

**BOROUGH OF CHURCHILL
2300 WILLIAM PENN HIGHWAY
PITTSBURGH, PA 15235**

Minutes of Meeting

February 14, 2012

The regular monthly meeting of the Borough of Churchill was held in the Municipal Building on Tuesday, February 14, 2012 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, and Jurewicz. Mr. Dworin was absent. Also present were Mayor McKenna, Robert W. Goehring, Police Chief Park, and Donna Perry. Mr. Duerring was also absent.

REORGANIZATION MINUTES – There was a motion by Mr. Lepidi and seconded by Ms. McAbee that the minutes of the Reorganization Meeting held Tuesday, January 3, 2012 be approved as previously presented. The motion was unanimously approved.

MINUTES – There was a motion made by Mrs. Pantlik and seconded by Mr. Kline that the minutes of the Regular Meeting held January 10, 2012 be approved as previously presented. The motion was unanimously approved.

MAYOR – There was a motion by Mr. Jurewicz and seconded by Mr. Lepidi to accept the report. The motion was unanimously approved.

MANAGER & FIRE DEPARTMENT REPORTS – Mr. Robinson stated the Fire Department had 21 calls in January, none of which were significant. They responded to several car accidents, carbon monoxide alarms, and some deer strikes.

Coming out of winter we'll be addressing property maintenance issues.

Mr. Lepidi will address our sewer work issues for the year later in the meeting.

There was a motion by Ms. McAbee, seconded by Mr. Lepidi and unanimously approved by Voice Vote that these reports be accepted and filed as presented.

REAL ESTATE TAX COLLECTOR – No Report

TREASURER'S REPORT – Mr. Robinson read the following report for the month of January, 2012. It showed the following:

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<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	254,068.54	1,409,151.88	933,741.14	729,479.28
CAPITAL RES. ACCT.	158,311.10	13.67	-0-	158,324.77
ROAD & HIGHWAY	141,829.12	7,724.77	15,425.82	134,128.07
SEWAGE AGENCY FUND	54,987.40	275,872.30	296,237.41	34,622.29
SPECIAL ACCOUNT	12,546.43	20.65	40.00	12,527.08
POLICE PENSION FUND	3,455.53	3,284.86	6,740.39	-0-
EMPL. PENSION FUND	840.78	847.69	1,688.47	-0-
WELFARE BENEFIT	580.73	-0-	-0-	580.73
EMPL. SEC. 457 D.C.P.	-0-	1,850.00	1,850.00	-0-

There was a motion by Mr. Jurewicz, seconded by Mr. Lepidi and unanimously approved by Voice Vote to accept the Treasurer's Report for the month of January 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, Pennsylvania Municipal Service Co., reported the collection of \$37,753.34 for the month of January.

Deed Transfer Tax collection totaled \$4,847.32 for the month of January.

Jordan Tax Service collected \$2,744.34 in delinquent real estate tax.

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

CHURCHILL AREA ENVIRONMENTAL COUNCIL – Mr. Ferry acknowledged the minutes of the Churchill Area Environmental Council meeting that was held on January 16, 2012.

LISTEN TO VISITORS – Ms. Charlene McAbee thanked the Mayor and Council for the proclamation that was prepared for her father in recognition of his 100th birthday. She also noted his health is slowly improving.

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Mrs. Joan Gottlieb of Marbury Road reminded everyone that the Churchill Area Environmental Council is working on an update of the energy efficient lighting advisory. She brought copies of the last advisory on this matter that was completed in 1994. She welcomed information that could be included in the new advisory.

Police Chief Park informed that a matching grant was received for seat belt enforcement. A detail will first involve educating and enforcement of the law with teens. Initially, officers will focus on the high school before and after school. The detail will run from today through early March. The enforcement will also spread out into the general population for awareness and enforcement.

SUBDIVISION OF THE KUKURIN/SOMMERFELD PROPERTIES – The Planning Commission held a meeting on Wednesday, February 1, 2012 for the purpose of reviewing subdivision plans. In attendance for the Planning Commission were Megan E. Harmon and Richard W. Kelly, Jr. Mr. Richard Territ, a registered professional land surveyor, represented the two property owners and explained that Mr. Sommerfeld of 2 Cliffwood Trail built a shed and a corner of it extended onto Mr. Kukurin’s property at 6 Cliffwood Trail. Both parties agreed to the subdivision and the Planning Commission recommended approval of this subdivision. There was a motion by Ms. McAbee, seconded by Mrs. Pantlik and unanimously approved by Roll Call Vote to approve the subdivision.

SUBDIVISION OF THE GEORGE WESTINGHOUSE RESEARCH & DEVELOPMENT CENTER – This subdivision proposal was also heard by the Planning Commission on Wednesday, February 1, 2012. The address of the property is 1310 Beulah Road. The proposal is to subdivide the property into two lots. In addition to the subdivision plan, a utility plan was submitted that was reviewed by the Borough’s consultant, Murray Associates, Inc.

In attendance were Tom Harrington, of Winthrop Management, Shawn Gallagher an attorney with Buchanan Ingersoll and Rooney representing the property owner FT-Churchill LP, James Brethauer of Gateway Engineers, Jamie McMaster Project Manager for Westinghouse Electric Company, and the Borough’s engineering consultant, Jack Murray of Murray Associates.

There were numerous concerns by Council that were addressed. Mr. Ferry requested an overview of what exactly Westinghouse does at the facility, with particular interest to radioactive activity.

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Mr. Harrington explained that Lot 1 is made up of multiple buildings that have short-term leases and the intent is to auction this off in mid-March. Many of the buildings are vacant and the property owner FT-Churchill Property LP is not planning on performing any renovations.

Westinghouse has signed a 12-year lease for Buildings 301 and 302 that is the proposed Lot 2 subdivision. The plan is to have all separate new utilities and all the plans for specifics on the utilities have not been completed. The hot cell in building 302 has been there for decades and will continue to operate per the guidelines of the Nuclear Regulatory Commission. Lab testing is done on things such as a sampling of different metals and microelectronic lab testing. Dosimeters are utilized and radioactivity is constantly monitored. There is no nuclear fuel brought in to the hot cell building.

Mr. Lepidi discussed the fact that Lot 2 will not have any ingress or egress to a highway. It is connected to Beulah but all other access has to run through Lot 1. He was advised that there are easements in place to address this matter.

Prior to approval of the subdivision the Planning Commission recommended that a written assessment by a licensed engineer on the functionality of the storm water retention or detention pond located on Lot 1. A report from Stantec Architecture Inc. addressing this issue was distributed to Council.

Solicitor Goehring inquired if the parking and access easements are memorialized on the drawings and if this would be recorded. Mr. Goehring was assured the easements are referenced on the drawing and would be recorded as this is also a condition of the subdivision.

Mr. Goehring basically gave a summation of the situation in stating that the reason for the subdivision request was to take a step toward structuring the real estate on Lot 1 to make it more functionally efficient as a rentable or sellable piece of property, especially in light of the four empty buildings. In addition, there will be new utilities for Lot 2 thereby totally separating the parcels.

Mr. Lepidi made a motion seconded by Mr. Kline and unanimously approved by Roll Call Vote to table the motion on the subdivision to allow the engineer to digest the

assessment report from Stantec on the storm water retention and to allow the opportunity for council to tour the site.

SPECIAL MEETING - There was a motion by Mr. Lepidi, seconded by Mr. Jurewicz and unanimously approved by Roll Call Vote to authorize the Borough Secretary to advertise that a special meeting will be held on Monday, March 5, 2012 at 7pm to address the Westinghouse subdivision.

ASSISTANT TREASURER APPOINTMENT – There was a motion by Mr. Jurewicz, seconded by Mrs. Pantlik and unanimously approved by Roll Call Vote for the adoption of Resolution No. 4225 to appoint Harry J. Tuminello as the Assistant Treasurer.

RECREATION BOARD APPOINTMENT – There was a motion by Ms. McAbee, seconded by Mr. Kline and unanimously approved by Roll Call Vote for the adoption of Resolution No. 4226 to appoint Bonnie L. Pantlik to the Recreation Board for a 3-year term to end February, 2015.

SEWER SURCHARGE RATE – There was a motion by Mr. Lepidi, seconded by Mr. Kline and unanimously approved by Roll Call Vote for the adoption of Resolution No. 4227 to set the sewage surcharge rate at \$3.50 per 1,000 gallons of water.

Prior to the adoption of the sewer surcharge Mr. Lepidi stated that Council has worked very hard to keep the increase as small as possible. He requested that the Sewer Budget be made a part of the minutes, along with the sewer project timeframe guidelines.

A Consent Order expense history from 2005-2010 shows that we spent approximately 1.5 million dollars and one million of it was actual repairs, as opposed to engineering costs \$435,000.

Newly elected Councilman Ray Jurewicz has been attending the Local government Academy's Newly Elected Officials Course and informed that the instructors spent a great deal of time covering the sewer Consent Order requirements. He congratulated Council on all their efforts to comply and advised that Churchill is way ahead of schedule.

PAY THE BILLS - Mr. Robinson read the bills for the month and they totaled \$196,412.44. There was a motion by Mr. Lepidi, seconded by Mr. Jurewicz and

unanimously approved by Roll Call Vote for the adoption of Resolution No. 4228 to pay the bills.

AROUND THE TABLE – Mr. Jurewicz advised that he and Ms. McAbee will be working on the “Churchill Cares Initiative”.

Mrs. Pantlik had reported at the Workshop meeting that Sheila Mozer has resigned as Chair of the Recreation Board and did a fabulous job for four years. Diana Yankes, a member of the Recreation Board and Churchill Book Club has taken over as chair and she is committed to the mission of the Recreation Board. She is confident she will also do a fabulous job. There are three upcoming events, two of which are in April. April events include the Bunny Parade on April 7 and Bill Henninger will do a presentation about Kennywood on Sunday, April 29. A Nature Walk will be held in Bullock Pens Park on Saturday, May 19.

Mr. Lepidi expressed his view that we will have a bigger white elephant on our hands if we don't work with the Westinghouse subdivision issue.

ADJOURN – There was a motion duly made and seconded to adjourn the meeting.

**CRAIG A. ROBINSON
BOROUGH SECRETARY**