

BRIDGEVILLE BOROUGH COUNCIL MINUTES
NOVEMBER 10, 2014
7:00 P.M.
MUNICIPAL BUILDING
425 BOWER HILL ROAD
BRIDGEVILLE, PA 15017

MEMBERS PRESENT:

Council President,
Michael Tolmer
Council Vice President,
Bruce Ghelarducci
Council,
Nino Petrocelli, Sr.
Jason Sarasnick
William Colussy
William Henderson
Neil Lyons

Police Chief, Chad King - Absent

The meeting is opened with the pledge of allegiance and a moment of silence for the sick, handicapped, departed and military personnel of the community.

ROLL CALL

VISITORS, PLEASE STATE NAMES AND ADDRESSES

Bob Fryer – 479 Bank Street Ext.
Bridgeville, PA 15017

Mr. Fryer stated that the road widening project is the most significant decision Council has made in the last 25 years. It involves eliminating traffic congestion. He stated that he would like to know more about the decision making for the Task Force because he is concerned. Council went into further discussion.

Chris Exler – 259 May Avenue
Bridgeville, PA 15017

Mr. Exler stated that he attended the last Council meeting in which he advised Council about a building permit that was issued. The scope of work was not even close to what the permit stated. He was told that the permit was to be pulled and the job was to be shut down. He stated that the only reason he is here is because he thought everyone had to work by the same set of rules. He has been building and remodeling in this town for almost his whole life and will continue. If he and his father ran their business like this group of officials; we would have been run out of town a long time ago. He stated that he will continue to play by the right rules like most of the Contractors in this town. He stated that he spoke his peace for the first and last time because it is without a doubt that certain people do not have to follow the rules like the rest of us. He thanked Council for their time.

Solicitor McDermott stated that no one broke the rules, nobody played fast and loose and nobody did anyone any favors. It was an administrative breakdown that a permit was issued in error. He stated that in the short time that he has been here and he has worked around several places; he is most respectful and impressed by the professionalism of this managerial staff, engineering staff and Council. Having said that, we had a substitute code officer who does the UCC Building Code review. Our regular Building Code officer knows that everything has to go through Manager Collins for a zoning review before a permit could be issued. The Building permit went out before Manager Collins could do the zoning review. It wasn't intentional and was caught well within 30 days. Engineer Sites spoke with the developer well within 20 days and sent out a letter indicating all of the problems that needed to be dealt with. We sat down with the developer last week and got authority tonight after working out an agreement with him that everything is going to be put back in place the way it was. Everyone is going to reserve their rights and the applicant is going to seek a variance. There is an issue about the design standards that we have in the ordinance in terms of the facade of the building. He either has to get a variance or build in compliance. No one is doing anyone a favor. Mayor DeBlasio has recused himself and has not been involved in any review for his brother.

Michele Abel – 654 Gregg Avenue
Bridgeville, PA 15017

Mrs. Abel stated that she is here about the hedges on Spruce and Chartiers Street and the corner of Elizabeth and Chartiers Street. She stated that she received a letter on October 12, 2012 showing her a diagram of what that exit should look like coming onto Chartiers Street. She hasn't heard anything. McAdams is the owner.

Manager Collins stated that she will send them a letter citing them and if they don't respond, they will be sent to the magistrate.

MINUTES

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the minutes of the September 8, 2014 regular meeting as submitted. All in favor, motion carried 7-0.

A motion was made by J. Sarasnick, seconded by B. Ghelarducci approving the minutes of the October 13, 2014 workshop meeting as submitted. All in favor, motion carried 7-0.

CURRENT ESTIMATE NO.12 – 2013 POINT REPAIR CONTRACT

A motion was made by B. Ghelarducci, seconded N. Petrocelli, Sr. approving the remittal of Current Estimate No. 12 in the amount of \$47,773.44 to Insight Pipe Contracting for work completed to date on the 2013 Point Repair Contract. Remarks: M. Tolmer stated that estimates have been reviewed by Engineer Sites. All in favor, motion carried 7-0.

CURRENT ESTIMATE NO. 1 – BALDWIN STREET RESURFACING PROJECT

A motion was made by W. Colussy, seconded by J. Sarasnick approving the remittal of Current Estimate No. 1 in the amount of \$66,133.82 to Youngblood Paving Inc. for work

completed to date on the Baldwin Street Resurfacing Project. Remarks: M. Tolmer stated that estimates have been reviewed by Engineer Sites. All in favor, motion carried 7-0.

CURRENT ESTIMATE NO. 1 – RIDGE ROAD RESURFACING PROJECT

A motion was made by B. Ghelarducci, seconded by J. Sarasnick approving the remittal of Current Estimate No. 1 in the amount of \$65,195.65 to Youngblood Paving, Inc. for work completed to date on the Ridge Road Resurfacing Project. Remarks: M. Tolmer stated that estimates have been reviewed by Engineer Sites. All in favor, motion carried 7-0.

CALENDAR YEAR 2015 BUDGET WORKSHOP ADVERTISEMENT

A motion was made by B. Ghelarducci, seconded by N. Petrocelli, Sr. approving Manager Collins to advertise the Budget Workshop Meeting to be held on Wednesday November 19, 2014 at 6:00 p.m. All in favor, motion carried 7-0.

CALENDAR YEAR 2015 PROPOSED BUDGET ADVERTISEMENT

A motion was made by N. Petrocelli, Sr., seconded by B. Ghelarducci approving Manager Collins to advertise the Calendar Year 2015 Proposed Budget to be available for public inspection on Thursday November 20, 2014. Remarks: M. Tolmer stated that this advertisement will meet the ten (10) day public review requirement per the Borough Code. All in favor, motion carried 7-0.

BILL LIST

A motion was made by B. Ghelarducci, seconded by J. Sarasnick approving the November 2014 Bill List. All in favor, motion carried 7-0.

PAYROLLS

A motion was made by B. Ghelarducci, seconded by W. Colussy approving the payrolls of November 14, 21, 28 and December 5, 2014. All in favor, motion carried 7-0.

MONTHLY REPORTS

A motion was made by J. Sarasnick, seconded by B. Ghelarducci approving to pay any commissions due the October 2014 Real Estate Tax Collector Report. All in favor, motion carried 7-0.

A motion was made by B. Ghelarducci, seconded by N. Petrocelli, Sr. approving the September 2014 Financial Report. All in favor, motion carried 7-0.

A motion was made by W. Henderson, seconded by N. Petrocelli, Sr. approving the October 2014 Police Report. All in favor, motion carried 7-0.

REAL ESTATE TAX REFUND

A motion was made by B. Ghelarducci, seconded by J. Sarasnick approving the following Real Estate Tax Refund due to a change in the assessment as requested by the Real Estate Tax Collector:

<u>Year</u>	<u>Lot/Block</u>	<u>Amount</u>	<u>Name and Address</u>
2014	255-F-150	\$ 175.17	Jeffrey M. Schmigel P.O. Box 1181 McMurray, PA 15317
		Total <u>\$ 175.17</u>	

All in favor, motion carried 7-0.

COMMITTEE REPORTS

ADMINISTRATION, BRUCE GHELARDUCCI

B. Ghelarducci stated that the Borough building now has Wi-Fi.

FINANCE, NINO PETROCELLI, SR.

N. Petrocelli, Sr. stated that Fund ending balances as of October 31, 2014 are as follows: General Fund is \$1,734,544.36, Sewer Fund is \$323,985.67, Garbage Fund is \$38,592.08, Capital Improvement is \$25,105.69 and Liquid Fuels is \$220,100.41. The Finance Committee is in the process of reviewing the proposed 2015 budget with the manager. Recommendations will be forthcoming at the Budget Workshop Meeting.

PARKS & RECREATION, JASON SARASNICK

J. Sarasnick stated that the water is off in the parks.

PUBLIC WORK/BUILDINGS, WILLIAM COLUSSY

A motion was made by W. Colussy, seconded by N. Petrocelli Sr. authorizing Engineer Sites to secure the proper permits if any requested to authorize Public Works to begin site preparation on the Trash Rack Project located on McLaughlin Run Park. All in favor, motion carried 7-0.

PUBLIC SAFETY, WILLIAM HENDERSON

W. Henderson thanked all of the Public Safety entities for their visibility and help making another successful and safe Halloween night.

MAYOR, PASQUALE DEBLASIO

Mayor DeBlasio thanked Bob Kelly for the glow sticks that he donated for the Police Department to pass out.

He also stated that Budget season is coming up and he would appreciate the Finance Committee considering the elimination of the garbage fee.

N. Petrocelli, Sr. stated for the record on the short term is his opinion, it might be a good idea but in the long term, it is not. We are not relieving the families because we are going to be adding tax to their property. We have to make up for that money some place and now is not the proper time to do that. The idea is excellent. If we raise 2.5 mills on each lot, some people come up even and some pay more. This means that every year, we will need to increase your tax. We need that income. We need a good comprehensive plan to build.

Manager Collins stated that the garbage bills will be going up to \$400,000.00 a year. The last few years, we have kept the garbage fees at \$44.00 per quarter. Right now it costs us \$48.00 a quarter to pay for the garbage. We have utilized most of our reserves so we did not have to raise the garbage rates. Some of the concern with including the garbage in with the real estate taxes is for example, at the end of October there was \$138,000.00 outstanding for real estate taxes just for 2014. Our General Fund cannot handle making up for that. We are sending non-stop overdue bills to the magistrate just so we can maintain. We have been trying very hard to keep the bills down and keep all the past dues coming in. We are hoping that the new bids coming in next year aren't going to be much higher.

POLICE CHIEF, CHAD KING

Absent.

SOLICITOR, THOMAS MCDERMOTT

Solicitor McDermott provided his written report to Council. He stated that while attending the PennDOT meeting, he was very impressed by Engineer Sites, Manager Collins, Mike Haberman and the Traffic Engineer's presentation. He thinks PennDOT was also impressed.

ENGINEER, JOE SITES

**2013 Pavement Maintenance Program – Contract A – Baldwin Street
2014 Pavement Maintenance Program – Ridge Road**

Youngblood Paving has completed the paving work for both projects. The manager is in receipt of Application for Payment 1 for the Baldwin Street Resurfacing project for work completed to date in the amount of \$66,133.82 in which payment is recommended.

The manager is also in receipt of Application for Payment 1 for Ridge Road Resurfacing project for work completed to date in the amount of \$65,195.65 in which payment is recommended.

We are currently working on finalizing quantities with Youngblood and should have the projects finalized by the December council meeting.

Sanitary Sewer Repairs – Operation and Maintenance – 2013 Project

Insight Pipe Inc. has completed the additional work related to lining the sanitary sewer on Baldwin Street and McLaughlin Run Road. The manager is in receipt of application for payment 12 in the amount of \$47,773.44 for work completed to date. The only remaining work is the grouting of the laterals where the liners were installed.

Due Diligence – Prestley Road at Hill Street and Baldwin Street – Proposed Parking Lots

We have been given authorization by the Bridgeville Parking Authority to prepare conceptual plans to prepare cost estimates to determine the viability of constructing a parking lot at the corner of Prestley Road and Hill Street and on Baldwin Street. We are currently working on preparing the plans and once the concepts are completed, estimates of probable costs will be prepared.

Site Plan and Conditional Use Application – 415 Station Street

We are in receipt of and have reviewed the site plan for the second floor addition and conditional use application for the apartments in combination with a business for the building located on 0.0918 acres at 415 Station Street located in the B Zoning District. The applicant has indicated that they plan on using a portion of the first floor as commercial and the remainder built out as apartments and the second floor as apartments. Apartments in combination with a business are a conditional use subject to §903.2.

The application was presented to the Planning Commission at the October Meeting and tabled pending receipt of additional information. The application will need to be presented to the Zoning Hearing Board for the requested variances. No action will be required of council at this time.

Request for Area and Height Variance for New 5-6 story office and retail building 625 Washington Avenue – B Zoning District

We are in receipt of and have reviewed the variance application for a proposed 5-6 story retail/office building with a 3,900 S.F. foot print on a lot consisting of 3,971 S.F. located at 625 Washington Avenue and James Street in the B zoning district. The variance is for the area and height of the building. Retail and Business or Professional offices are a permitted use per Section 701. This application will be presented to the Zoning Hearing Board for the requested variances. No action will be required of council at this time.

2014 Sanitary Sewer CCTV Inspection and Cleaning

The Borough of Bridgeville is currently in Year 4 of the Operation and Maintenance Phase of the Consent Order. Jet Jack has completed the 33” and 18” sanitary sewers and is currently working on the smaller sewers.

Chartiers Park Stream Bank Stabilization

We have secured the necessary permit from the DEP for the completion of the stream bank stabilization. We are currently working on preparing the plans and specifications to place the project out for bid. This project will be bid at the beginning of 2015 due to budgeting constraints.

Chartiers Street, Washington Avenue and Chartiers Creek Bridge Intersection

The task force met with PennDOT on November 4, 2014 to present the information that has been prepared. PennDOT requested that they have a chance to review the information in more depth internally and discuss with the Federal Highway Administration (FHWA) since the proposed improvements impact the on ramp to I-79. PennDOT said that they would get back to the communities in about a month for another meeting.

Rear of New York Street Sewer Improvements

The manager continues to contact the residents on Harding Street whom we would need easements from if the sanitary sewer is re-routed from its current location to their back yards. Once the feedback is completed with the Harding Street residents, the affected New York Street resident will be contacted. There would be additional cost to re-route the sanitary sewer with the completion of easement and legal descriptions.

GIS Mapping, Signs and Fire Hydrants

We have met with the manager to discuss the Borough GIS Mapping updates, sign inventory and fire hydrant mapping. We have developed scopes and some budget amounts for consideration to proceed with the projects to address regulatory requirements.

FIRE CHIEF, WILLIAM CHILLO

Fire Chief Chilleo provided his report to Council. He stated that they had a very good instructor doing a rescue class at the station. All of those firemen took time out of their lives to go through a 50 hour course and will take a test on it tomorrow.

B. Ghelarducci stated that there were several Fire Departments that attended including South Fayette, Upper St. Clair and Lawrenceville. He stated that it was very impressive.

He also stated that the order forms for the luminaries will be coming out soon.

SOUTHBRIDGE EMS, DENIS VALENTINE

D. Valentine stated that he has no report but it is nice to be in attendance.

LIBRARY DELEGATE, CINDY GHELARDUCCI

C. Ghelarducci stated that South Fayette hired a new director. Next month there will be a couple vacancies because a couple board members are retiring.

BOROUGH MANAGER, LORI COLLINS

Manager Collins provided her report to Council. She stated that:

ROAD SALT UPDATE

The Public Works Department has been busy enlarging the salt bins along with piping the area so that we do not experience product loss from water run-off. With the bin enlargement we are able to hold 400 tons of road salt. We have taken delivery and are full and prepared for the winter season. We will as always order as used to maintain a steady supply throughout the winter season.

TASK FORCE UPDATE

The Task Force attended a meeting with PennDOT on November 4, 2014 to discuss bridge and roadway upgrades needed in Bridgeville Borough and South Fayette Township. Conceptual plans were submitted for review. Discussions included right of way acquisition, easements, utility relocations, needs for additional lanes on the bridge, Chartiers Street and Washington Pike and the additional lane bypass directly from Bridgeville Borough to I-79. The members of the committee understand that this process will undergo much review and changes depending on what will be permitted. Dan Cessna of PennDOT did acknowledge that this area is in need of upgrades and the 6' widening that is required for the Newberry HOP will not solve long term problems. With a wide scope of plans provided, it was decided at this time concentration would be placed on the bridge and areas adjacent. All of the municipalities in attendance did pledge endorsement of this project and assistance in any way possible. We will be meeting again with PennDOT in the next few months after their review. The two traffic engineers from South Fayette and Bridgeville Borough were in attendance. Mike Haberman did a great job of reviewing the upgrades and needs from the Bridgeville Borough's perspective.

OLD BUSINESS

No Report.

NEW BUSINESS

No Report.

ADJOURNMENT

A motion to adjourn was made by B. Ghelarducci, seconded by J. Sarasnick. Motion carried 7-0.

Meeting adjourned at 7:57 p.m.

Respectfully submitted,


Lori Collins
Borough Manager