

SEWICKLEY HILLS BOROUGH
Tuesday, August 13, 2019
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, Michael Lepore, Joseph H. Hajnas, Andrew Shannon (Solicitor), Charlie Guttendorf (Treasurer), Diana Steele (Secretary)

ABSENT: Lucille Guttendorf, Mayor Malarik

CITIZENS ATTENDED: Don Fogel, Craig Rowland, Sgt. Beck

CITIZENS & GUESTS: Mrs. Phillips asks if there is anything not on the agenda to be discussed.

MINUTE APPROVAL: Mrs. Phillips asks if Council has reviewed July 9, 2019 meeting minutes for approval.

MOTION: A motion is made by Mr. Lapore to approve July 9, 2019 meeting minutes as presented, seconded by Mr. Faulkner, motion is carried with all in favor.

BUILDING MANAGER: Brenda Kovacs asks to give a report of the recent HVAC problems occurring during rentals. She reported that the renters sometimes leave the doors and windows open while setting up for their events, during hot and humid days it takes the HVAC unit several hours to recoup the 65° temperature in the building. Mrs. Kovacs reported that a few weeks ago this occurred at least three times during one weekend. She called Mayor Malarik to have a look and see if he could make the necessary repairs to the unit. When that failed, she called Stewart Drilling, the company that installed the unit, and they were able to make the necessary repairs. However, the representative stated that because of the high temperature and high humidity the units drainage pipe became clogged and filled the tank with water that normally would drain out.

Mrs. Phillips asked Ms. Steele to have a plumber check the drainage situation, to call Stewart Drilling regarding warranty information and get a second opinion on the newly installed HVAC unit to see if it is the correct size for a

building of this size. Also, Mrs. Phillips asked Ms. Steele to get bids from companies that install tint on the Southwest wall of the building.

MOTION: A motion is made by Mr. Hajnas to spend up to \$600 to install window tint on the four Southwest facing windows, seconded by Mr. Lapore, roll call is taken with all in favor.

Mrs. Kovacs asked about installing ceiling fans in the Great Room and Mr. Fogel said there were ceiling fans installed in the building initially but, they caused problems with balloons getting stuck in the blades. Mrs. Phillips asks Ms. Steele to inquire about the installation of attic venting.

Mrs. Phillips addressed the problem, recently of Mr. Guttendorf not being able to access the building on a Saturday because his code did not work. Mrs. Phillips stated that the front door locking unit is old and needs to be replaced.

POLICE REPORT:

Ms. Steele reported there were 16 calls in July, five of the calls were wires or trees downed.

Sgt. Beck stated that during the recent violent storm that a number of residents in the area suffered a lot of damage. These damages should be reported to Allegheny County, FEMA, and PEMA, he stated to submit the damage report even though Sewickley Hills did not meet the threshold for any financial assistance.

ENGINEER'S REPORT:

Ms. Steele reported that Mrs. Ketterer will continue to monitor the situation of the landslide on Fairhill Road.

Mrs. Phillips reported that she and Attorneys Shannon and Leonard took a trip around the Borough to inspect the damages caused by recent storms. Mrs. Phillips reported that the new section of Hunt Road held up during the storm, on the top of Hunt Road in the Bell Acres portion is a problem area. Mrs. Phillips reported that \$2,000 emergency fund was approved during the violent storm to keep Hunt Road open. The emergency was caused by an undersized culvert that became clogged and the overflow went into the stream bed and into Craig Rowland driveway. This was repaired with the culvert being cleared and the channel restored, by Mr. Rowland, Ken Mosi, and Joe Hajnas donating their time to accomplish the task.

Mrs. Phillips stated that three more truck loads of gravel are required.

MOTION: A motion is made by Mr. Hajnas to approve the \$2,000 emergency fund spent on Hunt Road with an additional \$1,000 that was pre-approved by

Council at a total of not to exceed \$4,000 to make the necessary repairs to Hunt Road, seconded by Mr. Lapore, roll call is taken with all in favor.

SOLICITOR'S REPORT: Atty. Shannon had nothing to report.

TREASURER'S REPORT: Mr. Guttendorf reported the following balances in the Borough's accounts as of July 31, 2019:

Citizen's	\$250,546.75
PNC	\$ 8,390.49
FNB – Money market	\$ 232,409.59
Capital Reserve	\$ 370,810.36
FNB- General Fund	\$ 172,568.97

APPROVAL OF BILLS: **MOTION:** A motion is made by Mr. Lapore to pay the bills as presented, seconded by, Mrs. Phillips. Mrs. Guttendorf abstains from approving Mr. Guttendorf's check; roll call is taken with all in favor.

Mrs. Phillips announced that Mr. Guttendorf will be resigning his position as Borough Treasurer effective August 31, 2019.

MOTION: A motion is made by Mr. Hajnas to retroactively approve \$900 to place an ad in the Post-Gazette and mail post cards to fill the Treasurer's position, seconded by Mr. Lapore, roll call is taken with all in favor.

MOTION: A motion is made by Mr. Faulkner to have O'Connor Pagano audit the books due to Mr. Guttendorf's departure, seconded by Mr. Hajnas, roll call is taken with all in favor.

Mrs. Phillips stated that all resumes for the Treasurer's position are to be received by the Borough by August 22, 2019 and stated that there will be a Council Work Meeting on August 27, 2019 to fill the position.

ADMINISTRATIVE REPORT: Ms. Steele received the request from the Ohio Township Volunteer Fire Department for a donation to their Golf Outing, the donation has been \$100 in the past.

MOTION: A motion is made by Mrs. Phillips to donate \$100 to the OTVFD Golf Outing, seconded by Mr. Faulkner, roll call is taken with all in favor.

COUNCIL MEMBERS: Mr. Hajnas thanked Wick Landscaping for removing the old ornamental grasses and replacing them with the new landscape plan, Mr. Wick did this work in a timely fashion as to not interrupt the rentals.

Mrs. Phillips asks for the 10-minute break at 8:51 p.m. Council meeting resumes at 9:00 p.m.

Mrs. Phillips states that she will open a discussion regarding the house on Blackburn Road owned by the Hajnas Trust, beginning that the house is in bad condition and has been for a long time. Mrs. Phillips, Atty. Leonard and Mr. Hajnas met to discuss the options for the demolition to begin on November 5, 2018. A demolition permit was issued on March 18, 2019 with an understanding by both parties that the demolition would be completed by April 21, 2019. The March 12, 2019 meeting minutes indicated that the property is required to be demolished by April 21, 2019 and would find that the structure is not abandoned which would allow the structure to be rebuilt on the same footprint. If not removed by April 21, 2019 the Borough would not agree to a waiver of abandonment and would have the choice to take legal action. Atty. Leonard sent an agreement dated January 23, 2019 to Atty. Sittig, representing the Hajnas Trust but the agreement was never signed, a modified agreement, per Atty. Sittig's comments was sent with demolition and removal date to occur no later than June 30, 2019, this agreement was never signed.

Mrs. Phillips stated that the recommendation by the Borough Solicitor is to move forward with the Sewickley Hills Code Enforcement officer to inspect the property for code violations, health and safety issues and/or any other concerns with the condition of the structure and/or property. This report should include any violations observed along with pictures, and note any unsafe conditions. The Borough would prefer to have the cooperation of the property owners to access the property for inspection, should access be denied the Code Enforcement Officer should submit a written report based on all violations visible from any available vantage point. This report should also include any known historical data regarding past unresolved violations.

Mr. Hajnas stated that he was unaware of an extension to be granted by the Borough to build on the same footprint. Mrs. Phillips stated that it was never in a written agreement but a verbal agreement that a legal document would be signed, giving more time to rebuilt on the same footprint. He does have a valid demo permit which gives him until March 2020 to complete the demolition. Mrs. Phillips stated her concern is that if a child would access the property and fall through the floor or someone would light it on fire. Mr. Hajnas stated that there is less than 180 s.f, still under roof, there is not much left of the demolition. Mr. Hajnas stated there is fencing around the perimeter and signage, there is no on street parking, and someone would have to trespass to get near the structure. Mr. Hajnas stated he knows of no children within walking distance to be on Blackburn Road.

Mrs. Phillips stated that when she and Atty. Leonard and Mr. Hajnas met in November 2018, it was agreed that the property would be demolished by March 1, 2019. Mr. Hajnas stated that he said specifically, at that meeting, the he could not speak for the Trust, but would take the message to them, which he did.

Mr. Hajnas stated he will continue the demolition and rebuild according to Borough Ordinance regulations. He stated further that the corner of the house is still standing with all utilities and the foundation is still in tact, he stated further that he may reuse the foundation. So far, he has taken four dumpsters full out of the site. Septic approval application to Allegheny County Health Department pending.

ADJOURNMENT: MOTION: A motion is made by Mr. Lapore to adjourn the meeting at 10:01 p.m., seconded by Mr. Hajnas; motion is carried with all in favor.

Respectfully submitted
Diana Steele- Secretary