

Borough of Ben Avon Heights

Wednesday, March 14, 2012 - Council Meeting Minutes

The regular meeting of council was held at Shannopin Country Club at 7:00 P.M.

A quorum is in attendance

Present:

Council Members: Berardi, Cuteri, Davis, Isherwood, Georgalas, Keelan, Kolenda

Mayor: Dismukes

Solicitor: John Vogel

Avalon Fire Chief: Bill Carney, Chuck Berrie

Ohio Twp. Police: Adam Beck

Secretary/Treasurer: Raves

Residents: Nancy Fardo, Bill Penrod there to observe (both residents had a seat at the table.)

The meeting was called to order at 7:07 PM by Mr. Davis:

1. February 2012 Minutes
- A motion was made to approve the February 2012 Minutes. They were approved unanimously as distributed.
2. February 2012 Treasurer's Report
- A motion was made to approve the February 2012 Treasurer's Reports which was approved unanimously as distributed.
3. The Budget Overview –We, thankfully, have money left under the snow removal portion of the budget. And the fact that the Sewer Agency Fund has been set up in the budget was discussed.
4. Police Report: total of 93 calls. All was quiet. A quick review of the oil spill that took place in Kilbuck Township by Shannopin Country Club in February was given.
5. Fire Report: 1 fire call at Shannopin last month due to the smell of smoke. At the request of Shannopin Country Club, February 22nd several fire companies held a drill at the Club. In attendance were 103 Avalon VFD, 148 Emsworth VFD, 108 Bellevue Hose and Ladder #1, 297 West View VFD and 258 Sewickley VFD.
6. Insurance: Mr. Berardi in order to add another \$4,000,000.00 to the umbrella policy, the Borough will pay and additional \$929.00 annually and to increase coverage to \$10,000,000.00 an additional \$3,500.00 would be the increase.
Mr. Davis motioned to increase the umbrella coverage the additional \$4,000,000.00. The motion was second by Mr. Isherwood and a discussion took place. Mr. Berardi would rather spend the money in another place; he feels we are well insured. The motion passed with Mr. Berardi voting against the increase.

7. Water Main Break on Oxford: A few weeks ago there was a water main break on Oxford Road that took West View Water responders several hours to turn off due to the lack of information regarding valve locations. Discussion took place to as to the need for an ordinance requiring utility companies to provide the Borough with detailed maps locating their lines and shut off valves. Mr. Vogel will verify what other municipalities have done regarding this type of issue. We might want to add this item to our Emergency Response program. In addition, it was discussed that damage to private property due to the rupture of a utility line, or some other instance, is the property owner's responsibility to seek compensation directly with the Utility Company. We will ask the utility companies to give us mapping information regarding their shut-off valve locations. A motion was made by Mr. Davis to research the need for an ordinance requiring all utility companies to supply the Borough with maps of their lines and shut-off valves. The motion passes unanimously.

8. Public Comment: Nancy Fardo asked what was going on along Biddeford and Stratford Roads since workmen were in the area a few weeks ago. It was discussed that the Sewer lines in those areas were in disrepair and will need to be replaced. This determination was the result of testing over the last years in order to comply with the mandated consent decree.

Secondly Nancy asked what the 2012 Assessments increased for the Borough was. It was reported that 25.7 % was the overall increase for the Borough's Properties. The Borough is not permitted to gain more than a 5% increase with the increase of property assessments, we will need to readjust the millage accordingly.

9. Engineer's Report: forwarded by Bob Firek.

a. The new sewer line at Biddeford and Stratford will be moved to the middle of the Biddeford Road. Project financing will need to be discussed a little later.

b. The sewage smell at the intersection of Wilson and Newgate was noticed again by Mrs. Raves in the last few weeks. The previous work in this location is complete with the exception of final paving that will need to wait for the weather to improve.

c. It was noticed that someone was working in Wilson Drive at the park across from the drive of 4 Penhurst Road. No one is aware of who was working or what they were doing.

d. Mr. Davis reported that he will soon be making his spring walk along the Borough Roads with spray paint to mark the potholes that will need to be repaired. All are welcome to join him. Mrs. Raves reminded him to include Courtney Mill Road in that review. An email will be sent to notify interested council members when this tour will take place.

e. The Nock's are in agreement with the Right of Way so the Borough can work on the retaining wall along their property. Mr. Vogel had drafted a Permanent Right of Way Agreement that Mr. Davis will forward the Nock's in Florida for their signature. Mr. Vogel will email this agreement to Mr. Davis.

10. Street Opening Procedures: Utility Companies will be required by our new Ordinance #310 to post an annual bond in the amount of \$25,000.00 to cover insufficient repair of

Borough property. The Ordinance was not seen by all of council. Mrs. Raves will forward to all for their review. A motion was made: to publicly advertise the passing of Ordinance #310 before next meeting so discussion and voting can take place at the April Meeting. The motion passed unanimously. Discussion took place regarding the preexisting road repair specifications the Borough has in place as well as the need to notify all utility companies of the impending work that is to be done on Wilson Road. Mrs. Raves will draft a letter for Council's review. All members of the utility companies and their council will receive copies of this notification.

11. Financing of 2012 Projects: Mr. Cuteri and Mr. Kolenda met with North West Savings Bank (Mr. Kolenda has a relationship with this organization.) regarding a \$560,000.00 loan for the Borough to complete the required work necessary in 2012. A description of all intended work was reviewed...

Total cost \$573,850.00 includes Engineering Fees.

An analysis of our financial outlook was presented by Mr. Cuteri.

We can borrow up to approximately \$560,000 with North West Savings the following proposal was submitted:

Option A - is a 3.4% interest fixed rate with quarterly payments on principle and interest for 120 months each payment would be \$16,600.00.

Option B. - 2.65% interest rate for 60 months then the rate would change 1.75% above the 5 year trend rebuild constant maturity index with a cap of not lower than 2% and not more that 6%. Quarterly payments of \$16,000.00 are due for the first 5 years of this loan then payments will go up.

North West has stated that the Borough will need to move all its accounts to their institution if we take out this loan from them. Mr. Kolenda stated that we need to make sure that this is conditional for only the length of the loan.

First Niagara will be asked if they are interested in lending us the same amount of money. Mrs. Raves will contact First Niagara. We need to move on the loans as quickly as possible since we hope to award construction contracts in the next few weeks and that should not be done before financing is in place. We are hoping to award contracts at the May 8th meeting. Mr. Dismukes noted that we can award a contract contingent on the loan approval.

A motion was made by Mr. Cuteri to give the finance committee, Mr. Cuteri, Mr. Davis and Mr. Kolenda, the authority to research and applying for a loan of \$560,000. Mr. Keelan seconds the motion. The motion was passed unanimously.

12. Directory: Mrs. Raves noted that the Directory is complete and we can order 200 copies for \$245.00. All were in favor of this expenditure. This will be under the Community Affairs portion of the budget.

13. Reassessment Resolution Request from County Executive: No action what so ever was taken regarding this request.

14. Executive Session: Council went into executive session at 8:27

The meeting resumed at 8:31 PM.

A motion was made to adjourn the meeting. The motion passed.

This meeting adjourned at 8:32P.M

The next monthly meeting is Wednesday April 10th at 7:00 at Shannopin Country Club.