stated the Council may pick and choose which roads to open bids before the next meeting. She will have cost estimates to review at the next meeting, she is sending out for bids only at this time.

MOTION: A motion is made by Mrs. Guttendorf to have Mrs. Ketterer send the bids out for processing and approve the cost to advertise the road bids, seconded by Mr. Hajnas, roll call is taken with all in favor.

SOLICITOR'S REPORT:

Atty. Leonard stated his report was presented earlier in the meeting.

ADMINISTRATIVE REPORT:

Ms. Steele asked Council if they had an opportunity to review the bid from Dan Gorman to mow the soccer fields and around the Borough building.

MOTION: A motion was made by Mrs. Brandenburg to hire Dan Gorman to cut the grass on the soccer fields and around the Borough building for \$205.00 per cut, seconded by Mrs. Guttendorf, the motion is carried with all in favor.

COUNCIL MEMBERS:

Villages at Sewickley Hills: Mrs. Phillips reported there was a meeting with the owner the Villages at Sewickley Hills, with his attorney and engineer. Present for Sewickley Hills Borough were Mr. Klxbull, Mrs. Phillips, Mr. Hajnas, Jr., and Attorney Leonard. The owner of the Villages is proposed building 194 units, currently our Zoning Ordinance for R-D allows 121

units, they would like to have the approval to build 268 units as approved in 2002 by the previous owners. There will be no rental units and will most likely be townhouses.

Atty. Leonard stated the owners representatives have been in touch with him and would like to attend the May 17, 2017 Planning Commission meeting to present a sketch plan, the developer would like comments from the commission.

Mrs. Phillips reported that a meeting was held at the Borough building with Mr. Hyjek, Mrs. Phillips, and Mr. Joe Warick to discuss the sanitary accounts. Mr. Hyjek is to ask Fabian O'Connor the definition of an "Enterprise Account" and if it would apply to the sanitary accounting. Mr. O'Connor prepared a statement of the accounting for the sanitary accounts stating there have been no problems when the audits have been completed.

Mrs. Phillips asked that the Planning Commission discuss changing our ordinance to address the definition of pervious pavement.

Geothermal Unit: On April 17, 2017 Motta Heating performed the regular maintenance of the Geothermal Unit and discovered that is was not operating.

There have been two companies submitting bids to replace the current system with a new Geothermal Unit.

Motta stated via telephone they could replace the unit for between \$13,000 and \$14,000. The other companies submitting bids were Pioneer Heating and Stewart Drilling.

MOTION: A motion is made by Mrs. Guttendorf to have Stewart Drilling replace the Geothermal unit at an expense of up to \$16,700. Seconded by Mr. Hajnas, roll call is taken with all in favor.

MOTION: A motion is made to pay the bills by Mrs. Guttendorf, seconded by Mr. Hajnas, roll call is taken with all in favor.

ADJOURNMENT:

MOTION: A motion is made by Mrs. Guttendorf to adjourn the meeting at 9:33 p.m., seconded by Mrs. Phillips, motion carried with all in favor.

Respectfully submitted
Diana Steele-Secretary