

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

Council President Kimberly Regan-Koch called the meeting to order at 6:30 pm. The July Council Meeting was also held via Zoom for residents due to the COVID-19 pandemic and the resulting social distancing regulations.

ROLL CALL:

Present: Council President Kimberly Regan-Koch, Council Vice President Dawn Servello, Council Member Dr. Michael Trotta, MD, Council Member Kevin Caridad, Ph. D. (via phone), Council Member Brian Trimble, Mayor Michael Baer, Treasurer Elaine Comunale (via phone), Manager Thomas B. Smith, Engineer John Balewski, P.E Solicitor Megan Turnbull, Esq.

Absent: NONE

Council President Regan-Koch began the meeting with the Pledge of Allegiance.

PUBLIC PARTICIPATION: NONE

TRAFFIC UPDATE – CHIEF MCCOMBS, EC/SF REGIONAL POLICE

Evans City/Seven Fields Police Chief, Joe McCombs, addressed Borough Council and the public regarding the efforts being taken to minimize speeding on Borough roads, especially Mars Crider Road. Chief McCombs directed Council's attention to various traffic reports gathered throughout the Borough. These reports are posted on the Borough website for resident's information. The Chief noted that this traffic data was collected by the Evans City/Seven Fields Regional Police Department with the aid of newly purchased speed cameras/speed limit signs. A feature of these speed cameras/speed limit signs is the ability to send a text notification to officers when a car moves past the camera ten (10) miles or more over the posted speed limit.

The EC/SF Regional Police use the information gathered to target specific areas of the Borough during times when speeding is trending, and issue violations. This targeted enforcement aids in the reduction of speeding in these areas. Simply making their presence known to drivers during these times of high traffic and speeding serves as a general deterrent to those who are driving over the posted speed limit when traveling through the Borough.

Chief McCombs assured Council and the public that all efforts are being taken to mitigate speeding on all Borough roads, and especially those roads such as Mars Crider that are currently experiencing high volumes of traffic and/or drivers who are moving at unsafe speeds. The Chief advised that our police force is well aware of the situation and will continue their efforts to issue violations and discourage speeding in the Borough of Seven Fields.

Manager Smith and Solicitor Turnbull also suggested to Council and residents of Seven Fields to reach out to their state representatives to voice their approval for legislation allowing municipalities the use of radar guns. This legislation has not been approved at the State level and it was recommended that residents who feel passionately enough about the issue contact lawmakers directly. The ability to use a radar gun by the Evans City/Seven Fields Regional Police Department would aid greatly in the issue of unsafe drivers in the Borough.

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

APPROVAL OF COUNCIL MINUTES FOR JUNE 8, 2020

After review and upon a motion made by Council President Regan-Koch and a second by Council Member Trimble, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the minutes of the June 8, 2020 meeting as presented.

MAYOR'S REPORT

Mayor Baer presented the June police report and noted that there were 95 incidents in Seven Fields for the time period of June 1st through June 30th with roughly 25 of those being traffic-related.

TREASURER'S REPORT

Treasurer Comunale referred Council to the Accounts Payable List for July 2020. The grand total of the payables is \$171,660.36. After review and upon motion of Council President Regan-Koch and a second by Council Member Trotta, the following resolution was unanimously adopted:

RESOLVED: Borough Council approved the Accounts Payable List for July 2020.

Treasurer Comunale noted that the General Fund is \$1,241,027, the Total Capital Reserve Fund is \$5,023, and the Road Fund, Liquid Fuels and Sinking Fund total \$585,515.

Fund Balances as of July 13, 2020

General Fund	\$1,241,027
Capital Reserve	\$ 5,023
Road Fund	\$ 137,152
Liquid Fuels	\$ 445,403
CD Program	\$ ----
Sinking Fund	\$ 2,961
TOTAL	\$1,831,565

Bond Liability \$725,000

Available for Operating and/or Capital Expenses \$1,030,745

LEGAL ISSUES:

Solicitor Turnbull addressed Council regarding the Developer's Deposit for the Enclave at Highpointe. Solicitor Turnbull advised Council that initially the Developer's Deposit was provided as a cash bond to ensure all promised public improvements would be made by the Developer. Recently the Borough was asked to convert this cash bond to a letter of credit. Solicitor Turnbull advised Council to approve the request and noted that this is extremely common in these situations and a letter of credit falls within the bounds of the Developer's Agreement currently in place. Upon a motion from Council President Regan-Koch and a second from Council Vice-President Servello, the following was unanimously adopted:

RESOLVED: Borough Council approved the conversion of the Developer's Deposit for the Enclave at Highpointe from a cash bond to a letter of credit.

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

Solicitor Turnbull then addressed Council regarding an extension to the Developer's Agreement for the Enclave at Highpointe. Solicitor Turnbull noted that last summer an extension was granted for an additional year that will expire at the end of August. The Solicitor noted that it is in our best interest to keep that agreement in place. After consulting with the Borough Engineer, the Developer has indicated that all work should be completed by April of 2021. Solicitor Turnbull recommended that Council extend the Developer's Agreement through April 30, 2021. Upon a motion from Council President Regan-Koch and a second from Council Member Trotta, the following was unanimously adopted:

RESOLVED: Borough Council approved extending the Developer's Agreement for the Enclave at Highpointe through April 30, 2021.

PLANNING ISSUES:

Borough Engineer Balewski directed Council's attention to a change order for the paving work done on Covington Court that was not included in the original bid from A. Liberoni, Inc for the 2020 Road Resurfacing Program. The cost for this change order came to \$4,725. Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the following was unanimously adopted:

RESOLVED: Borough Council approved payment in the amount of \$4,725 to A. Liberoni, Inc. for the change order resulting from additional paving on Covington Court.

Engineer Balewski advised Council of a change order for final payment in the amount of \$715.56 due to A. Liberoni, Inc. for the cost due over the original bid amount. Engineer Balewski noted that this was great news as the original bid did not include the work needed on Covington Court and the difference in cost could have been much higher. Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the following was unanimously adopted:

RESOLVED: Borough Council approved a change order for final payment to Tudi Mechanical in the amount of \$715.56 for the completion of the 2020 Seven Fields Road Resurfacing Program.

Engineer Balewski noted that while the 2020 Road Resurfacing Program was complete, there are a few outstanding issues that A. Liberoni, Inc. will need to address before a final inspection can take place. With that said, Engineer Balewski recommended a first payment of \$208,824.38 to A. Liberoni, Inc., withholding approximately \$5,000 until all outstanding issues are resolved. Upon a motion from Council President Regan-Koch and a second from Council Member Trotta, the following was unanimously adopted:

RESOLVED: Borough Council approved a first payment to A. Liberoin, Inc. in the amount of \$208,824.38 for the 2020 Seven Fields Road Resurfacing Program – final balance to be paid upon completion of satisfactory inspection.

Engineer Balewski directed Council's attention to an invoice in the amount of \$5,073.50 from Traffic Systems and Services, LLC for work done to repair the Route 228 Traffic Signal Roadway Loop Unit which sustained damage as a result of the 2020 Road Resurfacing Program. Upon a motion from Council President Regan-Koch and a second from Council Member Trotta, the following was unanimously approved:

BOROUGH OF SEVEN FIELDS

COUNCIL MEETING

July 13, 2020

RESOLVED: Borough Council approved payment to Traffic Systems and Services, LLC in the amount of \$5,073.50 for repairs made to the Route 228 Traffic Signal Roadway Loop Unit.

BOROUGH MANAGER'S REPORT

Seven Fields Zoning Ordinance - Amendments

Manager Smith directed Council's attention to proposed amendments to the Seven Fields Zoning Ordinance as approved and modified by the Seven Fields Planning Commission. These amendments included expansion of existing definitions as well as adding new definitions. Group Homes and Personal Care Homes, Airbnb rentals, Beekeeping, and Short Term Residential Rentals were all addressed in the proposed amendments. Council discussed these amendments and decided that more time was needed to address them and it should be tabled for discussion at an upcoming Council meeting. Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the following was unanimously adopted:

RESOLVED: Borough Council voted to table the discussion of amendments to the Seven Fields Zoning Ordinance to a later Council Meeting.

2020 First Half Budget and Water Analysis

Manager Smith reported on the 2020 First Half General and Water Fund balances. The General Fund ended the first half of 2020 with a \$132,267 surplus and the Water Fund ended the first half of 2020 with a \$129,095 surplus.

Resolution 2020-21 (Borough Engineering)

Manager Smith advised Council that Borough Engineer Balewski recently left Mackin Engineering and joined ms consultants, inc. Manager Smith requested Council's approval of Resolution 2020-21 (Borough Engineering) appointing ms consultants, inc as the Borough Engineering Firm. Upon a motion from Council President Regan-Koch and a second from Council Vice-President Servello, the following was adopted with a vote of 4 to 1:

RESOLVED: Borough Council approved Resolution 2020-21 (Borough Engineering) appointing ms consultants, inc. as the Borough Engineering Firm.

Resolution 2020-22 (Seven Fields Zoning Hearing Board Appointment)

Manager Smith requested Council's approval of Resolution 2020-22 (Seven Fields Zoning Hearing Board Appointment) appointing Brocton Skeen to the vacant seat on the Seven Fields Zoning Hearing Board with a term expiring on December 31, 2022. Upon a motion from Council President Regan-Koch and a second from Council Member Trotta, the following was unanimously adopted:

RESOLVED: Borough Council approved Resolution 2020-22 (Seven Fields Zoning Hearing Board Appointment) appointing Brocton Skeen to the Seven Fields Zoning Hearing Board with a term expiring on December 31, 2022.

2020 Act 13 Marcellus Shale Grant

Manager Smith advised Council that the Borough had received \$16,316.70 in 2020 Marcellus Shale Grant Funds. Manager Smith noted that this amount was \$7,610.99 less than the amount received in 2019.

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

Pittsburgh Power Softball (Request for 25% Discount for 2020 Season)

Manager Smith directed Council's attention to an email received from EJ Pfab of Pittsburgh Power Softball requesting a 25% discount in fees for their use of Borough ballfields for the 2020 Season. Manager Smith noted that due to the COVID-19 pandemic, Pittsburgh Power Softball's use of the ballfields has been reduced drastically and the Organization has only recently been able to resume use of the fields. After a brief discussion and upon a motion from Council President Regan-Koch and a second from Council Member Trotta, the following was passed with a vote of 4 -1:

RESOLVED: Borough Council approved a 25% discount in fees be issued to Pittsburgh Power Softball for their use of the Seven Fields Ballfields during the 2020 season.

Municipal Recycling Program Performance Grant 904

Manager Smith requested Council's authorization to submit the 2019 Municipal Recycling Program Grant Application for the Borough. Manager Smith advised that the grant is based on the total recycling tonnage of the Community and the funds are discretionary. Manager Smith noted that the Borough received \$6,650 in funds in 2019. Upon a motion from Council President Regan-Koch and a second from Council Vice-President Servello, the following was unanimously adopted:

RESOLVED: Borough Council approved submittal of the 2019 Municipal Recycling Program Grant Application for the Borough of Seven Fields.

Seven Fields 2020 Music, Beer & Wine Fest

Manager Smith advised Council that in light of the ongoing COVID-19 pandemic and recent restrictions put in place by State Government to stop the spread of the virus, a decision would need to be made about the upcoming Seven Fields 2020 Music, Beer & Wine Fest and whether or not to move forward with the event. Manager Smith noted many changes and factors that would impact The Music, Beer & Wine Fest in 2020. Manager Smith pointed out that all attendees would need to be screened upon entry (temperature taken and COVID-19 exposure questions asked); all patrons and vendors would need to wear a mask at all times; no tables or seating would be provided by the Borough for safety reasons; and areas would need to be marked out in the parking lot six feet apart for patrons to stand to ensure social distancing was adhered to while drinking or eating when masks could not be worn. Manager Smith noted that various news sources were reporting that new restrictions could be put in place shortly limiting gatherings to 25 people or less and no alcohol sales, which would greatly impact this event.

Council discussed all of these restrictions and the possible outcomes of holding the event during the COVID-19 pandemic. Council President Regan-Koch noted that holding the event with all restrictions in place could discourage patrons and vendors from returning to the event in 2021, as well as possibly put everyone at the event at risk if it was held at this time. Council agreed that the main goal is for all events to be successful, enjoyable, and safe for residents and vendors alike, and in these difficult times doing so would be a challenge, especially if further restrictions were imposed on Pennsylvania and/or Butler County.

Upon a motion from Council Member Trotta and a second from Council Member Trimble, the following was adopted with a vote of 4-1:

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

RESOLVED: Borough Council approved the cancelation of the Seven Fields 2020 Music, Beer & Wine Fest due to the COVID-19 pandemic and resulting safety concerns.

Seven Fields 2020 Food Truck Nights

Manager Smith advised Council that in light of the ongoing COVID-19 pandemic and recent restrictions put in place by State Government to stop the spread of the virus, a decision would need to be made about the upcoming Seven Fields 2020 Food Truck Nights and whether or not to move forward with these events. Manager Smith noted that as with the Music, Beer & Wine Fest, restrictions would need to be in place during Food Truck Nights to remain compliant with current mandates. Council was advised that for every Food Truck Night attendance would need to be limited to 200 attendees at any one time. In order to accurately maintain this number, the entire parking lot in which the event is held would need to be fenced in with a defined entrance and exit point. Attendees would need to be screened upon entry (temperature taken and COVID-19 exposure questions asked) and masks would need to be worn at all times. Manager Smith indicated that attendees of Food Truck Nights would need to immediately exit the area upon purchasing their food and more likely than not, a line would form with patrons waiting to enter the area once the 200 person limit had been reached. Manager Smith also advised Council that to discourage congregating, it would not be wise to include entertainment and alcohol sales at the Seven Fields 2020 Food Truck Nights.

Discussion was had regarding the feasibility of placing trucks in cul-de-sacs throughout the Borough to avoid congregation of patrons. Manager Smith pointed out that this presents a few issues, namely a shortage of Borough staff members and EC/SF Police Officers to patrol and maintain the areas the food trucks are parked. Manager Smith also indicated that residents living on those streets or cul-de-sacs may not appreciate a food truck parked in front of their house or patrons milling about on their property and parking on the streets. A suggestion was also made to place the Food Trucks in the fields at the Town Park. This solution was not feasible however as the event would still be limited to 200 people and the area would still need to be fenced in to keep an accurate count of attendees.

At this point in the meeting, it was suggested to postpone Food Truck Nights as planned and form a committee to address the setbacks of holding this event and come up with a creative solution. A suggestion was also made to cancel the Seven Fields 2020 Food Truck Nights as they currently stand and hold another event with Food Trucks later on in the year, presumably when less COVID-19 restrictions are in place.

Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the following was unanimously adopted:

RESOLVED: Borough Council approved postponing the Seven Fields 2020 Food Truck Nights as currently planned until a later date in 2020.

Upon a motion from Council Vice-President Servello and a second from Council President Regan-Koch, the following was unanimously adopted:

RESOLVED: Borough Council approved the creation of a committee to address the current setbacks the Seven Fields 2020 Food Truck Nights are experiencing and come up with a creative solution to hold the events at a later date in 2020.

**BOROUGH OF SEVEN FIELDS
COUNCIL MEETING
July 13, 2020**

Seven Fields 2020 Town Park Pool Season

Manager Smith directed Council's attention to a spreadsheet detailing pool staff pay and hours and pool revenue for the 2020 Town Park Pool Season since its opening on July 3, 2020: wages-\$1,879.50; Memberships sold-\$4,239; Daily Passes sold-\$528. Manager Smith asked Council to discuss these numbers and the feasibility of continuing to operate the pool for the remainder of the 2020 Town Park Pool Season. After much discussion and debate, it was decided that the pool will remain open at this time, as well as allow non-residents to purchase memberships and utilize the Seven Fields Town Park Pool effective immediately. Manager Smith advised Council that Resolution 2020-19 (Seven Fields Town Park Pool Fees and Operation) as passed allows Council and Borough Management to make operational changes and modifications for the Town Park Pool without a formal vote. Borough Council will monitor pool revenue in the upcoming weeks and reevaluate the decision to keep the Town Park Pool open if necessary.

Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the meeting was adjourned to Executive Session at 8:27 p.m.

EXECUTIVE SESSION

Upon a motion from Council President Regan-Koch and a second from Council Member Trimble, the meeting was adjourned at 8:46 p.m.



Borough Manager

- Meeting Adjourned -



Council President

8/10/2020
Date Approved