

**BOROUGH OF EDGEWOOD
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BOROUGH OF EDGEWOOD
MINUTES OF THE COUNCIL MEETING HELD DECEMBER 7, 2020

This meeting was held virtually using GoToMeeting.

Council President Wainright called the meeting of the Borough of Edgewood to order at 7:30 pm.

ROLL CALL

Upon roll call, the following responded: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. Solicitor Tim Barry Mayor Jack Wilson, and Junior Councilperson Ben Bermann were also present.

ITEMS FROM THE FLOOR:

Steve Halle of the Edgewood VFD informed council that PGH Food Rescue was done for the year with food distributions. The department will try to conduct additional drives in 2021. Luminaria sales are going well and the department will deliver. He complimented the Edgewood Foundation on their Light Up events and reminded everyone that Santa would be touring Edgewood Borough on Saturday December 19 from 10am-noon. The department held Officer elections, Steve Halle; president, Garrett Wagner; vice president, Lizzie McCreary; secretary, and Miraj Desai; treasurer.

No additional comments were received.

AUTHORIZATION TO PAY BILLS

M-1 Mr. O'Donnell moved to authorize the payment of bills, for goods and services received by the Borough, having been reviewed and approved by the General Government Committee, from the General Fund in the amount of \$59,604.79 and from the Sewer Fund in the amount of \$816.10 for a total of \$60,420.89. Second Mr. Fuller.

DISCUSSION: Mr. O'Donnell stated he was happy to see more online payments taking place thereby reducing our dependence on paper checks.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried.**

COMMITTEE ACTION

M-2 Mr. O'Donnell moved to adopt the 2021 General Fund, Sewer Fund, and Highway Fund budgets. Second Mr. Love

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried.**

M-3 Mr. Fuller read Resolution 2020-28: 2021 tax levy

**BOROUGH OF EDGEWOOD
ALLEGHENY COUNTY, PENNSYLVANIA
RESOLUTION 2020-28**

**A RESOLUTION OF THE BOROUGH OF EDGEWOOD, COMMONWEALTH OF PENNSYLVANIA FIXING
THE PROPERTY TAX RATE FOR THE FISCAL YEAR 2021**

WHEREAS, Edgewood Borough Council has adopted the 2021 General Fund, Sewer Fund, and Highway Fund Budgets, and;

WHEREAS, Act 51 of 2019 allows boroughs to establish their milage rate by resolution if the rate remains the same or is decreased from the prior year, and;

WHEREAS, the borough's 2021 General Fund Budget balances without the need for a property tax increase.

NOW THEREFORE BE IT RESOLVED, that a tax shall be levied on all real property within Edgewood Borough, subject to taxation for Borough purposes, for the fiscal year 2021 as follows:

The 2021 tax rate for general borough purposes shall total seven and one hundred eighty five thousandths (7.185) mills on each thousand dollars of assessed valuation, unchanged since 2016.

1 mill = \$1.00 for every \$1,000 assessment
7.185 mills = \$7.185 for every \$1,000 assessment

ADOPTED this the 7th day of December, 2020 by the Council of the Borough of Edgewood

Second by Mr. O'Donnell.

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried.**

M-4 Mr. Love read Resolution 2020-29: 2021 wages

**BOROUGH OF EDGEWOOD
ALLEGHENY COUNTY, PENNSYLVANIA
RESOLUTION 2020-29**

WHEREAS, the Borough of Edgewood has approved the budget for the 2021 fiscal year; and

WHEREAS, the Borough of Edgewood has established the salaries for those employees not covered by a bargaining unit.

NOW, THEREFORE BE IT RESOLVED that the Edgewood Borough Council hereby authorizes staff salary increases of three percent (3%) for the fiscal year 2021 for those employees listed below:

Jared Amos	Steven Halle
Douglas Greer	Jacob Plitchta
Garett Wagner	Paul Nye

And a salary increase of five percent (5%) for the fiscal year 2021 for Police Chief Robert Payne.

And a salary increase of five percent (5%) for the fiscal year 2021 for the Borough Manager Rob Zahorchak and Finance Administrator Janet Gerber.

And a salary increase of five percent (5%) for the fiscal year 2021 for the Public Works employees listed below:

John Antolovich	Bruce Ruffing	Louis Sloan
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And a 5% salary increase for Abigail Ault, Recreation and Community Outreach Coordinator.

ADOPTED THIS THE 7th day December, 2020 by the Council of the Borough of Edgewood.

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried.**

M-5 Ms. Yaney performed the first reading of Ordinance 1070 by title only.

**BOROUGH OF EDGEWOOD
ALLEGHENY COUNTY, PENNSYLVANIA
ORDINANCE 1070**

AN ORDINANCE OF THE BOROUGH OF EDGEWOOD, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING SECTION 200-26 OF ORDINANCE 1048 CREATING THE C-3 ZONING DISTRICT AND PERMITTING MULTI-FAMILY DEVELOPMENT AS A CONDITIONAL USE IN THE C-3 ZONING DISTRICT.

WHEREAS, the Council of the Borough of Edgewood desires additional development in Edgewood Towne Centre, and;

WHEREAS, after a review of its zoning ordinance, Borough Council determined permitting residential development would create additional development opportunities congruent with the objectives of the Borough's Comprehensive Plan, and;

WHEREAS, Borough Council recognizes there is a national housing shortage, especially of multi family units and income sensitive units, and;

WHEREAS, the zoning district's proximity to public transit will reduce future tenants reliance on automobiles and act as a catalyst for future transit oriented development in all of Edgewood Towne Centre.

NOW, THEREFORE, be it ordained and enacted by Council for the Borough of Edgewood, and it is hereby ordained and enacted by the authority of same as follows:

Section 1: § 200-26 C-3 Commercial/Office/Multi-Family District is hereby established.

The C-3 Commercial/Office/Multiple-Family District is intended to permit a mixture of commercial and residential development in a manner compatible with transit oriented development and high density multi-family residential development; to encourage development which is attractive and functional; to ensure that the development is harmoniously related to adjacent and nearby existing development; and to encourage new and innovative development techniques. The area designated as the Commercial/Office/Multiple-Family District Mixed Commercial District shall be distinct from the Planned Commercial District in that development must account for and accommodate all vehicular and pedestrian circulation; and parking and loading associated with the adjacent Planned Commercial District, but each development may be unique and not necessarily treated as a single unit.

Section 2: Table 200-26A is hereby established.

C-3 Commercial/Office/Multi-Family District, Table of Uses		
Permitted Uses by Right	Special Exceptions	Conditional Uses
	Commercial Schools(See Section 200-39T)	Auto and Equipment Sales Service and Repair (See Section 200-39V)
Eating/Drinking Places	Drive Through Facilities and Car Wash Facilities (See Section 200-39U)	Gas Station/Convenience Store (See Section 200-39W)
Place of Worship	Hotels and Motels (See Section 200-39FF)	Sexually Oriented Business (See Section 200-39X)
Professional Offices		Planned Shopping Center or Mixed Use Development (See Section 200-39Y)
Civic and Cultural Buildings		Flea Markets and Outdoor Markets (See Section 200-39Z)
Retail Sales		Bottle Clubs (See Section 200 – 39AA)
Personal Services		Correctional Facility or Halfway House (See Section 200-39BB)

Business Services including financial services such as banks		Building Material and Supply Yards(See Section 200-39CC)
Funeral Homes		Light Manufacturing and Self Service Storage Facilities (See Section 200-39DD)
Outpatient Clinic		Retail Liquor Store (See Section 200-39EE)
		Class One and Class two Multiple Family Dwellings (see § 200-39H)

Section 3: That all Ordinances or parts of Ordinances inconsistent or conflicting with the provisions of this Ordinance be and the same are hereby repealed insofar as they affect this Ordinance.

Second by Mr. O'Donnell.

DISCUSSION: Mr. Wainright stated that this ordinance was discussed at length during the public hearing. Mr. Love asked what the Special Exceptions identified in the use table. Solicitor Barry responded that these uses are approved by the zoning hearing board as opposed to conditional uses which are considered by borough council.

Upon roll call vote the following responded yes: Mr. Fuller, Mr. Love, Mr. O'Donnell, Ms. Yaney. The following responded No: Mr. Bright, Dr. Petrolla, Mr. Wainright. **Motion carried.**

M-6 Ms. Yaney moved to authorize the borough manager to advertise Ordinance 1070. Second Mr. Love

Upon roll call vote the following responded yes: Mr. Fuller, Mr. Love, Mr. O'Donnell, Ms. Yaney, Mr. Wainright. The following responded No: Mr. Bright & Dr. Petrolla. **Motion carried.**

M-7 Mr. O'Donnell performed a second reading of Ordinance 1071.

**BOROUGH OF EDGEWOOD
ALLEGHENY COUNTY, PENNSYLVANIA
ORDINANCE 1071**

AN ORDINANCE OF THE BOROUGH OF EDGEWOOD, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FIXING THE BASIC SEWAGE SURCHARGE RATE AT FIVE DOLLARS AND SEVENTY CENTS (\$5.70) PER ONE-THOUSAND (1,000) GALLONS OF WATER USED AND ANY COLLECTION COSTS APPLICABLE TO THE BOROUGH OF EDGEWOOD

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Council of the Borough of Edgewood, Commonwealth of Pennsylvania;

SECTION 1: That the Borough of Edgewood increases the basic service rate from the existing rate of four dollars and seventy cents (\$4.70) per one-thousand (1,000) gallons of water used and any

collections costs applicable to the Borough of Edgewood to five dollars and seventy cents (\$5.70) per one-thousand (1,000) gallons of water used and any collections costs applicable to the Borough of Edgewood. This increased rate applies to all properties which use the Borough of Edgewood sanitary sewer system, including any properties not situated in the Borough of Edgewood.

SECTION 2: The increase will be effective with the 1st quarter billing of 2021.

SECTION 3: Any Ordinance or any part of any ordinance, in conflict herewith is repealed to the extent of such conflict.

SECTION 4: It is the intention of Borough Council that the provisions of this Ordinance shall be part of the Codification of Ordinances of the Borough of Edgewood and that said Codification shall be amended and supplemented accordingly.

Second by Mr. Fuller

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried.**

M-8 Mr. O'Donnell performed a final reading of Ordinance 1071 by title only. Second by Dr. Petrolla

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried**

M-9 President Wainright asked "shall this motion pass?"

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried**

M-10 Dr. Petrolla moved to hire Jonathan Rosnick as a part time police officer at an hourly rate of \$19.06 as defined in the collective bargaining agreement effective immediately. Second by Mr. O'Donnell.

DISCUSSION: None.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Mr. O'Donnell, Dr. Petrolla, Ms. Yaney, Mr. Wainright. **Motion carried**

M-11 Mr. O'Donnell moved authorize the Turtle Creek Valley Land Bank, on behalf of Edgewood Borough, to initiate conservatorship proceedings on 147 Washington Street, Parcel ID 176-S-220 by filing a Petition for the Appointment of a Conservator in the Allegheny County Court of Common Pleas without delay.

DISCUSSION: Mr. Zahorchak explained that this property has been a nuisance property for nearly twenty years and is currently condemned. The borough has exhausted all conventional code enforcement actions against the property owner, who is unwilling to rehabilitate the property. The borough won several judgements against the property owner for property maintenance violations and the owner exhausted the appeals process. At this point, unless the borough were to demolish the property, having the Turtle Creek Valley Land Bank take the property through conservatorship is the only mechanism to effectuate a positive outcome where a new owner occupies the remediated structure.

Mr. O'Donnell asked if the borough is under any time constraint or could this action be discussed further? The manager responded that it would be ideal if council could take action tonight to move the process along. Solicitor Barry added that the borough has taken this property owner to court at least fifteen times with no effect. The owner will still have the ability to fight for their property rights during the conservatorship hearing. Mr. O'Donnell reiterated that it might be worth discussing this since it will likely result in the severing of an individual's property rights. Mr. Wainright stated that the borough is not actually severing anyone's property rights but rather the land bank will petition a judge to start the conservatorship process which could terminate the owners property rights. At this point Mr. Fuller seconded the motion.

Upon roll call vote the following responded yes: Mr. Bright, Mr. Fuller, Mr. Love, Dr. Petrolla, Ms. Yaney, Mr. Wainright. Mr. O'Donnell voted No. **Motion carried**

BUSINESS MEETING

VOLUNTEER FIRE DEPARTMENT Mr. Halle briefed council at the start of the meeting.

WATER AUTHORITY REPORT Mr. Fuller reported the authority passed its 2021 budget with a 5% rate increase. This amounts to about \$18 more annually for an average customer. The budget contains a \$10 million capital plan for 2021. The authority is applying for \$9 million in PENNVEST funding to replace 1,000 lead service lines.

RECREATION REPORT Mr. Zahorchak reported indoor winter recreation is on hold at this time but we will be promoting online tai chi and karate instructions for a local studio.

PLANNING COMMISSION Mr. Zahorchak stated the October 8 Commission meeting minutes were provided in council packets. The Commission recommended adoption by council of zoning ordinance amendment 1070.

COG REPORT Mr. Zahorchak stated the COG Board of Delegates will meet on December 10 to review EIT distributions and to conduct year end business.

SOLICITOR'S REPORT Mr. Barry had nothing to report.

BOROUGH MANAGER'S REPORT: Mr. Zahorchak updated council on several items. The Verizon Franchise Fee negotiations conducted by Cohen Law Group have concluded and a new agreement is ready for execution. The manager reviewed the executive summary and compliance review provided to council and recommended executing the contract at the next meeting. The 2020 road paving program final walk through is scheduled for December 8 and a payment request should be ready for the last council meeting of 2020

NEW BUSINESS: There was no new business, Mr. Wainright reminded everyone of the next meeting on December 21, 2020.

M-12 It was moved by Mr. Fuller and seconded by Ms. Yaney to adjourn at 8:18pm.
The aye vote on the motion was unanimous. **Motion carried.**



Rob Zahorchak, Borough Manager