

Allegheny County Council

436 Grant Street
Pittsburgh, PA 15219
Phone (412) 350-6490
Fax (412) 350-6499



Meeting Minutes

Thursday, October 13, 2016

5:00 PM

Conference Room 1

Committee on Public Works

Bob Macey, Chair

*Members; Sam DeMarco, Jim Ellenbogen, Mike Finnerty, Nick Futules, Cindy Kirk,
Paul Klein, Denise Ranalli-Russell, DeWitt Walton*

I. Call to Order

The meeting was called to order at 5:03.

Invited Guests:

William D. McKain, CPA, Allegheny County Manager or designee(s)
Stephen Shanley, Director, Allegheny County Department of Public Works

Mr. McKain was present from the Office of the County Manager.

Mr. Szefi was present from the Law Department.

Mr. Shanley and Mr. Dillon were present from the Department of Public Works.

Mr. Barker and Mr. Szymanski were present from the Office of County Council.

II. Roll Call

Members Present: 3 - Macey, Michael Finnerty and DeWitt Walton

Members Absent: 6 - Sam DeMarco, Jim Ellenbogen, Nick Futules, Cindy Kirk, Paul Klein and Denise Ranalli-Russell

Members 1 - Sue Means

Non-Members:

III. Approval of Minutes

[9854-16](#)

Motion to approve the minutes of the August 25, 2016 meeting of the Committee on Public Works.

**A motion was made by Walton, seconded by Finnerty, that this matter be Passed.
The motion carried by a unanimous vote.**

IV. Agenda Items

Ordinances

[9736-16](#)

An Ordinance authorizing the County of Allegheny to acquire by condemnation certain right-of-way and easement areas from three parcels required to realign Thoms Run Road, also known as Thoms Run - Oakdale Road, in Collier Township (6306-0201), and to take such further action as may be necessary under applicable law, including the Eminent Domain Code.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Shanley described its provisions, noting that the realignment is being undertaken for safety purposes and that two of the three property owners are deceased and successors in interest cannot be located, and that a price has not been agreed upon with the one owner that has been located.

In response to a question from Mr. Finnerty, Mr. Shanley noted that this acquisition process for these properties has been ongoing for a period of years.

The Chair expressed support for the notion of improving the safety of Thoms Run Road.

The Chair and Mr. Finnerty both noted that eminent domain is a last resort in their opinion.

A motion was made by Finnerty, seconded by Walton, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

[9819-16](#)

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the grant of a non-exclusive service driveway easement under the 16th Street Bridge to the Buncher Company as part of its Riverfront Landing development to enable Buncher to have access to buildings that it will construct on its property located on both sides of the 16th Street Bridge.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Szefi provided an overview of its provisions, noting that the proposed development is significant, and will likely take up to 15 years to complete. Mr. Szefi indicated that part of this development includes two office buildings that are adjacent to the 16th Street Bridge, and that the property in question only has value to the County as a means of gaining access to the bridge structure in the event that maintenance is necessary. Mr. Szefi noted that the buildings will both be about 50,000 square feet and will likely have a significant assessed value once completed, and that the non-exclusive license will remain revocable by the County at any time in the future.

In response to a question from the Chair, Mr. Szefi indicated that the easement agreement will require that the County be completely indemnified by Buncher.

In response to questions from Mr. Finnerty, Mr. Szefi provided orientation cues for the schematic drawing depicting the area and which is included with the ordinance. Mr. Szefi also noted that the buildings will have to meet the City's requirements for set backs, that this will result in 20 or 30 feet between the buildings and the bridge structure, and that access to the bridge at no cost to the County will absolutely be a condition of the easement.

In response to a question from Mr. Walton, Mr. Szefi noted that the easement will allow Buncher to have access between the buildings via a 60 foot or so direct driveway, rather than having to travel an indirect path to Smallman Street and back via side streets.

Ms. Means suggested that there may be wisdom in prohibiting flammable or hazardous materials from being transported under the bridge, and Mr. Szefi noted that the structures would be office buildings, and that this would likely minimize the potential for this.

In response to a question from Mr. Finnerty, Mr. Szefi noted that the driveway would be maintained by Buncher.

A motion was made by Finnerty, seconded by Walton, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

[9845-16](#)

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting Cranetown Media LLC a temporary license to use certain County owned real and

personal property in connection with filming a television series.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill.

The Chair expressed a desire to avoid having conditional uses of this type in circumstances that result in significant time pressures. Mr. McKain agreed that this would be beneficial, but noted that the film industry sometimes makes filming decisions on extremely short notice.

Mr. McKain discussed the provisions of the bill, noting benefits to the local economy in the form of sales, drink, vehicle rental and hotel/motel taxes, and indicating a potential benefit for the first season of the series at \$70 million to the region. Mr. McKain described the areas to be used for filming, and noted that Courthouse guards would provide security, and that the County would be reimbursed for those services.

Mr. Walton expressed his belief that this constitutes an opportunity to develop this industry in the region in order to provide opportunities for the County's residents to build careers in the industry.

In response to a question from Ms. Means, Mr. McKain noted that the filming would take place over a weekend and would not impact the activities of the Courts or other County offices.

Mr. Finnerty and Mr. McKain noted that the production company would provide adequate insurance and indemnify the County, and would restore any property used to its pre-filming condition.

In response to a question from Ms. Means, Mr. McKain noted that there would be no fee paid by the production company, but that it would reimburse the County for any out of pocket expenses.

In response to a question from Ms. Means, Mr. McKain and Mr. Walton noted that Netflix appears to anticipate being in the region for filming for an extended period of time, as they just executed a 10 year lease for office space in the Strip District.

A motion was made by Walton, seconded by Finnerty, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

Discussion Topic:

Allegheny County Department of Public Works Roads Project Status Update

Mr. Shanley discussed the PowerPoint presentation that he would be giving and noted that it is part of an accreditation program in which the Department is currently seeking re-accreditation. Mr. McKain noted that Allegheny County is the only County in Pennsylvania that currently has this accreditation.

Mr. Shanley gave a PowerPoint presentation entitled "Allegheny County Department of Public Works Self-Assessment Results and 2016 Projects." Mr. Shanley discussed the benefits of accreditation, technological advancements including coordination with local utilities, asset managements and invoice workflow process improvements. Mr. Shanley noted various administrative enhancements in the areas of performance management, improved safety and policy and procedure manuals. Mr. Shanley described operational improvements involving the paving program and increased revenue from overweight/overload permitting. Mr. Shanley discussed future initiatives, including the

creation of a pavement management program and utility coordination.

With regard to completed projects, Mr. Shanley discussed road projects, retaining wall projects, bridge repair projects, capital bridge projects, capital road projects, in-house repairs and paving, and permits paving to remediate paving that may have been damaged through utility work.

Mr. Shanley discussed projects completed in 2016, including the Roberts Hollow stabilization, Homeville Viaduct restoration, and Middle Road paving. Mr. Shanley also described projects that are anticipated to be completed in 2017, including the Pine Creek and Douglas Run bridge replacements.

In response to a question from Ms. Means, Mr. Shanley described some of the funding mechanisms that the Department avails itself of, and Mr. McKain and Mr. Dillon provided some additional detail regarding the benefits of the accreditation.

The Chair expressed his belief that being accredited is a source of pride for the Department and County.

In response to a question from Mr. Finnerty, Mr. Shanley noted that the Department is in the beginning phases of developing a 5 year plan for utility coordination. Mr. Shanley and Mr. Dillon noted that the goal is to develop a comprehensive map with the assistance of PA One Call depicting the planned upcoming projects in order to allow them to be coordinated to the extent possible. Mr. Dillon noted that the number of municipalities and authorities in the County does present a challenge for coordination purposes.

In response to a question from the Chair, Mr. Shanley noted that snow and ice agility agreements have been helpful to the extent that they have increased the efficiency with which roads get cleared by agencies that are closest to or most able to address needs.

V. Adjournment

The meeting was adjourned at 5:58.