

**BOROUGH OF FRANKLIN PARK  
BOROUGH COUNCIL WORK SESSION MINUTES  
WEDNESDAY, AUGUST 3, 2022**

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A work session of the Borough Council of the Borough of Franklin Park was held on Wednesday, August 3, 2022 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 Li .....present  
Brian S. Malkin .....present  
Lucas R. Myslinski, Vice President .....present  
Uday Palled .....present  
John P. Parks, President .....present  
Thomas C. Schwartzmier, Second Vice President .....present  
Mayor Dennis E. O'Keefe .....present

**ENGINEER:**

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

**SOLICITOR:**

Robert Max Junker, Babst Calland .....present

**STAFF:**

Zach Brower, Recreation Program Director .....present  
Gary Bucuren, Superintendent of Public Works.....present  
Cindy Crain, Finance Director/Borough Treasurer.....present  
Rege Ebner, Borough Manager .....present  
Walt Healy, Police Chief.....present  
Jim Huff, Manager of Golf Course & Parks Facilities .....present  
Cathy Krummert, Borough Secretary .....present  
Tim Phillips, Building Inspector/Zoning Officer.....present

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

**OLD BUSINESS**

- **Fire Hydrants** – Andy Nock has started auditing the fire hydrants, and he reviewed the results for the fire hydrants he has inspected to date. Those in poor condition are in some way hampered, and the fire company would not be able to attach the most modern firefighting attachment appliances to the hydrant. In most cases, it is simply that the hydrant has been slightly buried because the road or curbs were built up and backfilled. The options are to ask West View Water Authority (WVWA) to add a 6", 8" or 10" piece to the pipe or to notify residents that we will be digging up their yard to remove the dirt. Mr. Nock will obtain pricing to bring back to Council for further discussion. There was then discussion regarding the replacement of hydrant markers and obtaining better information on the location/coordinates of the hydrants. We need to pursue obtaining the GIS layer from WVWA showing the water lines and hydrant locations. Mr. Junker will reach out to the WVWA Solicitor, and Mr. Nock will reach out to the WVWA Maintenance Superintendent.
- **Sidewalk Maintenance** – Andy Nock reached out to other municipalities, and he reviewed a list of proposed requirements triggering sidewalk repair/maintenance. Council discussed the proposed requirements, and Mr. Junker will prepare an ordinance.

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- Multi-factor authentication (MFA)/cyber security – The application for cyber security coverage requires MFA. There was discussion last year and reluctance to switch to MFA when logging into our systems. Council discussed and concurred that this matter would be referred to the TAC for their recommendation.

**AGENDA REVIEW** - The following August 3, 2022 regular meeting agenda item was discussed:

- Oak Grove Plan of Lots – Mr. Junker noted that we are still looking into a couple open items that were found during the ordinance preparation. At some point the developer had come back in with a request for additional stormwater easements in the back of some of the properties, but it does not appear that those easements were recorded. This should not hold up the process. The developer has been provided with a copy of the maintenance agreement and the ordinance will be introduced at the regular meeting for enactment at the September meeting. Mr. Junker reviewed the notice and advertising requirements.

**STAFF REPORTS:**

Report by Cindy Crain, Finance Director/Borough Treasurer

- 2023-2027 Capital Improvement Plan (CIP) – Mrs. Crain had reviewed the CIP with department heads over the last two months and the plan was provided to Council for review. This is a planning and fiscal management tool that we use to help with the financing of capital improvements over a multi-year period. It works in conjunction with the annual budget, but it is to be a separate document. Over the next five years, we will have approximately \$19.5 million of expenditures for capital purchases, building improvements and infrastructure. Mrs. Crain will go into more depth with the CIP, especially with the 2023 capital expenditures, during the budget process in October.
- Fund Balance Reserve Policy – Mrs. Crain drafted a proposed policy for Council's review noting that the GFOA recommends a 17% reserve of either annual revenue or annual expenditures. Mrs. Crain will work with Mr. Junker on the preparation of a resolution for Council's consideration at the regular meeting.

Report by Gary Bucuren, Superintendent of Public Works

- They have completed the paving in the Northmont Farms Plan, and they are now sealing the edges. They will then move to the Nicholson Woods Plan, the parking lot in Blueberry Hill Park and the Clover Hill Golf Course.
- They will need to complete the plantings in the fall for the White Oak Stormwater Project in order to finish the project.
- Mayor O'Keefe discussed that his neighbor on Sandhurst Drive is being threatened with legal action from the property owners on Rochester Road as a result of the flooding that occurred on these properties. Council and staff discussed that over the years some of the infrastructure has been buried and stormwater has been diverted. This is a private matter, and the Borough is not involved. It was noted that a notice of violation was issued to the property owner on Sandhurst Drive for debris on the property. Mr. Nock indicated that the notice of violation is still open.

Report by Tim Phillips, Building Inspector/Zoning Officer

- The Planning Commission will consider a new application for a 26-lot townhome subdivision off Aldon Drive near Lorrick Lane.
- The Zoning Hearing Board will not meet in August.

Report by Zach Brower, Recreation Program Director

- Council complimented Mr. Brower on the National Night Out Event held last night.
- The new fencing has been installed at Field #4 in Blueberry Hill Park to address safety issues.
- Mr. Brower recommended that Council explore renting the Old Orchard Park pavilion on weekends. He receives numerous requests each week to rent the pavilion for children's parties, and when he tells them that we do not rent the pavilion they use it anyway free of charge. If the pavilion would be rented, a permit would be issued, we would receive a deposit for any damage,

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and we would know to follow up and empty the garbage. This is a 32-seat pavilion with four 8-foot picnic tables. It is similar to the gazebo, although there is more parking and restroom access. Mr. Brower would like to charge a little bit more than the gazebo rental fee, and he would set a 2 hour minimum/4 hour maximum rental time with only one rental per day. Council discussed and concurred to rent the pavilion, and Mr. Brower will move forward.

- Mr. Brower and some Council members had received a complaint from a resident who was told that he could not rent a baseball facility on a bi-weekly basis for private use. The Borough has a contract with IFPLL and fields are open for use when not scheduled by IFPLL, although they cannot be rented on a regular basis.

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

- Tiger Pride has started playing scrimmages on the Blueberry Hill Field. We will be helping them readjust their lines on the field. There was a premature complaint regarding the condition of the field, but as expected, it was resolved prior to the start of play.

Report by Shawn Wingrove, Borough Engineer

- The curb and gutter replacement program is moving along.
- The bid opening for the re-bid of the Summer Fields sidewalks was rescheduled for Tuesday. LSSE has reached out to five or six companies, but no one has picked up specifications. If we do not receive any bids after putting it out for bids twice, we have the ability to reach out directly to contractors and negotiate a price for the work.
- LSSE has been working on the design for the trails and for the fire alarm system bids.
- LSSE has provided letters for bond reductions for Deerfield Estates and the Primrose School. They will be meeting with Primrose tomorrow for clarification regarding the bond reduction.
- Mr. Wingrove, Mr. Bucuren and Mr. Phillips met with the developer of Taylor Ridge/LaPlace Pointe. The developer intends to make repairs to the roadway and sidewalks and a handful of other punch list items over the next few weeks to try to dedicate the infrastructure to the Borough.

Report by Justin Wagner, Stormwater Engineer

- CEC had a pre-application meeting with DEP regarding the Montgomery Road MS4 Project. For the Fish Run and Bear Run MS4 projects, the DEP would like to see some formalized easements from the landowners. Mr. Ebner and Mr. Junker will work together to try to track down one of the property owners.
- The application for the Reis Run Project was resubmitted last Friday.
- CEC submitted a conceptual drawing to the Borough for the Nevin/Dalton project. The next step is to have a pre-application with the agencies to confirm the permitting process moving forward. There will be some impact/grading on private property, and we need to be sure that the property owners are on board.

Report by Walt Healy, Chief of Police

- There was a lot of traffic through the Police Department for the National Night Out Event, and they gave away all give-away items that they had.
- The online auction of a police vehicle will be in August, and there have already been 537 views on the site. The Chief hopes to receive \$12,000-\$13,000 for the sale of the vehicle.

Report by Max Junker, Borough Solicitor

- Mr. Junker has been working with Mr. Ebner on some Right to Know requests.
- Mr. Junker noted that he received a call from an attorney regarding the Reinsdorf/Haggerty litigation. The Borough will receive a subpoena/record request for complaints submitted by Ms. Reinsdorf. The Borough is not a party to the litigation, but we will be served and will have to respond to the document request.

**MANAGER'S REPORT DISCUSSION ITEMS**

- Bicentennial update – Mr. Ebner reported that the planning for the Bicentennial has been broken down into pieces. Mr. Schwartzmier is the Council liaison. Zach Brower will handle site and logistics. Donna Platt will provide support for staff. Individual members of what was previously the Historical Committee have specific areas of interest. Tom Rooney has experience in planning events so there will be a meeting with Mr. Rooney, Mr. Ebner, Mr. Schwartzmier and Mr. Brower to sit down and discuss general concepts. A meeting will be held with Mr. Schwartzmier, Andy Nock, Jim Lawrence, Laura Czekaj and Katie King to discuss how to incorporate historical information. Christina Malkin has interest in events for kids and getting organizations involved, and a meeting will be held with Mrs. Malkin, Mr. Schwartzmier, Mr. Ebner and Mr. Brower.

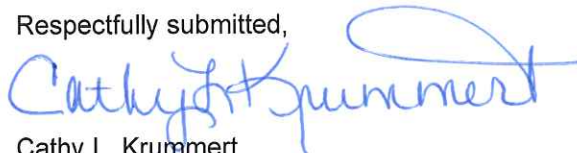
**REPORTS FROM COUNCIL MEMBERS**

- Mayor O'Keefe welcomed Ava DiGiacomo as the incoming Junior Council Person, and she was introduced to Council and staff.
- Dr. Li discussed an email from a resident regarding signs posted that PennDOT is planning to tar and chip Nicholson Road from the five points intersection to Ohio Township. Council discussed and noted that the Borough has no control over PennDOT roads. Mr. Ebner will respond to the email. Dr. Li also discussed the deer population and Lyme disease, and he asked if these matters had been brought to the attention of the EAC. Mr. Ebner noted that the EAC had performed a detailed study two years ago and also spoke with the PA Game Commission. The only option that works to control the deer population is a deer culling program like the one the Borough established a few years ago. The deer culling program controls the deer population through archery hunting by designated hunters on Borough properties and on private properties that meet all of the state laws. The EAC also has a lot of information regarding ticks. Mr. Ebner will share the deer culling monthly reports with Council and the Mayor.
- Mr. Schwartzmier discussed the need for shade and regular restrooms in the area of the Blueberry Patch playground. Staff indicated that both are being explored, and we plan to do a master plan for all Borough properties. Mr. Schwartzmier also noted that they are starting to grade the Black Oak office building property on Nicholson Road.
- Mr. Palled asked if the EAC has information regarding native and invasive trees. Mr. Ebner indicated that he has information he can share. The EAC is also working with Tree Pittsburgh.
- Mr. Parks asked if Mr. Phillips had any update on the property at 1521 King John Drive that is in very poor condition. Mr. Phillips indicated that he is preparing the notices of violation to be mailed.

**EXECUTIVE SESSION** – An executive session was held to discuss the Davies litigation, the Odorisio litigation, the Bliss Development potential litigation, the Summer Fields potential litigation and the Willow Ridge potential litigation.

As there was no further business, the meeting adjourned at approximately 9:35 p.m.

Respectfully submitted,



Cathy L. Krummert  
Borough Secretary