

PUBLIC HEARING

MONDAY, JUNE 9, 2014

6:30 P.M.

Roll Call Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance were: Karen Fosbaugh, Township Manager; Chief Dennis McDonough; Jordanna Lehman, Administrative Assistant; and Paul J. Gitnik, Esq., Township Solicitor.

Purpose of Hearing The purpose of the hearing is to take oral or written testimony on the condition of the following property to determine if the property should be declared a Public Nuisance by the Board of Supervisors, and subject to the appropriate abatement procedures and/fines and penalties as outlined in the Code of the Township of South Park.

Owner(s):**Location:**

Alfonso and Blanche Boff

3607 Edgewood Street
South Park, PA 15129
Lot/Block 886-K-51

Testimony **Mr. Wargo** – Mr. Wargo presented pictures that he took on May 28, 2014. He stated that the house has been abandoned for quite some time. A public hearing was scheduled on May 12, 2014. An advertisement for this hearing was placed in the Post Gazette South on May 29, 2014. Certified mail was sent to the property owner from the Code Enforcement Office and was returned unclaimed and undeliverable. The Tax Collector, Larry Arrigo, provided a letter to the Code Enforcement Office stating that the taxes had not been paid on the property since 2004. Notices were sent to all neighbors within a 200 foot radius of the property. On June 2, 2014, Mr. Wargo posted the property with notification of the public hearing and took additional pictures. He explained that the chimney is falling apart, and there is no gas or electric meter. The front door was open, which Mr. Wargo closed. There are broken windows in the basement and debris on the front porch. Mr. Wargo requested that all evidence presented be put into the record.

Mr. Buchewicz - Mr. Buchewicz asked if the property owners were present. There was no response.

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Mr. Gitnik – Mr. Gitnik had no comment.

Mr. Sackinsky – Mr. Sackinsky stated that he viewed the property three (3) times prior to this hearing, per the Township Ordinance.

Mr. Snee – Mr. Snee stated that he viewed the property three (3) times, specifically today where he did a complete walk-around. He observed that the windows were broken, gutters were missing, the roof was in shambles, and possible feces and animals were inside the house.

Tom Pauletich, 3604 Edgewood Street – Mr. Pauletich complained that the property is a health hazard because of stray animals and feces. The back roof has blown onto his vehicle several times. The rain is running into the house, and he feels the house will eventually fall.

Kim Smith, 3614 Downing Street – Mrs. Smith stated that her husband has been maintaining the grass for several years to keep it from being overgrown. She has observed stray animals running inside the house. She inquired as to who will maintain the lot once the house is removed.

Collette Dell, 3609 Edgewood Street – Ms. Dell agreed with everything that has been said by Tom Pauletich.

Mr. Wargo – Mr. Wargo asked Ms. Dell who owned the house to the left of the Boff's house. Ms. Dell responded that the Campbells resided to the left.

Ruthann Kubina, 3600 Edgewood Street - Mrs. Kubina stated that she has witnessed small children entering the house. She is concerned that because the floors are unstable, the children are going to be injured.

Nicole Yarborough, 3606 Edgewood Street – Mrs. Yarborough explained that she has resided on Edgewood for approximately two years. She stated that the front door on the house is unlocked. She has personally closed the door and states that the house is an eyesore.

Maria Flavin, 3608 Edgewood Street – Mrs. Flavin is concerned about her six-year old daughter, who plays and rides her bike near the property.

Mrs. Fosbaugh – Mrs. Fosbaugh stated she has her report.

Adjournment

Motion by Mr. Sackinsky and seconded by Mr. Snee to adjourn the Public Hearing. All members voted aye. Motion carried.

Time: 6:38 p.m.

Minutes of the Regular Meeting

of the South Park Township

Board of Supervisors

June 9, 2014

Pledge of Allegiance

Roll Call

Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance was: Karen Fosbaugh, Township Manager; Chief Dennis M. McDonough; Jordanna Lehman, Administrative Assistant; and Paul J. Gitnik, Esq., Township Solicitor.

Two or more members of the Board of Supervisors were together on the following occasions which may or may not qualify as an administrative action(s), conference(s) and/or executive sessions(s):

Saturday, May 17, 2014 – Possibly during the Friends of South Park Golf Outing.

Sunday, May 18, 2014 – Possibly during the groundbreaking ceremony for the Library Viaduct project which was held at the Rite Aid parking lot.

Tuesday, May 20, 2014 – Possibly during the Police Pension meeting held in the conference room of the police department.

Thursday, May 22, 2014 – Possibly during the Tri-Community South EMS Golf Outing.

Monday, May 26, 2014 – Possibly during the Memorial Day Parade.

Monday, June 9, 2014 – Prior to the Public Hearing and Regular meeting to address personnel matters.

PLEASE BE ADVISED THAT ANY ACTION APPROVED AND/OR DECISION RENDERED BY THE BOARD OF SUPERVISORS AT THIS MEETING CAN BE APPEALED TO THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA, WITHIN THIRTY (30) DAYS AFTER THE DATE AND/OR THE DECISION IS RENDERED.

Call on the People

Ed Gannis, South Park School District – Mr. Gannis stated that he brought along some people, Architect Tom Durkin, Dave Kalina and Tony Giglio, who are representing the South Park School District Consolidation Plan.

Tom Durkin, VEBH Architects – Mr. Durkin is an architect representing the School District relative to the demolition of the old high school building. He distributed map handouts. He explained the concept of the project is to remove the existing high school building that consists of two parts, connected by a bridge. He further went on to explain the map handout relative to the proposed building demolition and site restoration plan. Mr. Sackinsky asked if there would be any modifications to the existing football field. Mr. Durkin explained that all modifications were on the upper level and did not include the existing field. Mr. Buchewicz asked if the new practice field would be as large as the existing field. Mr. Durkin explained that the new practice field will not be as wide.

Dave Kalina, North Hills Engineering – Mr. Kalina explained the purpose of consolidating the entire 102 acres of the High School property, which would be the result of the buildings, including the Elementary Center, new High School, football field and all amenities associated with the campus, being located on one lot.

Cindy Atchison, 3121 Southern Drive – Ms. Atchison complained about vehicles using Southern Drive to get to Evans Park. She stated that many are exceeding the speed limit.

Ms. Atchison complained about the vacant house at 3119 Southern Drive. She stated that she has spoken to Mr. Wargo regarding this issue. Mr. Wargo explained that since Mr. Atchison is maintaining the grass, there is no code violation. Mr. Wargo stated that he would do more research and that it may take a couple of years before the house would be sold at Sheriff Sale, since there are no owners.

Dave Buchewicz – Mr. Buchewicz asked if we could have the Police take a look at the Southern Drive traffic issue and for signage. Chief McDonough replied that he would look into the matter.

Action on Minutes

Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the amended minutes of the Public Hearing held on April 14, 2014, for the purpose of receiving public comment to determine if the property, including the bridge owned by the Owl's Club, should be declared a public nuisance. The reason for the amendment is to incorporate testimony offered during a prior public hearing on the

same date regarding the Virginia Carlini property into the meeting minutes. All members voted aye. Motion carried.

Action on Minutes Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the minutes of the regular meeting of the Board of Supervisors held on May 12, 2014. All members voted aye. Motion carried.

Action on Invoices Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the invoices for the month of May, 2014. All members voted aye. Motion carried.

Action on Land Development Agreement – Seems Grand Investments – Minor Land Development – 970 Cochrans Mill Road Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the Land Development Agreement by and between Seems Grand Investments, LLC, and the Township of South Park, which establishes the terms and conditions for the completion of the site improvements proposed by the Developer for the project to be located at 970 Cochrans Mill Road, being the former site of Broughton Elementary School, and authorizing the execution of the Agreement by the appropriate parties. All members voted aye. Motion carried.

Action on Waiver Request – South Park School District Campus Consolidation Plan – Existing Utility Line Requirements Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the request submitted by the Developer, South Park School District, for a waiver to the Code Development Ordinance, Section 118.12.4.2, for the project identified as the South Park School District Campus Consolidation Plan, which requires that off-site existing utilities within one hundred feet (100') of the proposed subdivision be depicted on the mylar as current Allegheny County regulations specifically prohibit the lines being indicated on the plan. All members voted aye. Motion carried.

Action on Minor Consolidation Subdivision – Preliminary and Final Approval – South Park School District Campus Consolidation Plan – Former High School, New High School and Elementary Center Motion by Mr. Sackinsky, seconded by Mr. Snee to approve granting preliminary and final approval to the minor consolidation subdivision plan identified as the South Park School District Campus Consolidation Plan, as submitted by South Park School District, for the purpose of consolidating 2178 Ridge Road (former High School), 2001 Eagle Pride Lane (Elementary Center), and 2005 Eagle Ridge Road (existing High School) into one parcel, as recommended by the Planning Commission, Township Engineer and Planning Consultant. All members voted aye. Motion carried.

Action on Minor Land Development – Preliminary and Motion by Mr. Sackinsky, seconded by Mr. Snee to grant preliminary and final approval to the minor land development identified as the South Park School District Demolition and

Final Approval – South Park School District Demolition and Restoration Plan – Former High School and Elementary Center

Restoration Plan, as submitted by South Park School District, for the proposed project that includes 2178 Ridge Road (former High School), 2001 Eagle Pride Lane (Elementary Center), 2005 Eagle Ridge Road (existing High School), which further provides for the construction of a practice playing field and 396 space parking lot, with the following conditions:

- A. A permit must be obtained from the Allegheny County Conservation District prior to the onset of any construction activities. A copy of the permit must be forwarded to South Park Township upon receipt;
- B. A fully executed Land Development Agreement with the required bonds and escrow fees must be in place prior to the onset of any construction activities; and

as recommended by the Planning Commission, Township Engineer and Planning Consultant. All members voted aye. Motion carried.

Action on Public Nuisance – 3607 Edgewood Street – Alfonso and Blanche Boff

Motion by Mr. Sackinsky, seconded by Mr. Snee to approve declaring the following property a public nuisance, and proceeding with the abatement of said nuisance, and/or the appropriate fines and penalties as outlined in the Code of the Township of South Park:

<u>Owner (s):</u>	<u>Location:</u>
Alfonso and Blanche Boff	3607 Edgewood Street South Park, PA 15129 Lot/Block 886-K-51

All members voted aye. Motion carried.

Action on service Agreement – Pleasant Hills Municipal Authority

Motion by Mr. Sackinsky, seconded by Mr. Snee to approve the Service Agreement by and among Pleasant Hills Authority, the Borough of Pleasant Hills, the Borough of Baldwin, South Park Township and Whitehall Borough, which defines and provides for all applicable matters related to the wastewater treatment system including but not limited to the rights and obligations of the parties, the definition of service areas, the establishment of capacity parameters, ownership, expansion, construction, improvements, maintenance, operation, debt service, treatment and disposal of wastewater, and billing, as well as compliance with the Consent Order and Agreement issued by the Department of Environmental Protection by all named parties to allocate costs among the Contracting Municipalities based upon measured flow, as recommended by the Solicitor for the project. All members voted

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aye. Motion carried.

**Action to Schedule
Public Hearing –
Floodplain
Ordinance
Amendment**

Motion by Mr. Sackinsky, seconded by Mr. Snee to schedule a public meeting for Monday, July 14, 2014, at 6:30 p.m. for the purpose of receiving public comment on the Ordinance amending and restating in its entirety Chapter 70 of the Code of the Township of South Park which addresses floodplains, as required by the Commonwealth of Pennsylvania. All members voted aye. Motion carried.

**Action on
Resignation –
Administrative
Assistant Jordanna
Lehman**

Motion by Mr. Sackinsky, seconded by Mr. Snee to accept the resignation of Jordanna Lehman from her position as Administrative Assistant with South Park Township, effective at the close of the business day on Tuesday, June 17, 2014. All members voted aye. Motion carried.

**Action to Ratify
South Park
Township Police
Officer's Hiring
Policy – Rules and
Regulations**

Motion by Mr. Sackinsky, seconded by Mr. Snee to ratify the South Park Township Police Officer's Hiring Policy – Rules and Regulations retroactive to May 1, 2014. All members voted aye. Motion carried.

**Action on Payment
Request NO. 1 and
Final – Creative
Enterprises
Corporation –
Broughton Road
Sanitary Sewer
Repair**

Motion by Mr. Sackinsky, seconded by Mr. Snee to approve Payment Request No. 1 and Final in the amount of \$9,750.00 as submitted by Creative Enterprises Corporation for the project identified as the Broughton Road Sanitary Sewer Repair, as recommended by the Director of Public Works Bruce Beaver. All members voted aye. Motion carried.

**Action on Payment
Request No. 2 – 2014
Township-Wide
Sanitary Sewer
Rehabilitation
Project**

Motion by Mr. Sackinsky, seconded by Mr. Snee to approve Payment Request No. 2 in the amount of \$21,130.90 as submitted by Insight Pipe Contracting, L.P. for the project identified as the 2014 Township-Wide Sanitary Sewer Rehabilitation, as recommended by the Township Engineer. All members voted aye. Motion carried.

**Action on
Reimbursement of
Expenses – 2014
National Association
of Towns and
Townships Meeting**

Motion by Mr. Sackinsky, seconded by Mr. Snee to authorize the reimbursement in the amount of \$687.17 as submitted by Township Supervisor Dave Buchewicz for expenses associated with his attendance to the 2014 National Association of Towns and Townships meeting held in Washington DC on May 7-8, 2014. All members voted aye. Roll Call: Mr. Buchewicz – abstained; Mr. Sackinsky – aye; Mr. Snee – aye. Motion carried.

Action on Training Request – Chief Dennis McDonough – Active School Shootings Motion by Mr. Sackinsky, seconded by Mr. Snee to authorize the attendance of Chief Dennis McDonough to a training seminar sponsored by the FBI National Academy Associates, Western PA Chapter, addressing case presentations for the Sandy Hook, Boston Marathon and Franklin Regional issues, which is scheduled for June 11, 2014, at Nemaocolin Woods, at a total cost to the Township of \$75.00. All members voted aye. Motion carried.

Action on Training Request – Sgt. Shannon Henrich – Tactical Shooting Motion by Mr. Sackinsky, seconded by Mr. Snee to authorize the attendance of Sgt. Shannon Henrich to a training seminar entitled, “Tactical Shooting, which is scheduled for July 1-2, 2014, in Greensburg, PA, at a total cost of \$12.00. All members voted aye. Motion carried.

Action on Conference Attendance – Chief Dennis M. McDonough Motion by Mr. Sackinsky, seconded by Mr. Snee to authorize the attendance of Chief Dennis M. McDonough to the annual Pennsylvania Chiefs of Police Association and Training Conference to be held July 13-17, 2014, in King of Prussia, PA, at a total cost of \$1,051.88. All members voted aye. Motion carried.

Police Chief’s Report Police Chief’s Report for the month of May, 2014:

Calls for Service	761
Arrests	19
Traffic Citations	10
Parking Citations	1
Warnings Issued	23
Reportable Accidents	3
Non-Reportable Accidents	4
Fire Calls	10
Emergency Medical Assists to Tri-Community EMS	67
Deer Complaints	1

Motion by Mr. Sackinsky, seconded by Mr. Snee to accept the Police Chief’s monthly report for May, 2014. All members voted aye. Motion carried.

Supervisors’ Comments **Mr. Snee** – Mr. Snee stated that he is happy to see work being done on South Park School District Campus.

He also expressed his appreciation to Jordanna Lehman for her five years of service.

Mr. Sackinsky – Mr. Sackinsky also thanked Jordanna Lehman for her service.

Mr. Buchewicz – Mr. Buchewicz also thanked Jordanna Lehman for her service.

Adjournment

Motion by Mr. Sackinsky, seconded by Mr. Snee to adjourn the meeting. All members voted aye. Motion carried.

Time: 7:24 p.m.