Sharpsburg Borough Council Meeting Workshop Minutes
May 12, 2025
6:30pm
Borough Council Chambers

1. President Laing called the meeting to order and roll call showed the following present: Jonathan Jaso, Corey Ochai. Adrianne Laing, Roman Mason, David Breingan, Sarah Ishman, Karen Pastor, Mayor Portis. Also present was Christine DeRunk.

2. Discussion Items
    a. There was a presentation to the public and invited guests. See the attached slides.

3. Public Comment
    a. Clark Wigginton stated that the paving on S Main has been completed.

4. Motion to adjourn by Mr. Jaso, 2nd by Mr. Mason.

Respectfully submitted,

Christine DeRunk
Borough Manager

Borough of Sharpsburg State of the Union

June 12, 2025

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It's an exciting time to be in Sharpsburg

- Increased level of investment
  - Public
  - Private
  - Utilities
  - Nonprofits
  - Technical Assistance
  - Volunteers
- Overcoming some recent financial challenges
  - Recovery was enabled by Strategic Management Planning Program (STMP)

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What is the STMP Program?

- Program offered through the Pennsylvania Department of Community and Economic Development (DCED)
- Provides matching grants to assist municipalities experiencing fiscal difficulties to develop a comprehensive multi-year financial plan and to establish short- and long-term financial objectives

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Key Accomplishments

- Achieved and maintaining segregation of financial duties
- Producing timely monthly financial reports
- Managing the budget closely
- Purchased code enforcement software
- Upgraded technology for efficiency and security
- Developed and annually updating Capital Improvement Plan
- Developing a Road Maintenance Plan
- Completing CCTV work to plan for future sewer system investments
- Developing a Comprehensive Stormwater Management Plan

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Public Investments

- Approximately $41.2M to the Borough to be used throughout the Borough including the riverfront
  - Large projects – Building a bridge over the railroad
  - Small projects – Installing curb ramps on sidewalks
- Another $11M awarded directly to Riverfront 47 for public infrastructure such as construction of roadways, sidewalks, utilities, and other public spaces

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Private Investments

- Nearly $1.2M from Riverfront 47
  - Local matches on grants that we applied for together
  - Design and engineering of the streetscaping that will begin in 2025 on Main Street

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Utility Investments

- Peoples Natural Gas
  - Significant main line and service line replacements completed and will continue
  - All of Main Street and many side streets have had or will have gas lines replaced
- Hampton Shaler Water Authority
  - $1M in completed Sharpsburg-specific projects
  - $8M+ in planned investments over the next 10 years

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Non-Profit Investments

- TreeVitalize
  - 96 trees planted
  - $71,262 in value for trees and site work
- Tree Pittsburgh
  - Gave away 150 trees and shrubs
- Artspiration
  - Public art
- Sharpsburg Neighborhood Organization (SNO)
  - Various activities from container food gardening to affordable housing initiatives

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Technical Assistance Investments

- WaterNow Alliance $62,500
  - Develop stormwater plan RFP
- DEP's Shared Energy Manager $42,125
  - Energy audits
  - Feasibility studies
  - Input for microgrid
- Protogen $15,230
  - Preliminary design and grant support for microgrid application
- Thriving Communities (TCTA)
  - Affordable housing
- ACED
  - Ongoing TA

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Volunteer Investments

- Partnerships with SNO
  - Tree plantings
  - Earth Day Cleanup
  - Spend a Saturday in Sharpsburg
- Borough Commissions
  - Juneteenth
  - Funnel Cake Fridays with Rotary Club
  - Holidays on Main events
  - Planning Bicentennial events

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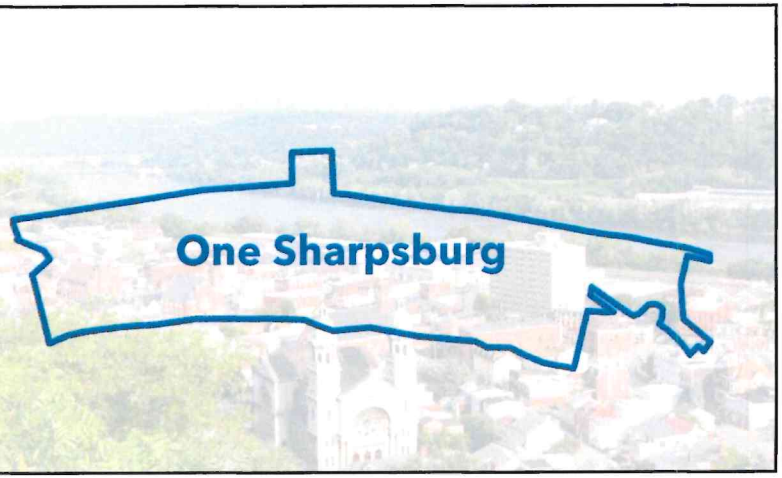

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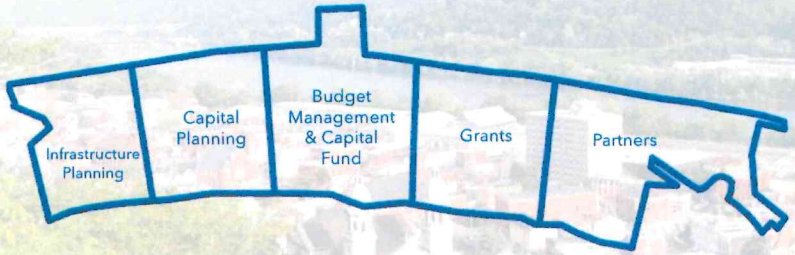
Five Elements Toward One Sharpsburg



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Element 1: Infrastructure Planning

Boroughwide CCTV of Sewer System

Comprehensive Stormwater Management Plan

Roadway Assessment and Improvement Plan

→ PENNVEST Application to rehabilitate/replace the sewer system

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Element 1: Infrastructure Planning

- Active Transportation Plan/Mobility Study
- Funded by Allegheny County as part of Active Allegheny program

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Element 2: Capital Planning

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Element 3: Budget Management & Capital Reserve Fund

- 2023 – Minimum Fund Balance Policy adopted
- 2025 – Capital Reserve Fund created and capitalized
- Capitalize the new Capital Reserve Fund at approximately $80,000 based on the 2023 annual audit and the Minimum Fund Balance Policy
- We are expecting to add another $500,000 to this fund after the completion of the 2024 annual audit

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Element 4: Grants

- The need for funding always exceeds the availability of funds
- Most projects are grant funded at least in part, with a local matches generally up to 35% of project costs depending on the funding source

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Element 4: Grants

- Maps show projects by category
  - **Community/Economic Development** – demolition, holiday lights
  - **Energy Efficiency/Resiliency** – microgrid
  - **Government Operations** – technology upgrades
  - **Mobility** – roads, sidewalks, trails
  - **Park Improvements** – new basketball courts, pavilion upgrades
  - **Stormwater** – catch basins, underground facilities and sewer lines

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Locations of Completed Projects

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Locations of Funded but Not Completed Projects

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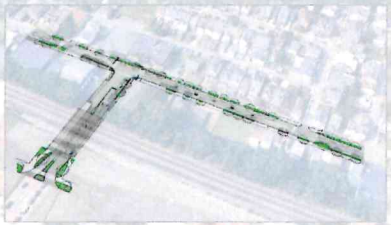
Streetscaping/Riverfront Improvements

- Streetscaping on Main Street between 19th and 21st Streets
- Streetscaping 19th Street
- Tunnel Repairs to the riverfront entrance at 19th Street
- $2M project funded by PennDOT MTF
- Project will start in 2025 and be completed 2026



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Kennedy Park Facility

- Design and engineering of underground stormwater facility
- Estimated retention of 750,000 gallons of stormwater to prevent flooding
- $132,000 funded by EPA Clean Water funds

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Sewer Line Cleaning and CCTV Work

- CCTV work underway to camera the entire sewer system
- Completion date summer 2025
- Data used to submit a PENNVEST application for approximately $7M-10M to rehab the entire sewer system

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Kennedy Park Stormwater and Basketball Court Rehab

- Rehabilitate and make one full-sized basketball court at Kennedy Park
- Removal of excess asphalt to better manage stormwater
- Planting of trees and grass to create more green space and increase shade canopy
- $71,202 project funded by CDBG, which runs through ACED
- Completed summer 2025

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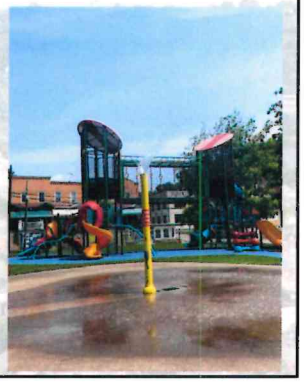
16th Street Park Improvements

- Pavillion rehab
- Rehab of basketball court
- Installation of acrylic surface on splash pad concrete
- Shade structures
- $167,158 project funded by GTRP
- Completed summer 2025



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Resiliency Microgrid

- Went to bid today
- Can power critical operations for up to two weeks even during the darkest time of the year
- $1M project funded by Allegheny County Health Department

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Locations of Partially Funded or Unfunded Projects

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The Big Challenge: Housing

Median household income increased by 57%
2016-2023

Home sales price increased by 269%
Rents increased by 220%
2016-2023

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Community Partnership in Action

- Sharpsburg Neighborhood Organization (SNO)
- Gratitude for 10+ years of community-driven work
- Honoring the past, building the future
- Unique collaboration between SNO & the Borough

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Sharpsburg Housing Actions & Resources Plan (SHARP)

LAYING THE FOUNDATION

- Phase 1: Stakeholder interviews, Identifying next steps
- Phase 2: Sharpsburg Housing Actions & Resources Plan
- Partner: Studio for Spatial Practice

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Sharpsburg Housing Actions & Resources Plan (SHARP)

- Community Engagement
- Identify and Align Partners
- Leverage Additional Resources
- Create a Roadmap for Action

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Preserve. Produce. Provide.

PRESERVE – Existing housing stock through rehabilitation, weatherization and other energy upgrades

PRODUCE – new housing that's affordable, accessible and aligned

PROVIDE – resources, services, and opportunities with partners

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Related SNO Programs & Initiatives

- Workforce stipends – TriState Capital Bank, NPP
- Civic Stewardship Education – Fair Shake Env. Legal Svcs., NPP
- Energy Efficiency Upgrades – E3
- Food Justice – Giant Eagle, NPP
- Aging in Place – Age-Friendly Greater Pittsburgh
- Online Resource Hub – CMU's Deitrich School

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Element 5: Partners

- US Sen. John Fetterman
- US Sen. Dave McCormick
- US Rep. Chris Deluzio
- PA Sen. Lindsay Williams
- PA Rep. Mandy Steele
- PennDOT Sec Mike Carroll
- DCED Sec Rick Siger
- DCED Dep Sec Rick Vilello
- ED Governor's Office of Critical Investments Brian Regli
- County Exec Sara Innamorato
- ACED ED Lauren Connelly
- ACED Dep Dir Simone McMeans
- ACED Mgr Development Div Erin Deasy
- ED SNO Jodi Klebick
- Steve Mosites and the Riverfront 47 Team

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Thank you

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