

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2015**

Council President Jennifer Sikora called the meeting to order at 6:30pm in the Council Chambers of the Seven Fields Borough Municipal Office at 2200 Garden Drive, Suite 100, Seven Fields, PA 16046.

Council President Sikora began the meeting with the Pledge of Allegiance.

ROLL CALL:

Present: Council President Jennifer Sikora, Council Member Robert Messina, Council Member Dr. Kevin Caridad, Council Member Dr. Trotta, Mayor Victor Giannotta, Borough Manager Thomas B. Smith, Attorney James Manolis, Engineer John Balewski

PUBLIC PARTICIPATION:

Sharon Stiller – 6761 Mars Crider Road – Ms. Stiller shared that she has talked with Council Vice President Oakley in the past and he suggested she attend the Council meeting this month to share her concerns. She noted that its' unfortunate he isn't in attendance this evening. She had two concerns to raise with Council. The first request was related to the gas lamp posts located throughout the Borough and she asked Council to consider adopting an ordinance to require maintenance of the lamp posts.

She feels a lot of people are not maintaining the lamp posts and without an ordinance there is no process to enforce the maintenance and to ensure adequate lighting throughout the Borough. She personally had hers converted to electric for a minimal cost and with the use of LED bulbs, the light is very bright. She feels the lamp posts were initially installed in an attempt to avoid the need for street lights and overhead wires, etc. However, with residents not maintaining the lamp posts there are several areas of the Borough that are quite dark and present a health and safety hazard to the residents and create a vulnerability to crime.

Borough Manager Smith indicated that the Borough does not have jurisdiction to supersede the covenants. He deferred to Solicitor Manolis.

Ms. Stiller found that unacceptable – she felt strongly that the Borough should have some mechanism to enforce the maintenance of the lamp posts especially with regards to the health and safety of the residents.

Solicitor Manolis explained that the Borough, through Council, does in fact have the ability to adopt an ordinance to address health and safety issues.

Council Member Caridad stated that he agrees it's a safety situation but he personally would not be comfortable establishing an ordinance requiring the maintenance of the lamp posts.

Council President Sikora stated that she too acknowledges that there are areas within the Borough that are quite dark and especially the area where Ms. Stiller resides. She suggested a notice be printed in the newsletter to remind residents of the importance of lighting throughout the Borough.

Ms. Stiller stated again that she is making a formal request for Council to adopt an ordinance regarding the maintenance of the lamp posts as there is no other alternative for lighting.

Ms. Stiller's second request to Council was to make a better effort to control speeding throughout the Borough. She is concerned that once the speed plateaus are removed speeding will become even more of an issue. She has noted dusk-to-dawn speed monitors in neighboring communities and feels they are effective in making drivers aware of their speed and slowing down. She asked Council to consider purchasing this type of equipment for use throughout the Borough.

Council President Sikora stated that the police department has been doing a wonderful job with traffic control throughout the Borough and they will be increasing the monitoring as the speed plateaus are removed.

Borough Manager Smith noted that the request for speed monitoring equipment is an issue to present to the Police Commission rather than to Council and they are currently considering this type of equipment.

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Council Member Messina commented that he would like to ask that the Public Works Department check throughout the Borough for tree branches and bushes that may be obstructing the view of "stop" signs and correct the issues where necessary. He noted obstructions especially in the Brandywine Commons area.

Borough Manager Smith noted his request and will relay to the Public Works Department.

Council President Sikora thanked everyone for attending and participating.

APPROVAL OF June 8, 2015 COUNCIL MINUTES

After review and upon motion of Council President Sikora and a second by Council Member Messina, the following resolution was unanimously adopted:

RESOLVED: Borough Council accepted the Minutes of the June 8, 2015 meeting, as submitted.

MAYOR'S REPORT

Mayor Giannotta reported that as he continues to talk with residents and business owners throughout the Borough all seem very pleased with the police services. The calls are up and the citations are up and everyone is pleased with the increased presence and patrols. He noted that the police report doesn't identify a summary of the number of calls and citations and he will mention this to the Chief, but by count there were 138 calls and 38 citations written.

Mayor Giannotta also reported that he and Borough Manager Smith attended a ribbon-cutting ceremony today for the Lung Institute which is opening an office in Northpointe Circle. It was a proud moment for him to be part of the growth and development here in the Borough.

TREASURER'S REPORT

Council President Sikora referred Council Members to the Accounts Payable List dated July 8, 2015. After review and upon motion of Council President Sikora and a second by Council Member Trotta, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the Accounts Payable List dated July 8, 2015.

Fund Balances as of July 13, 2015

General Fund	\$1,338,164
Capital Reserve	\$ 141
Road Fund	\$ 131,862
Liquid Fuels	\$ 341,239
CD Program	\$ ----
Sinking Fund	\$ 2,961
TOTAL	\$1,814,367

LEGAL ISSUES

Attorney Manolis had no issues for review or discussion.

PLANNING ISSUES

Engineer Balewski reported that he is prepared for discussion related to issues to be presented by the Borough Manager. Otherwise, he had no issues for review or discussion.

BOROUGH MANAGER'S REPORT

2014 Seven Fields Act 13 Marcellus Shale Payment

Borough Manager Smith referred Council to a copy of the check in the amount of \$16,830.06 for Seven Fields share of the 2014 Act 13 Marcellus Shale. These funds will be deposited into the general fund. He reported this is an increase from last year's payment of \$13,449.28.

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Ordinance #85 (Evans City/Seven Fields Public Works Intergovernmental Cooperation Agreement)

After review and upon motion of Council President Sikora and a second by Council Member Messina, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the establishment of the Intergovernmental Cooperation Agreement with Evans City Borough related to Public Works resources.

2015-16 SHACOG Road Salt Agreement

After review and upon motion of Council President Sikora and a second by Council Member Trotta, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the 2015-16 SHACOG Road Salt Agreement for the purchase of road salt at \$69.29 per ton.

Pointe Place, LLC – Northpointe Lot 501A – Site Plan Review

Borough Manager Smith reported that the Planning Commission reviewed and approved by a vote of 3-1 the site plan for Pointe Place, LLC – Northpointe Lot 501A. He introduced Scott Foreman, the Senior Project Manager from Hampton Technical Associates, Inc. who was in attendance to review the site plan with Council.

Mr. Foreman presented the site plan and reported that they have been working closely with the Borough Engineer and the Planning Commission to address any issues and/or concerns.

Solicitor Manolis directed Council that they are reviewing the site plan, not approving it this evening. The plan does identify a “conditional use” and will require a Conditional Use Hearing. Council will need to approve the scheduling of the hearing.

Council President Sikora reported that the Planning Commission minutes indicate in-depth discussion relating to the building materials and thus resulting in the vote of 3-1 for approval.

Mr. Foreman deferred to Aaron Catchen, of F.J. Baehr, Architect’s office to address the building materials.

Mr. Catchen shared the building drawing and reported there are basically three materials being used, cement, metal siding and glass.

Borough Manager Smith asked if Mrs. Evans, who was present and serves on the Planning Commission, was willing to share feedback from the Planning Commission.

Mrs. Evans reported that the Planning Commission had one member very much in favor of the design and materials and one member strongly opposed to the design and materials. She recommended they both be made aware of the public hearing, and can decide if they want to attend and share their comments. In her opinion, the materials are approved building materials in accordance with our Zoning Ordinance, so it basically comes down to “particular taste” and she questions, do we restrict development by imposing our taste on one another?

Borough Manager Smith indicated that the public hearing will be held on August 10th at 6:00pm and Council will need to review and approve the legal ad which is next on the agenda.

Legal Ad - Pointe Place, LLC – Northpoint Lot 501A – Conditional Use Application

After review and upon motion of Council President Sikora and a second by Council member Messina, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the legal ad for the Conditional Use Hearing for Pointe Place, LLC – Northpoint Lot 501A, to be held on August 10th at 6:00pm.

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2nd Quarter 2015 Budget Analysis

Borough Manager Smith reviewed the General Fund and Water Fund numbers with Council. He is pleased with the results of the 2nd quarter.

Seven Fields Public Works Laborer

Borough Manager Smith indicated a need to go into Executive Session to discuss the hiring of a Public Works Laborer.

In addition, Borough Manager Smith directed Council to a letter from Borough Engineer John Balewski, of Chester Engineers, regarding his review of the Borough Storm Sewer System. Borough Manager Smith indicated a need for discussion during Executive Session regarding a potential legal matter involving the Borough Storm Sewer System.

Council President Sikora moved to adjourn to Executive Session. The motion was seconded by Council Member Trotta and the meeting adjourned at 7:12pm.

- MEETING ADJOURNED -



Borough Manager



Council President

August 10, 2015

Date Approved