

# **Allegheny County Council**

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## **Meeting Minutes - Approved**

**Tuesday, July 7, 2015**

**4:00 PM**

**Conference Room 1**

## **Committee on Public Works**

*Bob Macey, Chair  
Members: Jim Ellenbogen  
Michael Finnerty  
Nick Futules  
Heather Heidelbaugh  
Ed Kress  
William Russell Robinson*

## I. Call to Order

*The meeting was called to order at 4:01.*

### Invited Guests:

**William D. McKain, CPA-County Manager or Designee**

**Stephen G. Shanley P.E.- Director, Public Works or Designee**

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

*Mr. Szefi was present from the Law Department.*

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

*Ms. Collinge and Mr. Earley were present from the Department of Economic Development.*

*Mr. Barker was present from the Office of County Council.*

## II. Roll Call

**Members Present:** 5 - Macey, Michael Finnerty, Nick Futules, Heather Heidelbaugh and William Robinson

**Members Absent:** 2 - Jim Ellenbogen and Ed Kress

**Members** 2 - Sue Means and Terri Klein

**Non-Members:**

## III. Approval of Minutes

[9050-15](#)

Motion to approve the minutes of the Public Works Committee meeting of Allegheny County Council held on May 12, 2015

**Passed**

## IV. Agenda Items

### Ordinances

[8957-15](#)

An Ordinance authorizing the County of Allegheny to acquire by condemnation a certain permanent bridge structure access easement and temporary construction easement required to reconstruct the South Tenth Street (Philip Murray) Bridge, Phase 2, carrying South Tenth Street over the Monongahela River in the 1st and 17th Wards of the City of Pittsburgh, (MA11-3511), and to take such further action as may be necessary under applicable law, including the Pennsylvania Eminent Domain Code.

**Sponsors:** Chief Executive

*At the request of the Chair, the clerk read the title of the bill and Mr. Shanley and Mr. Wright discussed the nature of the 10th Street Bridge work and the easement requirements.*

*In response to a question from Mr. Finnerty, Mr. Robinson, Mr. Shanley and Mr. Wright*

*discussed the businesses and property owners at the south end of the 10th Street Bridge, as well as the reasons for which access may be required on a permanent basis on that end of the structure.*

*In response to a question from Mr. Finnerty, Mr. Wright discussed the history of the County's discussions and negotiations with one of the businesses on the south end of the bridge.*

*Mr. Robinson mentioned the possibility of relocating one of the businesses, and Mr. Shanley noted that the access easement contemplated should not interfere with the work done on the premises or necessitate relocation.*

*In response to questions from Ms. Means, Mr. Wright described the temporary construction easements in contrast to the permanent maintenance easement, the offers that have been made to the business that owns the property relevant to the permanent easement, and the interrelated timeframe for this project in relation to other bridge projects in the area.*

*Ms. Means and Mr. Wright discussed the potential for entering a post condemnation settlement agreement if the business property owner decides later that they would like to take the offer previously tendered by the County.*

*The Chair and Ms. Means discussed the procedures by which property and eminent domain negotiations typically are accomplished.*

*Mr. Robinson expressed familiarity with the process and a willingness to defer to Mr. Shanley, Mr. Wright and the Law Department with regard to the wisdom of proceeding in this fashion.*

*In response to a question from Ms. Klein, Mr. Wright described how the fair market value of the easement was determined by an appraiser.*

*In response to questions from Ms. Heidelbaugh, Mr. Szefi indicated that the Law Department typically does not negotiate in these situations because the County has acquisition agents that perform that function, Mr. Shanley noted that all actions need to be undertaken in accordance with PennDOT guidelines due to funding conditions, and Mr. McKain emphasized that the easements would not be exclusive and that they would not interfere with the owner's use of the property.*

**Held in Committee**

[9042-15](#)

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in four (4) vacant parcels currently owned by Allegheny County, the City of Pittsburgh, and the School District of Pittsburgh to the School District of Pittsburgh.

**Sponsors:** Chief Executive

*At the request of the Chair, the clerk read the title of the bill and Ms. Collinge summarized its provisions, noting that the School District has been assembling property for this parking lot for some time in order to abate issues caused by teachers at the local public school using street parking when school is in session and explained how the parcels were valued for the purposes of the County being paid over \$3,000 for its interest by the School District.*

*In response to questions from Mr. Finnerty, Ms. Collinge noted that the City donated its interest at no cost, and that the City had already authorized the transfer of its interest.*

*In response to a question from Mr. Futules, Ms. Collinge described the siting for the prospective lot in relation to the parcels involved in the transfer.*

*In response to a question from Mr. Robinson, Mr. Szefi expressed a belief that the parcels involved in the transfer lie within Ms. Green Hawkins' Council District. Mr. Robinson suggested that this information be made available as a matter of course in future transactions of this nature.*

*Ms. Klein inquired about the possibility of donating the County's interest, and Mr. Szefi noted that the ordinance would have to be amended in order to do so.*

*The Chair and Mr. Szefi noted that the purchase price likely covers the cost of the transaction for the County.*

*In response to a question from Ms. Klein, Mr. McKain, Mr. Szefi, and Ms. Collinge discussed the history of similar transactions and how payment amounts have been derived historically.*

*Mr. Futules and Ms. Collinge discussed the costs incurred by the County to date in the course of processing the transaction.*

**Held in Committee**

## **V. Adjournment**

*The meeting adjourned at 4:39.*