

BOROUGH OF CHURCHILL
2300 WILLIAM PENN HIGHWAY
PITTSBURGH, PA 15235

Minutes of Meeting

January 8, 2013

The regular monthly meeting of the Borough of Churchill was held in the Municipal Building on Tuesday, January 8, 2013 and was called to order by Robert L. Ferry at 7:30 p.m. Mr. Ferry led the audience in the Pledge of Allegiance. Members present included Ms. McAbee, Mrs. Pantlik, Messrs. Lepidi, Kline, Dworin and Jurewicz. Also present were Mayor McKenna, Robert W. Goehring, Police Chief Allen Park, Daniel R. Duerring and Donna Perry.

MINUTES – There was a motion made by Mr. Kline and seconded by Mr. Lepidi that the minutes of the Regular Meeting held December 11, 2012 be approved as previously presented. The motion was unanimously approved.

MAYOR – There was a motion by Mr. Dworin and seconded by Ms. McAbee to accept the report. The motion was unanimously approved.

MANAGER & FIRE DEPARTMENT REPORTS – Mr. Robinson stated the Fire Department had 14 calls for the month bringing the year-to-date total to 187. Last year they had over 200 calls which was an all time high. The Fire Department did assist Wilkins Township with a significant fire at 1100 Penn Center Boulevard and also with an unfortunate suicide whereby an individual jumped off the bridge on Route 22.

Under the Manager's Report, Mr. Robinson stated the road crew has survived the first couple snow storms.

There was a motion by Mr. Lepidi, seconded by Mrs. Pantlik and unanimously approved by Voice Vote that these reports be accepted and filed.

REAL ESTATE TAX COLLECTOR – Mr. Robinson reported that real estate taxes collected at face were \$4,176.24, plus penalties of \$402.51, less \$3.02 for discount, for a total of \$4,575.73. The balance collectable is \$24,311.63, compared to \$36,000 for 2011 and \$33,000 for 2010.

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TREASURER'S REPORT – Mr. Robinson read the following report for the month of December, 2012.

It showed the following:

<u>CHECKING ACCOUNT</u>	<u>BEGINNING BANK BALANCE</u>	<u>RECEIPTS</u>	<u>O/S CHECKS AND DISBURSEMENTS</u>	<u>ENDING CASH BALANCES</u>
REGULAR ACCOUNT	902,057.99	606,450.42	1,062,809.59	445,698.82
CAPITAL RES. ACCT.	158,430.01	10.73	-0-	158,440.74
ROAD & HIGHWAY	77,593.21	5,219.01	10,427.94	72,384.28
SEWAGE AGENCY FUND	133,408.09	298,476.15	309,374.89	122,509.34
SPECIAL ACCOUNT	12,483.91	.50	-0-	12,484.41
POLICE PENSION FUND	3,427.52	3,501.38	6,928.90	-0-
EMPL. PENSION FUND	840.76	840.78	1,681.54	-0-
WELFARE BENEFIT	840.73	100.00	-0-	940.73
EMPL. SEC. 457 D.C.P.	-0-	1,900.00	1,900.00	-0-

There was a motion by Mr. Lepidi, seconded by Ms. McAbee and unanimously approved by Voice Vote to accept the Treasurer's Report for the month of December and have it reproduced in the minutes.

EARNED INCOME TAX

DEED TRANSFER

DELINQUENT REAL ESTATE TAX – Mr. Robinson reported that the Earned Income Tax Collector had collections of \$63,403.33 for the month of December.

Deed Transfer Tax collection totaled \$911.40 for the month of December.

There was not delinquent real estate collection in December

There was a motion by Mrs. Pantlik, seconded by Mr. Kline and unanimously approved that the reports be filed.

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LISTEN TO VISITORS – Mr. Hall of 101 Fenwick Drive, who has served as the Borough’s director on the Wilkesburg Penn Joint Water Authority’s Board, was requesting reappointment on the Board for another five years. He has been a resident of Churchill for 52 years.

Mr. Gottlieb of Marbury Drive questioned Chief Park about the security of our schools in light of the Connecticut school tragedy. He questioned if we need to change our current plans in the event of responding to a tragedy of this event. Chief Park stated that all surrounding communities involved with the school district are ready to respond to a call of this nature.

Dave Riehl introduced himself stating he has been a resident for approximately one year and stated he is considering running for a Council seat in the next election.

Kevin Collins introduced himself as a resident since 1986 and expressed his desire to run for a Council position.

SECOND READING – 2013 PROPOSED BUDGET – Mr. Ferry announced that the regular meeting would be recessed to hold Public Hearing on the proposed 2013 Budget. Since Allegheny County had delayed in providing assessment values to the communities, there was a delay in adopting a budget for 2013.

PUBLIC HEARING

Mr. Lepidi read the proposed 2013 Budget Statement. The amount appropriated for various functions were as follows:

A. <u>NET ANNUAL REVENUES</u>	
1. Real Estate Tax – Current Prior and Liened	1,359,203
2. Earned Income Tax	545,000
3. Real Estate Transfer Tax	25,000
4. Local Services Tax	22,500
5. Misc. Sources (Fines, Permits, Interest, Etc.)	173,402
6. Liquid Fuels Tax Reimbursement (State)	66,206
7. Grants, Gifts, Transfers, Contributions	<u>151,700</u>
TOTAL REVENUE	2,343,011
B. <u>EXPENDITURES</u>	
1. Payroll	1,058,488
2. Employee Fringe Benefits	507,755
3. Compensation – (Auditors, Tax Collectors)	8,500
4. Debt Service	0
5. Operating Expenses & Supplies	187,407
6. Garbage & Rubbish Collection	34,000
7. Snow & Ice Control	100,000
8. Maintenance – Streets, Sewers, Building, Cars, Parks, Radios, Tr. Signals	180,300

9. Professional Services	42,300
10. Rentals – Sewers, Hydrants, Street Lights	20,400
11. Police Cars & Equipment; Fire Truck	18,900
12. Contributions – Fire Co., Ambulance, COG	15,500
13. Capital Outlays (One-Time)	<u>169,461</u>
TOTAL EXPENDITURES	2,343,011
EXCESS EXPENDITURES OVER REVENUE	-0-

Mr. Lepidi noted some highlights from the last reading of the budget. He stated the earned income tax revenue has substantially increased from last year. Council increased the projected Earned Income Tax revenue from \$495,000 to \$545,000 and that is due to the amount we received this year. In prior years we collected approximately \$460,000. Since the mandatory withholding law came into effect, we have shown a huge increase. We previously had \$11,000 budgeted as an expenditure for interest on a tax anticipation loan, but Council has since decided it won't be needed. Council also increased engineering fees by \$5,000 for road paving.

Mr. Lepidi stated both the Borough staff and Borough Manager have worked very hard to put this budget together. The reassessment in Allegheny County prohibits an anti-windfall tax rate of more than 105%. The assessment substantially increased many property values in the Borough. Our biggest dilemma was establishing a millage rate since the Westinghouse property was reassessed from \$22,500,000 to \$67,500,000 and we had to use the highest value. The property owner is appealing the value. Mr. Lepidi believes that with a population of a little over 3,000 our police force is too large with ten officers. This is one of the reasons why he is voting against the budget. The other factor is that Council passed a garbage fee last month that takes the cost of this service out of the budget and the fee virtually equates to a one mill tax increase under the old assessed values.

Mr. Ferry explained that the tax anticipation note is a short term loan to provide revenue until real estate tax revenues are received. Since we ended the year in a better financial standing, the loan will not be needed.

Mr. Jurewicz stated with the increased value of the Westinghouse property we will potentially lose \$241,000 in tax revenue based on a reduction in assessed value when their appeal is finally resolved. However, in the meantime, Council cannot by law increase the millage rate to cover this loss.

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Mr. Lepidi made a motion, seconded by Mrs. Pantlik, to adopt the 2013 budget as read. Roll Call Vote was as follows: McAbee – abstained, Dworin – yes, Jurewicz – yes, Pantlik – yes, Kline – no, Lepidi – no and Ferry – yes. The motion passed by Majority Vote.

2013 REVENUE NEUTRAL TAX RATE – There was a motion by Mr. Lepidi, seconded by Mr. Dworin and unanimously approved by Roll Call Vote for the adoption of Ordinance No. 716 to set a revenue neutral tax rate at 4.03 mills.

2013 FINAL TAX RATE – There was a motion by Mr. Lepidi, and seconded by Mr. Dworin for the adoption of Ordinance No. 717 to set the final tax rate at 4.23 mills. Roll Call Vote was as follows: McAbee – yes, Dworin – yes, Jurewicz – yes, Pantlik – yes, Kline – no, Lepidi – no and Ferry – yes. The motion passed by Majority Vote.

END OF PUBLIC HEARING

RE-OPEN REGULAR MEETING – Mr. Ferry declared the regular meeting reconvened for business.

REAPPOINT CLARENCE HALL AS A DIRECTOR ON THE W.P.J.W.A. BOARD – There was a motion by Mrs. Pantlik, seconded by Mr. Jurewicz and unanimously approved by Roll Call Vote to adopt Resolution No. 4255 to re-appoint Clarence Hall as a Director on the Wilkinsburg-Penn Joint Water Authority board for a five-year term to end December 31, 2017.

RESCIND THE 2013 TAX ANTICIPATION NOTE RESOLUTION – There was a motion by Mr. Kline, seconded by Mr. Dworin and unanimously approved by Roll Call Vote to adopt Resolution No. 4256 to rescind the 2013 tax anticipation note resolution.

TREK DEVELOPMENT PRESENTATION – Trek is a real estate development firm based in Pittsburgh. They wanted to make a presentation to Council and explain that they are working with the Woodland Hills School District to possibly purchase the Administration Building property. In November they entered into a non-binding letter of intent to purchase the property. They are further requesting that the School Board, at its next legislative meeting on January 16, to vote on whether to take the next step which is to enter into a sales agreement to purchase the property. The purchase price of \$625,000 was set by an appraisal. Also, they are entertaining a lease agreement to the School Board to move the administrative offices to Braddock at \$142,000 per year

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for a period of four to five years. Their intent is to level the building and construct rental housing units for seniors. The first phase would consist of 48 units, 36 one-bedroom units and 12 two-bedroom units, with three floors. The site does allow for 64 units, with the possibly of an additional 16 units to be built under the second phase. There would be an age and an income limit guideline.

PAY THE BILLS – Mr. Robinson read the bills for the month and they totaled \$196,116.57. There was a motion by Mr. Lepidi, seconded by Mrs. Pantlik and unanimously approved by Roll Call Vote for the adoption of Resolution No. 4257 to pay the bills.

AROUND THE TABLE – Mr. Lepidi stated he is in his twelfth year as a Councilman and believes this year is going to be the most challenging. There are a lot of strengths in the Borough, but we have some major challenges with events beyond our control. The unknown of the Westinghouse property is a big challenge. Times are changing and Council is going to have to change accordingly.

Ms. McAbee expressed some confusion from last night's Workshop Meeting. She was under the impression Council would collectively put their concerns and viewpoints together as a group regarding the Trek Development and submit it at a later time. The question and answer period that followed tonight's presentation was unexpected.

She further expressed concern about the exorbitant late fee that Allied Waste is applying to their bills.

Mayor McKenna expressed his concern about the whole Trek Development project and the amount of money the school district will ultimately pay in the future for leasing space. He questioned what the next step is for the school board. Mr. Ferry replied that they are expecting to vote next Wednesday whether to proceed with the sale of the property. Their agenda setting meeting is scheduled for tomorrow evening and Mr. Ferry is on the agenda. His intention is to obtain Council's viewpoints and present a cohesive presentation in two minutes.

On a sad note, the Mayor reported that our former long-time Mayor, Bill Richards, passed away. He also served as Council President.

Mr. Dworin concurred with Mr. Lepidi's comments about future concerns within the Borough and we need to look at everything with a fresh look. He informed that Allegheny County

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does a study on all the communities within its boundary and rates them according to high opportunity and low opportunity livability factors. In the East, there were three high ranked communities and Churchill was one of them.

In the event the School Board does decide to move forward with the Trek Development project, he stated that Council needs to be involved in what the best development plan is for our community.

Mr. Jurewicz is looking forward to the 2013 challenges and plans to work hard. He believes there are issues in the budget with services and infrastructure that Council needs to address.

With regard to the Trek Development project, he stated he was disappointed in the lack of communication from the School Board to the community.

Lastly, he extended kudos to the Public Works Department for snow removal services.

Mr. Ferry stated that he spoke with the School Board President, Mr. Driscoll, and he conveyed that the Board definitely wants input from Council on the Trek Development. Mr. Ferry is hopeful that an amicable resolution can be established.

ADJOURN – There was a motion duly made and seconded to adjourn the meeting until Monday, February 11, 2013.

**CRAIG A. ROBINSON
BOROUGH SECRETARY**