

SEWICKLEY HILLS BOROUGH
Tuesday, June 13, 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, Jack Faulkner, Natasha Brandenburg, Lucille Guttendorf, Joseph H. Hajnas, Mayor David Malarik, Arthur Leonard (Solicitor), Emile Ketterer (NIRA), Wayne Hyjek (Treasurer) Diana Steele (Secretary)

MEMBERS EXCUSED:

CITIZENS ATTENDED: Craig Rowland, Joe Hajnas Sr., Michael Lepore, Don Fogel, Chris Frank (G7), Pete Kovacs, William Sittig, Sandy Nelko, Rick Diemert, Chief Micklos.

MINUTE APPROVAL: Mrs. Phillips asks if Council has reviewed May 9, 2017 meeting minutes for approval.

MOTION: A motion is made by Mrs. Guttendorf to approve the meeting minutes from May 9, 2017, seconded by Mrs. Brandenburg; motion is carried with all in favor.

CITIZENS & GUESTS: **G7 Properties:** Mrs. Phillips asks Mr. Frank of G7 Properties to address Council. Mr. Frank states that he is representing G7 Properties, 1900 Henry Road and the request for a simple subdivision plan. Lot 1 is the site of the existing home on 1.856 acres; Lot 2 consists of 28.016 acres. Mr. Frank states the existing septic system, for Lot 1, was examined by Economy Septic and the results were accepted by Allegheny County Health Department (ACHD). Atty. Leonard stated at the Planning Commission meeting of May 16, 2017, Mr. Frank was asked to produce a letter from ACHD of their acceptance of the septic system and leech fields, Mr. Frank stated the ACHD does not produce such a document. Mr. Frank claims he has a system that was requested by the DEP that is approved for back-up for Lot 1. Atty. Leonard stated he can see on the plan the septic tank, but, he cannot see where the leech field is located on the drawing, and the septic mound is outside of Lot 1. Atty. Leonard stated a "conditional use" would be granted but the leech fields must be identified on the site drawing for Lot 1 by the engineer and submitted to the Borough. Atty. Leonard states that Mr. Frank has an approved system, but he hasn't indicated to the Council, except for a letter from Economy Septic that a dye test was run on the existing system on Lot 1.

MOTION: A motion is made, by Mr. Faulkner, for the approval of the simple subdivision plan at 1900 Henry Road for Lot 1 and Lot 2 on the condition the leech field for Lot 1 be identified on the plan, by the site engineer, before the plan is recorded, seconded by Mrs. Brandenburg, motion is carried with all in favor.

Sugarbush: Atty. Leonard states that as a part owner of the Sugarbush Plan, Mr. Hajnas should recuse himself from the proceedings associated with Sugarbush and step down from the Council table.

Mrs. Nelko, from Shoup Engineering, stated she is representing the Hajnas' and the Sugarbush Plan to seek final approval of Phases 1 and 2 which are conventional subdivision plans and also, Phase 3, being a PRD. The comments from Mrs. Ketterer have been addressed in total. Phase 2 would be the first to be built; it is to include an underground storm system with underground pipe in gravel, replacing the need for a detention pond. The Homeowners Association of Sugarbush will accept the storm water facilities, the Borough will accept the roads as they are to be built to Borough specifications. Atty. Leonard stated there would be a Developer's Agreement and Recreational bonding required. Atty. Leonard stated with Phase 2 being built first that it does not have 25% of the total number of lots required in the first phase, an additional one-half of a lot is required, but, a modification could be granted at this meeting. Atty. Leonard stated there was a topsoil stockpile that needed addressed, Atty. Sittig stated that it has been removed.

MOTION: A motion is made by Mr. Faulkner, for Phases 1 and 2 to grant approval contingent upon the completion of Mrs. Ketterer's letter and comments, modification in Phase 2 to 10 lots, roads in Sugarbush to be public, stormwater management responsibility to be taken by the Homeowner's Association, what the requirements are for stormwater facilities, the developers agreement consists of bonding and tentative approval, the easement through the Borough's land for sanitary sewer, OTSA to seek the

right-of-way in consideration of the easement, appraisal of the Borough property, cost of the easement, applicant needs to obtain the easement from the Borough, letter of credit for the Sugarbush roads, seconded by Mrs. Brandenburg, with all in favor, Mr. Hajnas abstains.

MOTION: A motion is made by Mr. Faulkner for Phase 3, the PRD, to grant approval contingent upon the completion of Mrs. Ketterer's letter and comments, roads in Sugarbush to be public, stormwater management responsibility to be taken by the Homeowner's Association, what the requirements are for stormwater facilities, the developers agreement consists of bonding and tentative approval, the easement through the Borough's land for sanitary sewer, OTSA to seek the right-of-way in consideration of the easement, appraisal of the Borough property, cost of the easement, applicant needs to obtain the easement from the Borough, letter of credit for the Sugarbush roads, seconded by Mrs. Brandenburg, with all in favor, Mr. Hajnas abstains.

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

PNC	\$ 32,376.21
FNB	\$274,916.54
Sanitary	\$ 40,523.03
Capital Reserve	\$ 85,778.34

Mr. Hyjek states there is \$414.03 in a Brooktree line of credit account and asks Council to close that fund and transfer the \$414.03 to the General Fund. There is also \$15,376.07 in the Liquid Fuels account that Mr. Hyjek would like to transfer to the General Fund for reimbursement of salt and road maintenance.

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

Dan Gorman: Mr. Gorman was hired by the Borough to cut the soccer fields and the grass surrounding the Borough building at the May Council meeting. He cut the grass around the building on two occasions and only was able to cut a small portion of the soccer fields. Mr. Gorman submitted an invoice to the Borough for \$410.00. Wick Landscaping has been hired by the Borough to complete the task of cutting around the Borough building and the soccer fields. It is the decision of the Council to pay Mr. Gorman for his two grass cuttings surrounding the Borough building and \$41.25 for his partial cutting of the soccer fields, making his check for a total of \$121.25.

POLICE REPORT:

Mayor Malarik states there were 24 Police related calls in May; 13 were traffic related.

ENGINEER'S REPORT:

Pave-Rite Contract: Mrs. Ketterer reported the only bid submitted to the Borough on June 7, 2017 to accomplish the road repairs on Trotter, Pacer, Canter, Sewickley Hills Drive, Fairhill Road and the Woods at Sewickley Hills, was by Pave-Rite Inc. for a total of \$106,118.92.

MOTION: A motion is made by Mrs. Guttendorf to award the bid to Pave-Rite Inc., seconded by Mr. Hajnas, roll call is taken with all in favor. Conditionally that the Woods at Sewickley Hills may come under the responsibility of Frank Pelly's maintenance bond. Mrs. Ketterer and Atty. Leonard to report back to Council.

Stewart Drilling: Stewart Drilling completed the installation of the geo-thermal heating and cooling system on June 15, 2017 and has requested the balance due on their contract. The contract was \$13,562.00, \$7,000.00 was paid when work began, balance due \$6,562.00.

MOTION: A motion is made by Mr. Faulkner to pay Stewart Drilling the balance of \$6,562.00, seconded by Mr. Hajnas, roll call is taken with all in favor.

SOLICITOR'S REPORT:

Atty. Leonard stated that Franklin Park reached out to him regarding parcel 939-S-101, this property is in Franklin Park not Sewickley Hills Borough, and he needs an agreement between the two municipalities that can be recorded to accomplish the change.

ADMINISTRATIVE REPORT:

Ms. Steele reported all of her reports have been addressed.

COUNCIL MEMBERS:

Mr. Faulkner states there are only three (3) 25 mph signs at the top of Magee Road in the Commonwealth of Pennsylvania's portion. Ms. Steele to contact John Wick to replace the 30 mph signs with 25 mph signs.

Mr. Hajnas reported he is working on updating the Borough's fee schedule.

ADJOURNMENT:

MOTION: A motion is made by Mrs. Guttendorf to adjourn the meeting at 9:29 p.m., seconded by Mr. Hajnas, motion carried with all in favor.

Respectfully submitted
Diana Steele-Secretary