

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Monday, September 21, 2015

Pine Community Center

PLEDGE OF ALLEGIANCE

ROLL CALL

Mr. Michael J. Dennehy, Chair, called this meeting of the Township of Pine Board of Supervisors to order at 6:30 p.m.

Members in attendance were: Michael J. Dennehy, Chair; Pat D. Avolio, and Frank Spagnolo. Also in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Administrative Operations & Human Resources Manager; Joni Patsko, Director of Parks and Recreation; Larry Kurpakus, Director of Land Development and Code Enforcement; Tim Flaherty, Fire Marshal; Jan Kowalski, Financial Administrator & Business Tax Collector; Kevin Brett, Lennon Smith Souleret Engineering; Diane Illis, Northern Tier Library Board; and John Gill, Parks and Recreation Commission. The following Board member arrived after roll call: Edward J. Holdcroft.

There were 3 visitors present.

CORRESPONDENCE

Mr. Anderson reported there is no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors at this time.

PRESENTATION BY PASHEK ASSOCIATES

Elaine Kramer and Bob Good, Pashek Associates, gave an overview of the draft of the Comprehensive Plan and Comprehensive Recreation Plan. Ms. Kramer explained that this plan is a policy document and not an ordinance which means it is more of a road map to follow, the Township is not bound by anything in this plan. She continued that the plan is a result of guidance and contributions of staff, steering committees, focus groups, local residents and officials to identify the key issues in the community.

Ms. Kramer acknowledged that the preparation of the Comprehensive Plan was financed in part by a grant through the Allegheny County Department of Economic Development and Department of Conservation and Natural Resources (DCNR).

Ms. Kramer stated that the input from the public and Township officials fell into four categories: Connectivity and Trails, Community Character and Appearance, Parks & Recreation, and Public Infrastructure. This plan organizes the order of importance or feasibility of the tasks by "tiers". Tier 1: high priority and high feasibility, Tier 2: high priority and medium feasibility, and Tier 3: low priority and low feasibility.

Ms. Kramer highlighted four key issues of the plan:

1. Connectivity & Trails

- Connect Pine-Richland school complex and Pine Community Park
- Connect Pine Community Park and North Park
- Connect Pine Community Park and Route 19
- Complete missing links in existing routes
- Add features, amenities, maps, signs

2. Community & Character and Appearance

- Create attractive community gateways
- Create and maintain extensive tree cover
- Preserve or maintain natural areas
- Land-use designations as township becomes built out
- Maximize township "brand" recognition
- Preserve or maintain distinctive structures and rural icons
- Limit future overhead wires and visibility of utilities
- Illustrate design standards

3. Parks & Recreation

- Update Pine Community Park
- Access to or acquisition of additional park land
- Review and update park and recreation-related operating policies
- Develop a Community Center marketing plan

4. Public Infrastructure

- Improve/extend stormwater management
- Identify potential areas to expanded public sanitary sewers
- Inventory township-owned facilities and property and schedule replacement/maintenance
- Employ data mapping to assess needs and prioritize work
- Support planned transportation improvements
- Develop protocol to work with Southwestern Pennsylvania Commission

Mr. Kurpakus stated that over the next couple weeks we are interested in collecting feedback to take back to Pashek Associates for plan revision.

Mr. Gushard added that the plan will also go to the school district, Allegheny County, adjacent municipalities, DCNR, and will be made available for public review, comments and recommendations. He concluded that when the Board is comfortable with the plan we will start submission for processing and then hold a Public Hearing for adoption.

Mr. Spagnolo stated that there are details of the plan that the Supervisors need to review with the staff.

Mr. Avolio questioned where comments should be submitted.

Mr. Dennehy, Board Chair, expressed concern with the aquatic center being a Tier 2 - high priority and medium feasibility item. He stated that the cost figures in the report seem outdated and understated and do not include renovations to the building and other expenses involved. Mr. Dennehy asserted that a survey including all aspects of what it would involve to have a pool, tax increases, etc. should be distributed to all residents; that way they will have a clear understanding of what they are agreeing to. He concluded that this should not be a tier 2 item but rather Tier 3 or not in the report at all because of the feasibility at this time.

Mr. Good, Pashek Associates, emphasized that the cost figures in the report are solid numbers. He stated that the numbers came from comparisons of similar size facilities which included the number of employees, number of hours, and wages it took to operate and maintain.

Mr. Holdcroft stated that he firmly agrees with Mr. Dennehy. He questioned who received the survey and how many people does it represent.

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Ms. Patsko responded that it was an online survey from 2013 that represents approximately 325 families.

Mr. Dennehy stated that the Township has over 4,000 families and that that is not proper representation to say that the majority of residents want an aquatic center. He stressed that he will not support putting the Township in this financial implication without more in-depth information being provided.

Ms. Kramer stated that the aquatic center received more community interest than other items in the plan.

Mr. Dennehy stated that he is still disagrees with the accuracy of the figures quoted for building the aquatic center, he believes the actual figures will be much higher once bid. Mr. Holdcroft and Mr. Spagnolo both agreed with Mr. Dennehy.

Mr. Good conveyed that the Township could investigate all building and financial issues of the aquatic center to satisfy their disagreement with the cost report.

Mr. Spagnolo stated that the Township has a lot of elderly that will be concerned as to why their taxes are going up to support an aquatic center they will never benefit from.

Mr. Dennehy asserted that the aquatic center be moved from a Tier 2 to a Tier 3 priority before making the plan final.

Ms. Kramer reiterated that the aquatic center is to be moved to Tier 3.

Mr. Dennehy confirmed and questioned what this binds the Township to.

Mr. Kramer stated that the plan is a road map not an ordinance. You are not bound to any of the items in the plan. It is showing there was an interest that can be acted on or not.

Mr. Avolio articulated that the plan is not binding the way our capital projects plan is. He stated to have the staff understand the financial implications for Tier 1 items. We cannot fund everything.

Ms. Kramer stated that the items can be done in steps or phases. This will spread out the financial obligation making it more obtainable to implement the items in the plan.

Mr. Kurpakus stated that the feedback received was a good start to moving forward and finalizing the plan.

Mr. Dennehy thanked Ms. Kramer and Mr. Good for the work Pashek Associates put into the development of the plan.

COMMITTEES

Parks and Recreation Commission

John Gill reported that field updates are being worked on. Ms. Patsko stated that the Pine-Richland Baseball Softball Association (PRBSA) is donating two (2) additional dugouts.

Mr. Spagnolo questioned if there has ever been consideration for having lights on the fields. Ms. Patsko replied that the high cost has kept it off the list of doable updates. She also stated that requests have been made for t-ball fields. They are looking into it.

Mr. Gill concluded that upcoming events include: Touch-a-Truck, the Halloween Party, and Pine Holiday Dazzle.

Friends of Pine Community Parks

Mr. Gill reported that the Friends of Pine Golf Outing at Olde Stonewall was a success, raising approximately \$16,700 for Friends of Pine Community Park.

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Illis reported on the circulation statistics for July and August. She highlighted the "Check Out Tech" program which is designed to bring technology to early age classrooms in Allegheny County. The library is working with Stepping Stones Children's Center.

North Hills COG

Mr. Spagnolo had no report from the North Hills Council of Governments but did inquire if the Township had purchased salt under 2015 contract pricing. Mr. Anderson replied that the Township did order salt under the 2015 contract pricing and it is being delivered.

Pine-Richland School District

Mr. Henry was not in attendance, no report was given.

PUBLIC SAFETY

Joint Police Board

Chief Amman was not in attendance, no report was given.

Fire Marshal

Mr. Flaherty had nothing to add to his written report.

Wexford Volunteer Fire Company

Mr. Flaherty highlighted the written report for the Wexford Volunteer Fire Company and gave fire the call statistics for August 2015.

REPORT OF THE SOLICITOR

Mr. Gushard reported that he attended two (2) separate hearings before the Zoning Hearing Board. The request for a sign variance concerning "Elements Massage" (Pine Tree Shoppes location) was denied. The Zoning Hearing Board was of the opinion that other design alternatives could be explored that would not involve a variance. The second hearing involved the request for a set-back variance for property at 10895 Babcock Boulevard (property of Thomas Nemet). The Board approved the set-back variance request with conditions.

Mr. Gushard also stated that a ruling on JAAM Real Estate Holdings, LLC and John George and Alexandra George v. Township of Pine was made. Unfortunately, Judge James ruled that the imposition of a condition limiting access to the property to a "right turn in only configuration with no exiting access to Lloydmont Drive" was incorrect and unwarranted. He ordered that a full access driveway from the property of Lloydmont Drive is to be permitted.

Mr. Holdcroft noted that a letter should be sent to the residents on Lloydmont Drive so they are aware of the outcome.

Mr. Gushard stated that Gateway Land LLC Developer's Agreement has a provision so that the \$73,000 originally provided as a payment towards the Baur Drive Sanitary Sewer District could be adjusted to meet the final cost for the sewer-line extension to the off-site residential properties on Baur Drive. The amount of \$20,275.66 will be added to the agreement bringing the total cost to \$93,275.66. Mr. Gushard stated that the Board needs to make a motion for the adjustment to the Developer's Agreement.

Motion was made by Mr. Holdcroft and seconded by Pat Avolio to adjust the Gateway Land LLC Developer's Agreement by \$20,275.66 to meet the final cost for the sewer-line extension on Baur Drive. The aye on the vote was unanimous with the exception of Mr. Spagnolo who abstained.

Mr. Dennehy asked for Mr. Gushard's opinion on the Comprehensive Plan. Mr. Gushard stated that the Comprehensive Plan is slightly different than the original approach; however, all the elements are there. He said the Municipalities Planning Code (MPC) does not place strict rules it only states that certain subject matter needs to be addressed. Mr. Gushard stated that in his opinion the plan meets all subject criteria.

Mr. Dennehy asked Mr. Gushard for his opinion on financial costs associated with the aquatic center.

Mr. Gushard stated that a Comprehensive Plan is not typically where you look for financial data. It's a "blue skies" wish list and financing is figured in when you think about implementing the items in the plan. He continued that he feels if the aquatic center is part of the comprehensive plan it may cause momentum in the community for the pool.

COMMUNITY DEVELOPMENT UPDATE

Developments before the Planning Commission

Brookfield Estates Conditional Use Approval Request and Subdivision

Mr. Kurpakus reported that Eddy Land Company is proposing a 34 lot residential patio home development on two parcels totaling 11.63 acres located along Swinderman Road. A new Township cul-de-sac street is proposed to serve 26 lots with an additional 8 lots fronting Swinderman Road and accessed from a 16' private access alley. Patio home development is a conditional use in the C-2 Zoning District and subject to the specified criteria of section 84-74 of Township Code. The project includes stormwater management, landscaping, and pedestrian improvements. The developer is also proposing extension of the street walk to connect to the existing street walk at Wallace Road to meet the Parks and Recreation requirements.

Mr. Kurpakus asked the Board for authorization to advertise for a Public Hearing regarding Brookfield Estates Conditional Use Approval and Subdivision.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio for authorization to advertise for a Public Hearing regarding Brookfield Estates Conditional Use Approval and Subdivision. The aye vote on the motion was unanimous. Motion carried.

Whitetail Crossing Subdivision

The Planning Commission tabled the application.

ENGINEER'S REPORT

Mr. Brett highlighted his written report.

PUBLIC WORKS REPORT

Mr. Barbarino was not present. The Board acknowledged his written report.

ADMINISTRATIVE MATTERS

MINUTES

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to approve the Board of Supervisors minutes of August 17, 2015. The aye vote on the motion was unanimous with the exception of Pat Avolio who abstained due to late arrival at the last meeting. Motion carried.

FINANCIAL STATEMENTS

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio or Holdcroft to approve the Financial Statements and the payment of bills thereon. The aye vote on the motion was unanimous. Motion carried.

OCTOBER 5, 2015 BOARD MEETING

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to cancel the October 5, 2015 Board of Supervisors meeting due to lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

PUBLIC COMMENT

Kim Pierson, 705 Trillium Court, requested the Board to conduct another survey for an aquatic center. She stated that she feels there is strong support from residents and is asking that that be taken into consideration.

Mr. Dennehy stated that a survey, if conducted, needs to be distributed to all residents that details all facts of the project including the possibility that taxes will be raised for both building and maintaining the center.

Mr. Spagnolo stated that the Township's finances are approaching an evening out point and we have to be careful.

Mr. Avolio stated that we should look into legalities of doing a referendum on the ballot.

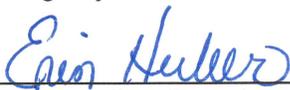
Mr. Holdcroft said an in-depth investigation of all facts is the only way to be fair to all in this situation.

Mr. Dennehy stated that the Board will consider another survey and we'll go from there.

ADJOURNMENT

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:50 p.m.



Recording Secretary



Township Manager