

## Borough of Rosslyn Farms

September 12, 2011

### Regular Meeting

The regular meeting of Council was called to order by President Kathleen Green on Monday, September 12, 2011 at the Rosslyn Farms Community Center. The following members of Council were in attendance: D. Robb; S. Prevoznak; G. Bell; S. George; and P. McNamara. Also present were Mayor Stover, Solicitor Molinaro and Secretary/Treasurer Maccarone.

#### Minutes:

Council reviewed and approved the minutes of the August 8, August 22 and September 6 meetings of Council with corrections. See attached corrected minutes.

August 8, 2011	Robb/Bell, Unanimous	with corrections
August 22, 2011	Bell/Robb, Unanimous	with corrections
September 6, 2011	Robb/Prevoznak, Unanimous	no

corrections

#### Bills:

A motion was made and seconded to approve the submitted bills in August and to date in September with the exception of check # 14415 for \$9,870 written to Gary Mancini which is to be voided. Steve George also asked for an explanation of the payment to BIUI check #14413 for \$212 which Secretary Maccarone explained included \$180 for zoning complaints issued to residents for overgrowth and dead tree removal. Robb/Bell, Unanimous.

#### Opportunity for Citizens to be Heard:

President Green recognized Attorney Mike Fives who is representing Robin and Ann Fernandez for storm sewer and easement issues on their property, 11 Revere Road. Solicitor Molinaro advised Mr. Fives that Borough Council had addressed this issue in the September 6, 2011 meeting of Council and had passed a motion to resolve this issue. (see motion of Council meeting of September 6, 2011). Solicitor Molinaro advised Mr. Fives that an agreement and easement will be prepared and sent to him for his review and signatures of the property owners.

Isabel Ford and Chris Simcic of Rosslyn Farms were recognized. They asked to address Council about a fund raiser to purchase a slide in the park in memory of Hailey Hallam of Edgecliffe Dr. who was killed in an auto accident along with her father in August. President Green advised the two to coordinate this effort with Charlie Smith and with Gerry Bell who represents Council for Parks and Recreation.

**Mayor's Report:**

The Mayor reported a car fire at the Parkway Ramp and Rosslyn Road. Councilperson Prevoznak commented that it was quite intense and damaged the road surface. The Mayor suggested we contact our insurance company.

**Report of Borough Council Committees:**

**FINANCIAL REPORT** – In the absence of Councilperson Pat McNamara, Secretary/Treasurer gave the August Financial Report.

**ROADS/SEWERS** – Councilperson Prevoznak said the Street Department is trying to be proactive reviewing other storm sewers throughout the Borough for maintenance issues.

**PARKS** – Councilperson Bell commented that the soccer scheduling for our soccer field is complete and that he has received 2 out of 3 insurance certificates from the soccer organizations using the field.

**COG** – Councilperson Steve George said that COG will be reconvening after a summer break and that he will have a report for the next meeting.

**COMMUNITY CENTER** – President Green announced that the exterior painting of the Community Center has been completed and looks very good. The Palladium Window project will be moving forward. A walk-through by the contractor has been completed.

A new awning for the main entrance has been ordered and will be installed soon.

**TENNIS COURTS** – Councilperson Robb commented that the tennis courts are getting plenty of use since construction was completed.

**OTHER COMMITTEE REPORTS** – Susan Prevoznak, Steve George, and President Green will be scheduling a meeting to move forward on a review of the zoning property maintenance and building code issues.

**PRESIDENT'S REPORT** – President Green announced that Gateway Engineers has requested to make a presentation to Council at our October Meeting. They will begin the presentation prior to the regular starting time of Council meeting.

President Green also commented that BIUI had processed some property maintenance complaints and some action on these issues has been commenced.

**Business before Council:**

**Recommendations by Allegheny County for our Portable Storage Ordinance** – Solicitor Molinaro reviewed the County's recommendations for application of the ordinance to include other zoned areas in addition to just residential use of portable storage. Mayor Stover commented that rail road cars are being used in the

industrial area. The Solicitor advised that you may be opening up a can of worms by trying to define temporary storage units in the industrial area. An additional suggestion was to remove fees from the ordinance and put them in a resolution so that they can easily be changed. He will review and make recommendations in a future meeting.

**Ordinance to Adopt Revised Employee Policy Manual** – since Council did not receive a copy of the suggested changes in the ordinance subsequent to being advertised, they asked to defer adoption of the ordinance until they have had an opportunity to review.

A motion was made and seconded to table the adoption of the ordinance until the October meeting. Robb/George, unanimous.

Mayor Stover asked if this will restrict negotiations with potential candidates for Chief of Police. Council discussed the application of the Employee Manual vs. a Professional Contract for Chief of Police.

**Ordinances to Adopt the revised Uniform and Non Uniform Employee Pension Plans** – A motion was made and seconded to adopt both ordinances as advertised revising the Uniform and Non Uniform Employee Pension Plans to reflect a new employer contribution rate of 8% for each plan to become effective 01/01/2012. Robb/George, Unanimous.

**O'Toole Force Main Project and Costs** – The Developer's agreement required certain costs and an escrow payment to be paid to the Borough upon signing of the agreement. Secretary/Treasurer Maccarone reported that the Borough has not received any payments. He also told Council that the O'Toole property is scheduled to be sold in October. Solicitor Molinaro asked Sec/Treas Maccarone to advise the closing agent of the pending amounts due the Borough and provide them with a copy of the signed Developer's agreement prior to the settlement date. Bryan Flaugh of Gateway Engineers will provide Sec/Treas Maccarone with the estimated final inspection costs that should complete the project.

**Automatic Door Opener/CDBG Funding** – Sec/Treas Maccarone informed Council of the activity to date for the Community Center proposed Automatic handicap door entry system. We had applied and been approved for a grant through COG for CDBG Funding of up to \$7300 for purchase and installation of such a device. Engineering costs would not be covered under the grant. Bryan Flaugh gave Council a report that he received one quote for this project and is waiting for a second quote. COG is trying to complete the Year 37 grants and would like an answer from us to proceed. Bryan has asked for an extension of time from COG. If the extension is not granted, we will have to defer.

**Rosslyn Road Storm Sewer Project/Fernandez Property** – Solicitor Molinaro told Council that he will circulate the agreement and easement he prepares to Council before releasing to the attorney representing the Fernandez's'. Councilperson Prevoznak commented that we may not be able to start the project until November. Mayor Stover said as soon as possible. Council also discussed the

quote received from Mancini for the excavation work for \$9870. Solicitor Molinaro advised Council that this project should be considered exploratory to determine the problem. The overall correction may be more extensive than is assumed or it may be all except the landscaping. There are now too many unknowns. We can only bid the excavation at this time and not anything further until we discover the problem. The project can be done at any time during the year.

Councilperson Roy Bowen joined the meeting by phone conference call.

Solicitor Molinaro will complete all of the legal paper work for the easement and the agreement. He also suggested that the contract language for the Mancini excavation and sewer line replacement be improved. Gateway Engineers should provide the proper terminology for type of stone, placement of stone, etc.

President Green asked if a second meeting of the month would be necessary. Peter Molinaro advised that council could authorize signing of an agreement.

A motion was made and seconded to authorize the proper Borough officials to sign the Deed of Easement for the Fernandez Property located at 11 Revere Rd. and any related documents on behalf of the Borough as prepared by the Solicitor and then released to Attorney Fives. George/Robb, unanimous.


In furtherance of the proposal to be prepared by Solicitor Molinaro, a motion was made and seconded to authorize Solicitor Molinaro and Bryan Flaugh of Gateway Engineers to prepare the appropriate construction contract document for Mancini Construction and circulate to Council for review. If there is no objection by Council within 48 hours, the contract can be released to Mancini Construction for signing and then further authorize that the proper Borough officials sign the Mancini Construction Agreement on behalf of the Borough. Robb/Bell, unanimous.

A motion was made and seconded to authorize the proper Borough officials to sign the Horn Corp contract for the Palladium windows at the Community Center pending review and approval by the Solicitor. George/Robb, unanimous.

A motion was made and seconded to adjourn the regular meeting of Council. Robb/Prevoznak, unanimous.

Submitted by Secretary/Treasurer Maccarone.

  
Kathleen Green - Council President  
Sec./Treas.

  
Samuel A. Maccarone - Borough