

Canonsburg Borough Council Meeting

Monday, February 11, 2019

6:30 PM

CALL TO ORDER:

The meeting was called to order by Mr. Bell at 6:31 pm.

Moment of Silence called by Mr. Bell

Pledge of Allegiance Posting of the colors by Troop 1385

Roll Call:

Mr. Eric Chandler-Present

Mr. John Severine-Present

Mrs. Tina Bails – Present at 6:33 pm

Mr. Joe McGarry -Vice President-Present

Mrs. Fran Coleman – Present at 6:33 pm

Mr. Harold Bowman – Present

Mr. Richard Bell –President- Present

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

PRESENTATION:

Mayor Rhome and Chief Coghill introduced the newly hired full-time Canonsburg Police Officer Richard Michael Castagna, effective March 1, 2019. Chief Coghill stated Mr. Castagna was #1 on the Civil Service Commission list. Chief Coghill mentioned Mr. Castagna's experience in police and narcotic work and outstanding military experience. His fiancé was present.

PUBLIC COMMENTS:

Donna Stutts, 24 Munnell Street, Canonsburg, Pa addressed Council regarding the new Waste Management Company. She stated the situation was not better with the new company. Her garbage is being picked up a day late. She said her husband had to dump the garbage in the truck while the drivers sat in the truck. Mr. Bell said there was a meeting with three individuals from the company last month. Mr. Bell asked Ms. Lesnock to schedule another meeting with the company boss. Recycled garbage discussed. Mr. Bell said when the price the company receives for hauling recycled garbage drops below what is economical, the company is permitted to mix all garbage including recycled into one. The state has been contacted as to why the taxpayers are paying to have recycled garbage hauled away. A comment from the state has not been received.

Mrs. Stutts also discussed a vacant home on her street which has been vacant for years. Mr. Chandler has been working on this and was on her street over the weekend. He said there are eleven homes that the Borough needs to decide what to do. Mr. Bell mentioned the Land Bank program.

Christina Hollinsworth, 334 Park Drive, Canonsburg, Pa addressed Council regarding a School Resource Officer at South Central School. She said the school district stated they have their money set aside to pay their portion; however, the Borough was not willing to make the commitment. Ms. Hollinsworth did not want to disclose the source who informed her of this, but said the source is "reliable." Mr. Bell said this has been in negotiated for a while. Mr. Bell said the Borough was trying to be proactive and attending meetings. Mr. Bell said the wrong information is being told.

Mayor Rhome had a prepared statement unanimously approved by himself, the Borough and Chief Coghill: "At the close of last year in November the School Board was confronted by petitions by

parents saying they wanted police officers in all the schools. The School Board engaged us in talks at a time when the 2019 Budget was already set. They wanted a police officer for \$68,000 year. Since we don't have spare man power, we initially told them they would have to pay for a new police officer. A new hire with the benefits of pension calculated costs of \$94,000. As you can see, this would be the cost of the Borough for \$26,000 per year. During negotiations, the Borough agreed to come down to \$78,000 from the \$94,000 costs if the school district would come up from their \$68,000. They refused the proposal wanting us to absorb the full \$26,000."

Mr. Bell said a SRO has been at the Middle School for seven years through a DEA grant. An armed security guard as been hired by the school board.

Ms. Hollinsworth thanked Council for their time

GUESTS:

Rob Phillips with the Re-Development Authority and the Washington County Land Bank presented an overview of services. He stated he was present a month ago for a short presentation of the Land Bank Services. He also presented at the Community Conversations meeting which discussed Blight and the advantages of Land Bank membership. If the Borough decided to join, the school district will have to agree to participate. The program is about properties that are not generating taxes for anybody including the school district which has the biggest piece to lose or gain. The Land Bank was created in 2016 and currently has four participating municipalities. To date, eleven properties have been purchased. Their funding works well with CDBG money. They can rehab homes that are delinquent or commercial developments such as parcels along business corridors that are tax delinquent. Properties do not have to be delinquent. Land Bank can accept donations. Some banks approach them for foreclosures. Land Bank wants to break even with the goal of the Borough and school district and county to gain tax revenue. After Land Bank sells the property to a private owner, fifty percent of the taxes come back to Land Bank for five years. The Borough, school district and the county would get fifty percent of the taxes for five years. After the fifth year, the Borough gets 100% of taxes. The law allows this and it is the maximum allowed. A Cooperation Agreement has been provided to the Borough for review and consideration. Mr. Derrico has reviewed the agreement with some notes:

1. The Borough, school district and county have to give up delinquent taxes that are already against the property when the property goes into the Land Bank.
2. The Land Bank will acquire what properties it chooses. However, the Borough would name a contact person in which the Land Bank would contact to discuss what properties and plans for the properties being considered.
3. There are no time frames as to how long a property will be in the Land Bank.
4. The Borough must maintain the property while it is owned by the Land Bank including being up to code and routine maintenance such as grass cutting and vegetation control. The land must be maintained to the Land Bank's satisfaction. If the property is not maintained to their satisfaction, they can conduct maintenance of the property and bill the Borough.
5. One half of the tax would go to the Land Bank for the first five years after a property is transferred out of Land Bank.
6. It is a \$3,000 buy in for the first year and \$1,000 every year after.
7. The Borough must inspect and certify the land is up to code prior to the land being leased or sold, at no cost to the Land Bank.
8. Thirty-day notice to terminate future involvement but any properties that are already in the program the Borough will be obligated to carry through until the properties are out of the program.
9. It is mutual cooperation of separate independent parties. There is no cross employment.

Mr. Phillips said he is willing to take any comments back to his Solicitor. Mr. Phillips addressed the

maintenance such as boarding windows and doors, cutting grass and making sure the property is safe and not a nuisance. The intent is not to hold a parcel for a long time unless it is a large project. A property would not be torn down unless they owned it. Land Bank would reach out to adjacent properties for interest in subdividing. They do not have to take the highest bid; they can take the most sensible highest and best use or idea with financial capabilities. It is a county wide program. They buy land as well and not just a building. There needs to be a clearly defined plan. Mr. Derrico asked about a clause in the agreement about the possibility of a nontaxable use for a building or land. It can be charitable and turned to a public use which is determined by the Land Bank.

Mr. Derrico said all the terms and conditions need to be considered. Mr. Bell said some individuals purchase property and do not have the money to rehab. Mr. Chandler said there are homes on his street that have been owned for three years with no progress. Mr. Phillips said some properties are purchased sight unseen. Sherriff sale is for mortgage foreclosures and a higher cost. Land Bank prefers judicial sale. Further discussion of half of the taxes going back to Land Bank for five years. Land Bank's money buys, insures and rehabs the building. Mr. Derrico said an eye sore can be taken away and made better. Mr. Phillips said once an agreement is in place, Land Bank will do an inventory of properties and prioritize with relying on the Borough's representative for opinion. They would present the inventory to the Borough.

If not delinquent in taxes, Land Bank will reach out to the owner to see if they wanted to sell or donate the property. The Borough Building Inspector is to call Mr. Phillips,

President's Comments:

Mr. Bell welcomed Troop 1385 to the meeting.

MAYOR'S REPORT:

Mayor Rhome reported the following:

1. Monthly Parking and Police reports provided to Council for review. The Police Department had four hundred and fifty-two 911 calls, 4,000 miles traveled, 19 trips to the courts and 16 parking tickets issued. The fine boxes are in all the parking meters. They now will be red. The yellow boxes are expensive and should be stored. Some need repairs. Mr. Severine would like to use Kiosk machines. Mr. Bell said it could be looked at in Committee.
2. The Chamber of Commerce is hosting its first annual Bunny 5k run/walk on April 27, 2019. The race will begin at Canonsburg Hospital and conclude at Sarris Candy. The route may change. Permits to be acquired as needed.
3. Mayor Rhome discussed using the prior Greenside Meadows Personal Care Home building to conduct drills for the Police Department, Fire Department and Washington County SWAT team. It will be theatrical smoke for training. Insurance carriers said this is covered. The Fire Department will start training the end of this month. The other departments will start in early March. A walk through was completed with two building inspectors. The cost to rehab is more than the building is worth. Mr. Phillips said to declare it a dangerous building and determine blighted and demolish. Kerry Fox said there is money from last year to demolish.
5. Mayor Rhome discussed the research for a noise complaint. He stated there was nothing in the 911 system regarding the complaint. The incorrect last name was used for researching the complaint. Mayor Rhome said there were no 911 calls that were not addressed.
6. Executive Session requested.

Engineer's Report:

Mr. Groom reported on the following:

1. McBurney Road Flooding Issues- The work consists of stream channel upgrades, catch basin and piping. KLH will be taking over this project and provide the Borough with a design to address the storm water issues. Mr. Groom and Ms. Bennett visited the site a few weeks ago and cannot see to the catch basin. Ms. Bennett is reaching out to Penn Dot to clear the catch basins so they can see what is connected.
2. Senior Center Electrical Upgrades-The work is complete. KLH recommends the approval of S.E Shultz pay application No. 3 in the amount of \$30,887.50. The final inspection is February 12, 2019 in which a punch list of outstanding items will be determined. KLH is recommending a 50-day extension from the contract changing the completion date from December 29, 2018 to February 17, 2019 so the contractor can complete the punch list items.
3. College Street Culvert Sidewalk Replacement-Bids were opened today at 2 pm. Strnisha Excavation, Inc. was the low bidder for the base and the alternate bid combined with a price of \$85,000. KLH recommends awarding Contract 2018-02 re-bid to Strnisha Excavation, Inc in the amount of \$85,000.
4. Pool House Design-KLH is working on a layout and cost estimates.
5. Updated Borough SALDO and Standards Details-KLH previously created a set of standard construction details. KLH recommends the Borough take the necessary steps to adopt the new construction standards.
6. Ridge Avenue Repair Issues-Working with the utility companies to provide the best resolution for the drainage issues due to the replacement of utilities and the reconstruction of the road. Mr. Lawrence said a meeting is schedule tomorrow with Ms. Bennett and the water and gas company. The Gas Company responded they will be there. The Water Company has not responded that they will be there.

Solicitor's Report:

Mr. Derrico stated an Executive Session is needed.

Committee Reports:

1. **Administration and Finance:** Mrs. Coleman stated she and Ms. Lesnock reviewed bills and invoices and approve paying bills.

Motion to approve Canonsburg Borough bills.

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

No questions on the motion.

Roll Call:

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

2. **Code:** Mr. Severine mentioned a process for complaints to include Mr. Lawrence.

3. **Public Safety-** Mr. Bowman reported the following:

The Canonsburg Voluntary Fire Department in the month of January 2019 responded to 30 calls consisting of:

5 Rescue/EMS calls

7 Hazardous Condition Calls

11 Good Intent Calls

2 False Alarms

4 Fire Calls

1 Service Call

Average 9 men per call, 25 minutes per call. \$1,200 in damage.

4. Public Works- Mr. McGarry thanked Public Works for the prompt cleaning of snow and ice. Mr. Bell said the roads were clear of snow last night while other roads outside of the Borough were covered.

5. Facilities- Mr. Bell stated KLH is working on a new pool building and pool area. The Council committee appointed is Mrs. Bails, Mr. Bell and Mr. Severine.

6. Parks and Recreation:

Mrs. Bails discussed the following:

1. Park Board meeting held February 2019.

2. Engineers to provide the Park Board with ideas for the Park projects planned with the use of funds from the LSA grant.

3. The Pickle Ball group has the funds for the court. They also have donations for black benches on the hillside.

4. The fencing around the skate board park was pulled down again. The police were notified. Security cameras reviewed. It appears three unidentifiable individuals pulled the fencing down. The fence is now up. Discussion about the possibility of upgrading security cameras.

5. Pool House Committee will proceed to meet and discuss designs with the Engineer, Mr. Severine, Mrs. Bails and Mr. Bell.

6. Woodland Park Entrance and pathways and bridges and new Pavilion are under advisement.

7. New sliding board is being installed.

7. Re-Development:

Mr. Chandler reported on the following:

1. Mr. Chandler conducted an inventory of blighted buildings. He said there are a lot of buildings that need to be reviewed. Mr. Chandler recommends a vote this evening for the Land Bank Program. Mr. Bell thanked Mr. Chandler for having Land Bank present.

VOTING ITEMS:

1. Motion to approve January 14, 2019 meeting minutes of Canonsburg Borough Council Meeting.

Mr. Chandler made a motion to approve January 14, 2019 meeting minutes of Canonsburg Borough Council Meeting. Seconded by Mr. McGarry

No questions on the motion.

All in favor. Motion Carries.

2. Motion to approve January 28, 2019 meeting minutes of Canonsburg Borough Council Meeting.

Mr. McGarry made a motion to approve January 28, 2019 meeting minutes of Canonsburg Borough Council Meeting. Seconded by Mr. Bowman.

No questions on the motion.

All in favor. Motion Carries.

3. Motion to accept Chapter 32, body worn cameras, as an addition to the Canonsburg Police Department's Standard Operating Procedure.

Mrs. Bails made a motion to accept Chapter 32, body worn cameras, as an addition to the Canonsburg Police Department's Standard Operating Procedure. Seconded by Mr. McGarry.

All in favor. Motion Carries.

4. Motion to hire Richard Michael Castagna as a full-time Canonsburg Police Officer effective

Monday, March 1, 2019.

Mr. McGarry made a motion to hire Richard Michael Castagna as a full-time Canonsburg Police Officer effective Monday, March 1, 2019. Seconded by Mrs. Bails.

No questions on the motion.

Roll Call:

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

5. Motion to award contract 2018-02 re-bid to Strnisha Excavations, Inc. for a total amount of \$85,000 which includes the base bid and alternate bid condition on review and approval of the Solicitor and Engineer.

Mr. McGarry made a motion to award contract 2018-02 re-bid to Strnisha Excavations, Inc. for a total amount of \$85,000 which includes the base bid and alternate bid condition on review and approval of the Solicitor and Engineer. Seconded by Mrs. Bails.

No questions on the motion.

Roll Call:

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

6. Motion to give a 50-day extension to contract 2018-01 changing the completion date from December 29, 2018 until February 17, 2019 based on the Engineer's recommendation.

Mr. McGarry made a motion to give a 50-day extension to contract 2018-01 changing the completion date from December 29, 2018 until February 17, 2019 based on the Engineer's recommendation.

Seconded by Mrs. Bails.

No questions on the motion.

All in favor. Motion Carries.

7. Motion to approve allowing the Police Department, Fire Department and Washington County Swat Team to train in the building at 119 Greenside.

Mr. McGarry made a motion to approve allowing the Police Department, Fire Department and Washington County Swat Team to train in the building at 119 Greenside. Seconded by Mr. Chandler.

No questions on the motion.

All in favor. Motion Carries.

8. Motion to approve the Chamber of Commerce's, on April 27, 2019, first annual Bunny 5k run/walk starting at Canonsburg Hospital and concluding at Sarris Candies. Permits to be acquired as needed.

Mr. McGarry made a motion to approve the Chamber of Commerce's, on April 27, 2019, first annual Bunny 5k run/walk starting at Canonsburg Hospital and concluding at Sarris Candies. Permits to be

acquired as needed. Seconded by Mrs. Bails.

Mayor Rhome asked that the route stay off Pike Street as much as possible. About 50 people are needed along the route.

All in favor. Motion Carries.

9. Motion to approve the Intergovernmental Cooperation Agreement and Memorandum of Understanding among the Washington County Land Bank and Canonsburg Borough.

Mr. McGarry made a motion approve the Intergovernmental Cooperation Agreement and Memorandum of Understanding among the Washington County Land Bank and Canonsburg Borough. Seconded by Mr. Chandler.

No questions on the motion.

Roll Call:

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

UNFINISHED BUSINESS:

1. Park By-laws- Working on completing.

2. Weight Limits Ordinance-Mr. Lawrence said a road study will need completed. Gladden Road is posted.

3. Ordinance Review-A meeting will be scheduled due to the differences in ordinances. A new Code Officer was hired. Mr. Chandler will schedule a meeting to help the Code Officer. Mr. Severine asked about 2 parking spaces for every unit for an apartment building. Mr. Severine said there was an issue on Duquesne. Ms. Lesnock said a meeting will need to be scheduled. Mr. Severine said the new Code Enforcement Officer cannot find this in the Ordinance.

4. Appointment of a member to the Planning Commission (replacing Dan Briner) - This is advertised and on the electronic sign. No interest yet. Mr. Severine asked if there was a position open on the Zoning Hearing Board. Ms. Lesnock will investigate this.

5. UP Church parking lot contract-A bid is being prepared.

6. Pool house repairs/replacement-A meeting will be scheduled.

NEW BUSINESS:

Mr. Lawrence discussed the water line upgrades on Adams Avenue, going from Second Street to Euclid Avenue. The project is a definite. Mr. Lawrence met with the contractor and Sarris Candies.

EXECUTIVE SESSION:

Executive Session #1 held from 6:37 pm-7:05 pm

Executive Session #2 held from 8:22 pm -9:38 pm

ADJOURNMENT:

Motion by Mr. McGarry to adjourn the meeting at 9:39 pm. Seconded by Mrs. Bails.

All in favor. Meeting adjourned at 9:39 pm.

Enclosures:

- A. Canonsburg Borough Council Special Meeting Minutes of January 28, 2019.
- B. Policy regarding body worn cameras (police department)
- C. Police Parking Enforcement Reports of January 2019
- D. Land Bank FAQ

Submitted by:

Michelle LoBello

