

Canonsburg Borough Council Meeting
Monday August 14, 2017
6:30 PM

CALL TO ORDER:

The meeting was called to order by Mr. Bell at 6:30 pm.

Moment of Silence called by Mr. Bell.

Pledge of Allegiance

Roll Call:

Mr. Paul Sharkady-Present

Mr. John Severine-Present

Mrs. Tina Bails - Present at 6:35

Mr. Joe McGarry - Vice President-Present

Mrs. Fran Coleman - Present

Mr. Harold Bowman - Present

Mr. Richard Bell –President- Present

Others Present: Solicitor Mr. Jeff Derrico, Borough Manager Ms. Denise Lesnock, Mayor David Rhome, Fire Chief/Public Works Mr. Tom Lawrence, Chief of Police Mr. Alex Coghill and KLH Engineer Mr. Bob Robinson

PUBLIC COMMENTS:

None

GUESTS:

Bryan Lowe, PE with the Harshman CE Group and Brook Ward, Chief Operating Officer and Executive Vice President with Washington Health Systems were present to discuss the outpatient facility construction at One Hundred Eight South Central. Mr. Ward stated they have owned and operated the Family Medicine physician office and resident office for over twenty years. They have out grown their current location and now have six physicians, 2 mid-levels and four residents. Mr. Ward stated the land was acquired six years ago which is located across from the elementary school. The plan is to redevelop the area with a new medical office building and relocate from Pike Street. Mr. Lowe reviewed Engineer drawings. The project is over an acre and a quarter of developable site. They are proposing

a new out-patient center. They have storm water, landscaping and driveway entrances. They have received conditional approval from the Planning Commission contingent upon the Engineer's comments. Mr. Lowe reviewed the overall schematics and architectural views indicating the final product. Mr. Lowe said they are seeking the final approval from Council contingent upon the Engineer's Comments.

Mr. Bell appreciated the presentation and stated Council is excited. Council voted, #5 Voting Items.

Mr. Lowe reviewed the plans for A&S Landscaping, Strabane Avenue. Mr. Lowe reviewed the overall site plan. Mr. Lowe stated the Planning Commission conditionally approved the plan per compliance with the Engineer's recommendations for a second building. They are seeking approval from Council. The overall site has a history; there have been several feet of fill placed on the property. Mr. Lowe said he understands there have been issues presented regarding contamination. The deed states there is a six-foot buffer; therefore, one cannot dig below six feet. Historically the site has been filled in. Excavation is 3-4 feet which is above and beyond the existing clearance that is required. Therefore, there are no

issues with previous contamination with the property. The existing driveway is present. Mr. Lowe said they are looking for Council's approval for the proposal that has been approved by the Planning Commission contingent upon the Engineer's comments.

Mr. Bell asked if Council would be approving the building and not what is in it. Mr. Derrico stated, "Yes." It was also stated the Planning Commission approved conditional upon comments in the Engineer's letter dated 8-3-17.

Motion to approve A&S Landscaping building #2 based upon the recommendations from the Planning Commission and upon the compliance from KLH Engineer's letter dated 8-3-17.

Mr. McGarry made a motion to approve A&S Landscaping building #2 based upon the recommendations from the Planning Commission and upon the compliance from KLH Engineer's letter dated 8-3-17. Seconded by Mrs. Bails.

6 in favor. 1 No. (Mr. Sharkady) Motion Carries.

PRESIDENT'S COMMENTS:

Mr. Bell said the Mayor has a recognition for an officer:

Mayor Rhome and Mr. Coghill recognized Officer Louis Bailey. Mayor Rhome said bringing life into the world and saving a life are two of the most precious things. Mayor Rhome said tonight Officer Lou Bailey is being recognized for a job well done on his shift on July 23, 2017. Mayor Rhome said, "On Behalf of the Mayor, the Council and Chief Alex Coghill this citation is being presented for distinguished service commendation, for exceptional professional effort resulting in the preservation of life." The Mayor and Canonsburg Council presented Officer Lou Bailey with the distinguished service commendation that on July 23, 2017, Officer Bailey responded to a 911 call to assist Chartiers Township Police Department on Hooks Spring Road. A distraught woman was holding a loaded shotgun to her head intending to commit suicide. While negotiating, Patrolman Bailey developed a rapport and after some time distracted her long enough to take action and wrestle the shotgun from her hand. Because of Officer Bailey's actions, excellent police work and commitment to the preservation of life this incident had a successful outcome. Mr. Bailey was commended for his actions with the highest standards. The Chief and Council congratulated Officer Bailey on a job well done.

Mr. Coghill stated Officer Bailey spent some time with the woman developing a rapport. Officer Bailey was running out of options. He distracted the woman intentionally with a cigarette pack. Mr. Coghill and Council congratulated Officer Bailey.

MAYOR'S REPORT:

Mayor Rhome reported on the following:

1. March Police Report was included in the Board's package for review.
2. Parking Enforcement Report was included in the Board's package for review.
3. November 11, 2017 is the Jonathon Letterman dedication in front of the Borough Building.
4. Red Ribbon Week is in the Voting items.
5. Sign in parking lot "Head in parking only". The police have cited this violation. Mayor Rhome stated some of the utility companies are instructed to back in. Mr. Coghill referred to the ordinance. Mr. Coghill stated the issue is with the signage. Mid-Town parking lot signage is good; the parking lot is terrible. The sign entering from Greenside will not see a "head in" parking sign. More signage is needed. Companies are training employees to back in. Mr. Coghill said complaints are being received. Mr. Bell said when backing in, more meters are damaged.
6. 500 block Euclid and Murdoch Street in a residential section, DEA involved in arresting drug dealers.

7. Mayor Rhome said he congratulates Washington Hospital and the First Street Project for wanting to come to town and put millions of dollars into revitalization.

Mr. Coghill provided an updated on the Police Department:

1. WatchGuard- dash cams are up and running on the police cars and are in the process of accepting Standard Procedures. The cost is \$30,000. For liability reasons, they are a necessity nowadays, per Mr. Coghill.
2. The D.A.R.E program has been replaced with an Equal program. This allows the police flexibility with issues going on in the community.
3. Critical Incident Training School- Mr. Coghill said he has the opportunity to send one young officer. It is training for multi-agency type of incidents and how to manage the incident/issue. This will be beneficial if Mr. Coghill is on vacation and another officer has to assume his role.
4. Training Commission-MPOETC, certifies all police officers, Mr. Coghill and Officer Don Cross will have training in Harrisburg, which includes expenses and meals. They have completed the required videos and in August they will be trained to be instructors. Mr. Coghill and other officers are completing ambush training. Mr. Bell said the training will be mandatory training for the whole state, for every officer. Canonsburg police officers are in the video.
5. Carly Wilson, intern, completed her internship for La Roche College. Mr. Coghill stated he promotes the internship program as it is a great way to become integrated into the community and the interns find it fascinating. Mr. Coghill said it is only as good as the officers. A policy has been implemented on internships. Mr. Coghill completes an exit interview with all interns. The interns speak highly of the officers.

Engineer's Report:

Mr. Robinson reported on the following:

1. North Central, Elm Alley and Yoney Drive Sanitary Sewer Repair permit was received. KLH will follow up with the contractor for a schedule.
3. Mid-Town Parking lot improvements and public alleys –Mr. Robinson stated excellent bids were received. Bids range from \$37,337 to \$53,129. John D Caruso Incorporated was the low bidder. KLH recommends approval. There is \$32,000 in budget for the Mid-Town Parking lot and will also use capital projects.
4. MS4 (Municipal Separate Storm Sewer Systems) - The meeting was scheduled for July 26, 2017 and has been rescheduled for August 17, 2017 at 10 am with the Pennsylvania Department of Environmental Protection. KLH representatives will be at the meeting. KLH has received documents from HMT.
5. Weight limits Ordinance-KLH is asking for direction. KLH would like to do a Weight limits study with a list of specific roads. Some municipalities have done an overall weight limit, however, there are concerns regarding the legality. KLH recommends providing a study and conducting a pavement analysis. Mr. Robinson stated every road is not needed just three to five roads that have issues with cross traffic. Mr. Lawrence stated Public Safety should be involved. Some roads were discussed. Mr. Bowman asked if any weight limits have been contested. Mr. Robinson stated he was not aware. Mr. Robinson stated the Penn Dot code; Chapter 212 and Penn Dot publication 46 provides specific instructions on how to do a weight limit study. This is for every street in Pennsylvania whether it is in a Borough, township, city, state, county or municipality. Mr. Robinson said a study should be completed prior to an ordinance. A study requires core extractions; this could be a total of 12 extractions with 2-3 core extractions per day. Mr. Robinson suggested core sampling many streets at a time, approximate cost would be \$1,500 for a day of coring. Mr. Bell suggested each council member recommend a street and submit, in writing, to Ms. Lesnock.

Solicitor's Report:

Mr. Jeff Derrico provided report last week at the Agenda Meeting.

Committee Reports:

1. **Administration and Finance:** Mrs. Coleman stated bills were reviewed and made a motion to approve paying bills.

Motion to approve Canonsburg Borough bills.

Mrs. Coleman made a motion to pay the bills. Second by Mr. McGarry.

No questions.

Roll Call:

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Sharkady-No

Mr. Bell-Yes

No questions.

6 Yes. 1 No. Motion Carries.

2. **Code:** Discussed last week at the Agenda Meeting.

3. **Public Works and Public Safety-** Report was provided last week at the Agenda Meeting.

4. **Facilities, Energy and Technology-** No report

5. Parks and Recreation:

Mrs. Bails reported the following:

1. Successful concert last evening. This was the last concert of the Sunday series. The Wednesday night swimming and entertainment has been completed for the summer. One concert remains, September 10, 2017 the Jazz Symphony from Washington in the Pavilion. The music is from the 1930's and 1940's. They volunteer their time and talent.

2. Dine around the Pool September 9, 2017 at 5:00 pm. Prime Rib dinner served by and donated by the Texas Roadhouse, Bethel Bakery is supplying all pastries, wineries providing wine, whiskey and Rusty Gold House is providing the beer. There are 200 tickets with 150 tickets reserved. Live Music, Chinese Auction and gift baskets. \$50,000 is needed for a new roof per the Engineer's report. Mrs. Bails asked for police presence for parking issues. Mrs. Bails said she is hearing excellent comments regarding Town Park.

6. Redevelopment:

Mrs. Bails said she will be starting with streets after Labor Day. Mayor Rhome asked Ms. Lesnock for a list. Discussion regarding last year's focus areas. Mr. Bell commented on the work in town and it is all a plus. Discussion regarding utility companies not blocking corridors.

VOTING ITEMS:

1. Motion to approve July 10, 2017 meeting minutes of Canonsburg Borough Council.

Mrs. Bails made a motion to approve the July 10, 2017 meeting minutes of Canonsburg Borough Council. Seconded by Mrs. Coleman.

No questions.

All in favor. Motion Carries.

2. Motion to approve Estate of Terrence Weishner to purchase a 25-foot track of land from Patricia and Joseph Orłowski at 236 Taylor Dr. based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17.

Mr. McGarry made a motion to approve Estate of Terrence Weishner to purchase a 25-foot track of land from Patricia and Joseph Orłowski at 236 Taylor Dr. based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17. Seconded by Mrs. Bails.

No questions.

All in favor. Motion Carries.

3. Motion to approve Arcadia Place, LLC updated parking plans for apartment building at 302 Barr Street based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17.

Mr. McGarry made a motion to approve Arcadia Place; LLC updated parking plans for apartment building at 302 Barr Street based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17. Seconded by Mr. Severine.

No questions.

All in favor. Motion Carries.

4. Motion to approve First Methodist Church of Canonsburg at 161 W. Pike St. conveyance of an existing garage adjacent property owner based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17.

Mr. McGarry made a motion approve First Methodist Church of Canonsburg at 161 W. Pike St. conveyance of an existing garage adjacent property owner based upon recommendation from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17.

Seconded by Mr. Bowman.

No questions.

All in favor. Motion Carries.

5. Motion to approve One Hundred Eight South Central LLC to construct an outpatient facility at 108 S. Central Avenue based upon the recommendations from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17.

Mr. McGarry made a motion to approve One Hundred Eight South Central LLC to construct an outpatient facility at 108 S. Central Avenue based upon the recommendations from the Planning Commission and conditional upon compliance from KLH Engineer's letter dated 8-3-17. Seconded by Mr. Bowman.

No questions.

All in favor. Motion Carries.

6. Motion to approve advertising to solicit bids to replace the roof on the Senior Citizen's Building.

Mr. McGarry made a motion to approve advertising to solicit bids to replace the roof on the Senior Citizen's Building. Seconded by Mrs. Bails.

No questions.

All in favor. Motion Carries.

7. Motion to award bid for Contract #2017-02 Mid-Town Parking Lot Repaving to John D. Caruso, Inc. for the amount of \$37,337.

Motion by Mrs. Bails to award bid for Contract #2017-02 Mid-Town Parking Lot Repaving to John D. Caruso, Inc. for the amount of \$37,337. Seconded by Mr. McGarry.

Roll Call:

Mr. Sharkady-Yes

Mr. Severine-Yes
Mrs. Bails-Yes
Mr. McGarry-Yes
Mrs. Coleman-Yes
Mr. Bowman-Yes
Mr. Bell-Yes

7 Yes, 0 No. Motion Carries.

Mr. Sharkady stated the bids are to be sealed and opened at a Council meeting. Mr. Robinson stated Council gave approval to use the Electronic Bid process. Mr. Robinson said municipalities are using this type of bid system. This system can save money as it gets more bidders interested and more complete bids. With this system, the successful bidder has to pay the fee. It is a secure system. Mr. Bell said this was discussed at a previous meeting. Mr. Robinson said this was the second time using this system and he thinks it is outstanding.

8. Motion to designate “no parking” on Perry Como Avenue at Highland Avenue on the West Side of the street.

Mr. Bowman made a motion to designate “no parking” on Perry Como Avenue at Highland Avenue on the West Side of the street. Seconded by Mrs. Bails.

No questions.

All in favor. Motion Carries.

9. Motion to allow red ribbons to be placed on the Borough’s light poles in observance of Red Ribbon Week from 10/23-31/17 for the Young Marines.

Mr. McGarry made a motion to allow red ribbons to be placed on the Borough’s light poles in observance of Red Ribbon Week from 10/23-31/17 for the Young Marines. Seconded by Mr. Sharkady.

No questions.

All in favor. Motion Carries.

10. Motion to authorize the solicitor to send a letter to Cecil Township to notify them that the Borough will be considering various options including the possible closing of McEwen Road to thru traffic.

Mrs. Coleman made a motion to authorize the solicitor to send a letter to Cecil Township to notify them that the Borough will be considering various options including the possible closing of McEwen Road to thru traffic. Seconded by Mrs. Bails.

All in favor. Motion Carries.

Discussion held regarding the content of the letter. Mr. Derrico stated to include the solution in the letter. Mrs. Coleman said there was a petition from residents on McEwen; all but one signed the petition. Mrs. Coleman said some resident’s in Southpointe would be happy to close the road. Mr. Derrico said he spoke to a resident on McEwen who has a different opinion. Safety gates discussed. Petitions were given to Ms. Lesnock.

UNFINISHED BUSINESS:

1. Park By-Laws- Almost complete- This was discussed the previous week
2. Vacant Building Ordinance-The ordinance is complete and being reviewed by the Solicitor.
3. Weight Limits Ordinance- Mr. Lawrence and Mr. Robinson are working together on the Weight Limits Ordinance.
4. Amendment for Cell Tower Ordinance-The Solicitor is working on.
5. Mr. Severine distributed a copy of a letter to have alleys in between houses milled to allow for parking. The Borough will not maintain them. Mr. Derrico drafted the letter. Mr. Severine and Mayor Rhome will deliver the letters to those in homes between alleys that no one takes care of. Millings will

be provided to allow for parking and take parking off the street. Mr. Derrico said Mr. Severine will canvas the area for those most affected with parking issues. Mayor Rhome said an example is on Duquesne, this will free up 4 parking spaces.

NEW BUSINESS:

1. Dean's Locker will open under new management in a month. Code is working with the owners. The building has been inspected. Same family will be owners. It will be an upgrade.
2. Mrs. Bails would like to have a tree planted in memory of Paul Kahkonen's wife, who passed away. He has been very supportive of the Park and the Borough. Mr. Lawrence said Public Works would like to pay for the tree and have it placed in the circle at the park.

Motion to plant a tree in the memory of Joyce Kahkonen in the circle at Town Park at the expense of Public Works.

Mrs. Bails made a motion to plant a tree in the memory of Joyce Kahkonen in the circle at Town Park at the expense of Public Works. Seconded by Mr. McGarry.

No questions.

All in favor. Motion Carries.

EXECUTIVE SESSION:

7:33 pm to 8:18 pm. Discussion on personnel and financial issues.

ADJOURNMENT

Motion by Mr. Mc Garry to adjourn the meeting at 8:18 pm. Seconded by Mr. Bowman.

All in favor. Meeting adjourned at 8:18 pm.

Enclosures:

- A. Mid-Town Parking Lot Improvement Bid Report
- B. Town Park Pool House Evaluation Report

Submitted by: Michelle LoBello

