

Chairman Joe Kerber on Thursday October 4, 2018 at 6:30pm in the Meeting Room of the Municipal Building called a Special Meeting of the Sewickley Township Board of Supervisors to order as advertised in the Tribune Review on Thursday September 27, 2018. The members of the Board of Supervisors present were Joseph Kerber, Brian Merdian and Mark Petros. Also attending the meeting were Daryl Dermotta, Linda Harvey, Jim Harvey, Attorney Kansler and Erika Horvat.

Mr. Kerber led those present in the Pledge of Allegiance.

Public Comment

Linda Harvey has a concern about the property maintenance code. She asked how we are going to enforce it and who is going to enforce it and how do you make sure we don't have selective enforcement. Attorney Kansler stated that Mike Stack, the Building Code Inspector or the Ordinance Officer would have those duties. There would be no selective enforcement, it would just be whenever either a complaint is given to the Township or if there is an observation by the Township, it would be addressed by the appropriate officer. Mr. Merdian stated it would be no different than our current process. Mrs. Harvey stated her concern is the enforcement. Right now we have an Ordinance Officer that is only here about 20 hours per week. It seems we would need more enforcement. Mr. Kerber stated Mike Stack and the Ordinance Officer will work together on this. Mr. Merdian stated any time you make a big change like this there is always growing pains. We will have to work those out. This is not to create a police force; this is to make it harder to let property owners let their properties become a nuisance. This is to help with enforcing landlords to keep their properties under compliance, which makes them charge higher rent. In my opinion, this could hopefully help with some of the drug activity. We want to put this in place for concerns of health and human safety. Attorney Kansler stated that this is a good idea to put into place. Right now when we have a dangerous structure we don't have the means or method to condemn. This is one of the important things about this code, that there are a multitude of properties that we are dealing with right now that this code can help with. Right now we cannot lien and demolish the property. Mr. Kerber stated that we have been paying to have the grass cut at these properties and we need to be able to go after them. Attorney Kansler stated these property owners have been taken to court, they get fined, and pay the \$100 payment on the fine, but nothing is done with the property itself. It's cheaper and easier for them to just pay the fine.

Workshop Discussion: MSATS Transaction

Attorney Kansler stated he was authorized to enter negotiations with MSATS and MAWC regarding the transfer of MSATS to MAWC. This has been done multiple times with other authorities and it's been done well so we didn't have to invent the wheel with this one. I looked through the agreement and addressed some concerns with Scott Avolio and Rich Schmizzi. They agreed to the changes. Last Friday I made all the changes to the agreement and recirculated it. We got response back today at 6:22pm so I did not get a chance to look at it. The things I wanted changed were more technically changes. It will take a period of time after we sign the agreement for things to happen. MSATS holds a loan with PNC which is around \$240,000. MAWC will either payoff the loan or rewrite the loan so it is in their name. This will then release our name as guarantors of the loan. The Department of Agriculture, there are two bonds out that they backed, approximately 8.8million dollars is outstanding that we are also guarantors of. The Department of Agriculture has agreed to remove us as guarantors and MAWC will be taken over those loans. Third, last year we approved a loan through Penn Vest in the amount of approximately 2.5 million dollars. Penn Vest will allow MAWC to assume that loan and remove us as a guarantor. We will no longer be guaranteeing about 12 million dollars. MSATS will then cease to exist; the one employee there would retain her job working for MAWC. The Township would get the real property that MAWC has no interest in, specifically being the office building in Hermine. All of these things that have to take place are going to take time. Even though we sign the agreement this month or next month, I don't see it closing for another 6-8 months. Once we close on everything and MSATS has no reason to exist they will dissolve. All of MSATS remaining assets will then be transferred to the Township. I would have to do some cleanup paperwork, deed paperwork to transfer over the property and such. Once the funds from MSATS get transferred over we will have to come up with a plan to safeguard those funds so they are used properly. Mr. Kerber asked if we heard anything else with SSMSA. Attorney Kansler stated no, he feels that they are still waiting to see if PA American Water will buy them out. Mr. Merdian stated that MSATS and SSMSA are two totally different entities; they in no way are affiliated with each other. MAWC is willing to purchase SSMSA. That board did not accept the bid. Mr. Merdian went on to discuss requesting the financials from SSMSA and his concerns over their finances. He stated the Township is on the hook for all of their money and if things continue to go south, I will not want the Township pulled down with them. Mr. Kerber stated that if MAWC buys SSMSA, they are willing to pay off their loan, which in turn breaks SSMSA from the agreement with Elizabeth.

Workshop Discussion: Property Maintenance Code

Mr. Merdian discussed the part of the code regarding old swimming pools and ponding waters. Is this something we need to add to the code? We get a lot of complaints regarding green swimming pools and concerns over mosquitos. Attorney Kansler stated that it is my goal to have this approved during the winter, before spring when you start to see the maintenance issues. Mr. Merdian also wanted to address the fees, fines and violations that come along with this. I would like to make sure these are already set when we put this up for public view. Attorney Kansler stated that we will probably set the fees by way of resolution.

New/Old Business

Attorney Kansler wanted to discuss under new old business the Waltz Mill Industrial Park. What I am hoping would happen is that the Planning Commission votes certifying the study area as being blighted. Once they make that certification, we can give that to the county. They would then have what they need to begin preparing their plan for creating the tax incremental finance. What that does with the timing of the board, I will be presenting a resolution approving the plan from the engineer for the project certifying that it is blighted and accepting the TIF plan. It's anticipated that it will take about eight years to pay off the loan to do the development. Once that is paid off, the increased tax money will then go to the taxing authorities, which would include us.

With no further business to come before the Board, Brian Merdian made a motion to adjourn, seconded by Mark Petros. Voting: Mr. Kerber, Mr. Merdian, Mr. Petros, yes; Motion carried. Meeting adjourned at 7:06pm.