

**BOROUGH OF FRANKLIN PARK
BOROUGH COUNCIL WORK SESSION MINUTES
WEDNESDAY, JANUARY 4, 2023**

A work session of the Borough Council of the Borough of Franklin Park was held on Wednesday, January 4, 2023 at 7:00 p.m. at the Municipal Building, 2344 West Ingomar Road, Pittsburgh, Pennsylvania 15237. The meeting was also held virtually via remote audio and video conferencing.

Council President John Parks called the meeting to order.

COUNCIL MEMBERS:

- Jiang Lipresent
- Brian S. Malkinpresent
- Lucas R. Myslinski, Vice Presidentpresent
- Uday Palledpresent
- John P. Parks, Presidentpresent
- Thomas C. Schwartzmier, Second Vice Presidentpresent
- Junior Councilperson Ava DiGiacomopresent
- Mayor Dennis E. O’Keefepresent

ENGINEER:

- Shawn Wingrove, Lennon, Smith, Souleret Engineering, Inc.present
- Justin Wagner, Civil & Environmental Consultants, Inc.present

SOLICITOR:

- Robert Max Junker, Babst Callandpresent

STAFF:

- Zach Brower, Recreation Program Directorpresent
- Gary Bucuren, Superintendent of Public Works.....present
- Cindy Crain, Finance Director/Borough Treasurer.....present
- Rege Ebner, Borough Managerpresent
- Walt Healy, Police Chief.....present
- Jim Huff, Manager of Golf Course & Parks Facilitiespresent
- Cathy Krummert, Borough Secretaryabsent
- Andy Nock, Assist. Bldg. Insp./Fire & Tech Official.....present
- Tim Phillips, Building Inspector/Zoning Officer.....present
- Donna Platt, Assistant Borough Secretarypresent

AUDIENCE: 4 (0 in person and 4 via Zoom)

BIG SEWICKLEY CREEK LOG CABIN – Architect Steve Paxton was present to discuss the probable costs for the expansion and renovations to the log cabin. Expansion costs are estimated at \$844,000.00. This cost does not include site work, extending the utilities and permitting. The existing log cabin renovations include \$105,000.00 to replace the entire foundation system (if the building remains in place) and \$36,000.00 for heating and cooling. The chinking, doors, windows and roofing will need to be replaced due to the age of the log cabin. Mr. Wingrove estimated the site work costs in the \$400,000.00 to \$500,000.00 range. If some of the work is completed in-house, the costs could be less. Mr. Paxton and Mr. Ebner had discussed the possibility of disassembling the log cabin and rebuilding it on site. Council discussed and asked questions. Mr. Ebner noted that the Bicentennial has been marketed that the fundraising will go toward historical preservation and restoration. We need to consider what we want our overall park system to look like, the types of amenities we want and what the approximate costs are to get to that point.

OLD BUSINESS - None

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AGENDA REVIEW - The following January 18, 2023 regular meeting agenda items were discussed:

- Cardinal Ridge Plan – Mr. Junker prepared an approval resolution following the recommendation by the Planning Commission. Mr. Junker reviewed the procedures for the application and answered questions.
- Yochus Conditional Use Public Hearing – This is a proposal for conditional use approval, but not land development approval. There was discussion at the Planning Commission meeting that the applicant must also apply for land development approval now that the building use has been changed from residential to a medical office use. Mr. Junker reviewed the procedures for the application.
- ACBA & NHCOC Delegates/Alternate – Mr. Malkin indicated that he would like to continue to serve as the delegate to the ACBA, and Dr. Li and Mr. Schwartzmier confirmed that they would continue to serve as the delegate and alternate to the NHCOC.
- Squire Ridge III Plan – Mr. Wingrove reviewed the handful of outstanding items that must be addressed by the developer. Two of these items are the developer's request for waivers on the trail and the fence around the pond. Mr. Junker discussed the concern that both are on the approved plans and noted that he and Mr. Phillips had discussed how to handle this situation by possibly referencing these items in the approval ordinance. Mr. Ebner noted that there is a parcel of property that both a certain gentleman has an interest in, and we also have an interest in, but we asked that he hold off until Council deals with these issues on their merits. Once the issues have been dealt with, if the developer still has an interest in turning the property over to us, we will be happy to talk at that point. Council will vote to deny acceptance at the regular meeting. Mr. Phillips has advised the developer that this will be a 2-3 month process.
- Resolution 1322-2023, Fire Police Officers – Mr. Parks noted that Chuck Jackson is no longer a member of the Fire Company, and his name should be removed from the resolution. Mr. Parks discussed language in the resolution regarding appropriate identification and badge to be provided by the Borough. He noted that the Fire Company provides the identification and badge. Mr. Junker stated that the wording in the resolution comes directly from the Act.
- Motion to designate the Pittsburgh Post-Gazette as the official newspaper – Mr. Palled asked about the motion and legal requirement. Mr. Junker noted that he and Mrs. Krummert have had this discussion for a long time and explained that the Act defines newspaper in a very specific way. It must be available for sale, and it must have a print edition at least once per week. This is why the Tribune Review lost the ability to publish legal advertisements. The requirements have not caught up with the modern world. Council discussed.

STAFF REPORTS:

Report by Cindy Crain, Finance Director/Borough Treasurer

- Mrs. Crain answered questions from Council regarding the new accounting software, the basis of accounting and pension information to be provided by Mockenhaupt.

Report by Gary Bucuren, Superintendent of Public Works

- They will be starting a stormwater project on Clearvue Road tomorrow. They will replace basins, install an 18-inch pipe across the road, and install a 30-inch pipe down through the valley area in between two properties. They will start by taking down trees that are in the area where the pipe will be installed, and excavation work will start next Monday. They will shut down the road for one day for the pipe installation across the road, but if they run into trouble, it may be closed for two days. Residents will be notified by letter and a newsflash will be sent out. The school district will also be notified.
- Mr. Nock is working with the guys in the garage regarding the asset management system so they can log in their maintenance work on the cloud.

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- Mr. Myslinski noted that a narrow trench was dug across Nicholson Road to Deerfield Estates. He asked if they will be required to replace the area with a full-size patch. Mr. Bucuren will reach out to PennDOT to see what they require.

Report by Tim Phillips, Building Inspector/Zoning Officer

- The Planning Commission will continue the review of the conditional use and land development applications for the YMCA.
- The Zoning Hearing Board will reorganize and have two hearings. One application for an encroachment of a new detached garage in the required front yard on Pegher Lane and one application for an encroachment of a front porch into the required front yard on Wexford Run Road.
- There was discussion regarding the Cardinal Ridge Plan, and Mr. Phillips noted that Council will have to consider the requested modifications for slope disturbance and the linear feet between the access road and Lorrick Lane. Ordinance requires 200 feet, but the distance between the two is 175 feet. There was discussion regarding the requested slope disturbance, and Mr. Wingrove noted that there is no concern. Mr. Junker and Mr. Phillips responded to questions from Council regarding the plan and discussion was held.

Report by Zach Brower, Recreation Program Director

- He noted that he made some changes to the recreation fees in the proposed fee resolution and answered questions.
- Registration for summer camps opened on Monday and several of the camps are already full. He will ask the individuals running the camps to consider adding additional dates.

Report by Jim Huff, Manager of Golf Course & Parks Facilities

- He noted that fees were increased last year, and no increase is recommended for this year. We may want to consider limiting the months for season pass use. He also noted that it is considered trespassing if someone tries to golf when the course is closed.
- It was noted that the number of golfers and the revenue for last year were the highest ever.

Report by Justin Wagner, Stormwater Engineer

- Mr. Wagner provided an update regarding the MS4 projects, and he asked if there was any update on Fish Run. Mr. Junker had reached out to Eckert Seamans since they were the law firm that filed for the LLC 20 years ago. He has received no response and found no further contact information. Mr. Phillips will see if he has any contact information for the developer. Mr. Wagner noted that we will need to discuss how to proceed, sooner rather than later. It is likely that we will need to request an extension from the DEP because it would be tough to get it permitted and constructed by March 2024. It will help if we can show that things are moving along.
- Mr. Wagner will be meeting with the team tomorrow regarding the storm sewer mapping to discuss the first steps. He asked if there was any preference where they start, and Mr. Bucuren suggested that they start in the older plans. Mr. Ebner stated that he had received notification yesterday regarding our grant applications, but he was told not to share it with the general public until an announcement is made by the Governor's office.

Report by Walt Healy, Chief of Police

- He has received three applications for police officer. The deadline is January 23rd, and the test will be given on January 31st.
- The funeral for the Brackenridge Police Chief will be held next Wednesday. Lieutenant Snyder and one officer will cover the road while the Chief and other officers attend the funeral procession.
- The Harrison Township and Tarentum Police Departments are handling all calls in Brackenridge while the Brackenridge officers are not working. They have asked police departments in Allegheny County and Butler County to assist with some extra police presence over the next seven days to show residents that they are protected even if their officers are not working. Chief Healy will work a shift, and he will send some officers to do the same.

REPORTS FROM COUNCIL MEMBERS

- Mr. Malkin asked if there is any interest in doing the history programs suggested by his wife Christina. Mr. Ebner responded that there is interest in the programs.
- Mr. Palled asked if the Borough would reapply to be a Banner Community. Mr. Ebner confirmed. Mr. Palled also encouraged others to attend the ALOM Legislative Reception on January 19th.
- Mayor O'Keefe offered kudos to the fire company for recently assisting to untangle the American flag from a tree near the Veterans' Memorial.
- Ava DiGiacomo, Junior Council Person, indicated that she did some research and spoke to her teacher regarding the spotted lantern fly, and it did not seem like the most practical project for this year. She would like to do something to honor the veterans and first responders in Franklin Park, by creating an archive on the website, possibly with the Historical Committee, to include interviews from different veterans and first responders that the Borough feels deserve recognition in our community. The suggestion was discussed.
- Mr. Schwartzmier discussed resident Howard Pfeiffer who is a World War II veteran.
- Mr. Myslinski discussed that the TAC is down to two participating members, and Council should try to find new members. The January meeting has been cancelled. There was discussion regarding the TAC holding quarterly meetings rather than monthly meetings, and possibly holding virtual meetings rather than in-person. The cell/radio study will be introduced in two weeks, and Council will need to decide how to proceed. A newflash will be sent out seeking new TAC members. Mr. Junker and Council discussed that the minimum age should be 18.

REVISED FIRE ORDINANCE – Mr. Junker discussed the revisions since the last meeting and answered questions. Council concurred to introduce the ordinance at the regular meeting.

MANAGER'S REPORT DISCUSSION ITEMS

- Proposals for Acorn Park Improvements – Mr. Ebner reviewed the history of the grant application and award. The first requirement is that we must hire an engineer before we can meet with the DCNR to discuss the project. Mr. Ebner solicited proposals from HHS DR (\$206,000) and LSSE (\$140,000) that were based on the same concept plan. Council concurred to award the work to LSSE, and a motion will be added to the regular meeting agenda.
- 2023 DCNR Grant Applications – Mr. Ebner requested permission to pursue four DCNR grants this year:
 - Land Acquisition and Conservation Funding Grant for the potential purchase of the property adjacent to Blueberry Hill Park.
 - Upgrades for the Blueberry Patch Playground, adding restrooms, replacing mulch with perkE-pave, and making the new facility ADA accessible.
 - Upgrades to the current 9-hole disc golf course in Linbrook Park to add an additional 9 holes, install a trail for emergency vehicles to drive around the course, install educational signage, and improve the tee boxes.
 - Master site plans for all Borough properties.

The application deadline is April 17th and grants are awarded in the fall. The agreement is signed in the spring of 2024. The work would start in 2024 and be complete by the end of 2025. Council granted permission for Mr. Ebner to apply for the grants.

Mrs. Crain, Mr. Bucuren, Mr. Brower, Mr. Wingrove and Mr. Wagner left the meeting at this time.

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- Deer Culling Program – Suburban Whitetail Management had submitted reports and a proposal asking for financial assistance from the Borough to operate the program. Mr. Ebner asked if we want to proceed with Suburban Whitetail Management, and if not, how should we proceed? Council discussed and concurred to end the relationship with Suburban Whitetail Management. Staff will make a recommendation on how to proceed.
- Sanitary sewer easement request on Golf Course property – A meeting was held yesterday with Mr. Andrew Brunner, his engineer, Mr. Junker, Mr. Phillips, Mr. Wingrove and Mr. Ebner. Mr. Brunner is proposing to build a house on the lot next to the landscaping business on Reis Run Road at the top of Arndt Road. The tie in to the sewer would be on the golf course property, and Mr. Brunner would need an easement from the Borough to install a private lateral. When staff met with Mr. Brunner yesterday, they discussed the possibility of Mr. Brunner granting the Borough an easement along his property line. Mr. Phillips and Mr. Ebner met with Ray Aufman of MTSA this morning to discuss, and Mr. Aufman indicated that it would be a good idea to get the easement now for possible use in the future to extend the sewers. Mr. Brunner spoke via Zoom to discuss his request for an easement, and he stated that the Borough's request for an easement on his property is not a fair request. Council and Mr. Junker discussed the matter with Mr. Brunner and indicated that they will only consider a reciprocal easement agreement between the Borough and Mr. Brunner.

ALOM LEGISLATIVE RECEPTION AND SPRING CONFERENCE – Mr. Palled will attend the Legislative Reception and the attendance at the Spring Conference was discussed.

EXECUTIVE SESSION – An executive session was held to discuss personnel.

As there was no further business, the meeting adjourned at approximately 10:15 p.m.

Respectfully submitted,



Cathy L. Krummert
Borough Secretary