

## Canonsburg Borough Council Voting Meeting

December 11, 2023

6:30 PM

### **CALL TO ORDER:**

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

**Moment of Silence** called by Mr. Chandler.

### **Pledge of Allegiance**

### **Roll Call:**

Mr. Eric Chandler, President – Present

Mrs. Tina Bails - Present

Mr. Edward P. Yorke - Present

Mr. John Severine - Present

Mr. Richard Russo - Present

Mr. Richard Bell, Vice President - Present

Mr. Carl Lawrence - Present

**Others Present:** Borough Manager Denise Lesnock, Mayor David Rhome, Solicitor Joseph Dalfonso, Public Works Director Brian Moody, Police Chief Alex Coghill, Code and Zoning Enforcement Officer Melissa Graff

**Absent:** Engineer, Jeff Marcink.

### **GUESTS:**

### **PUBLIC COMMENTS:**

Tom Lenco, 535 McNary Ave – I apologize because I wasn't here when this thing started out with the sewage business. I have been having problems with that for almost a year and I've never been able to get a hold of someone to find out what to do with this problem. I have a busted pipe out in the street, and I can't get anyone to fix it. I've never talked to anyone from the sewage authority, and they say that the lady told me that I am responsible up to the manhole in the street. So, I have partial working on my drainage, partial drainage, but I'm gonna have to have that fixed somehow. I hope that I don't have to pay. I would like to talk to

someone on the authority about that. I was never able to get anyone on that to see what to do.

Mr. Chandler – So, have you contacted a plumber to find out what your issue is?

Mr. Lenco – Yes I have sir, yes sir. I had a plumber come in and they ran cameras through, and they had a hard time getting up to the main drain and the street. They took pictures, I have pictures of it, and its' like ten (10) feet in the street which is probably near the main drain coming through. They showed me the picture and the pipe is partially open and there was a problem there before. I remember like fifteen (15) years ago when they put a new sewage line in, and after that we started getting a dip in front of my house, on the corner of Como and McNary, on the top of Como St. They came back and just redid the main street to level it off, so I think that is where my problem came through. I had ground settlement and broke that pipe. That's what the plumbers told me by taking the pictures. So, that's what they're showing me, and I can't find anyone to give me the satisfaction of what to do with it. The plumber wants to go and do it for like \$15,000.00, and they will open up the street and everything. I would just to talk to someone from the sewage authority and maybe they will give me another opinion or look into it, and see what they can do with it

Mr. Chandler – Yeah, we can give you the sewer authority's information and we can give you their phone number

Mr. Lenco – I called them, and the lady is the one that told me I am responsible to the

Mr. Russo – This is either on us or him, not the sewer authority

Mr. Chandler – So, what I would recommend you do is call the borough office and we will connect you with Brian. He is our public works director, and we can kind of go from there

Mr. Lenco – Well, I talked to one of them that works with him, and they said the same thing that they don't deal with problems in the street, so I don't know

Mr. Chandler – Yeah, so if you call the borough office, we will put you in contact with Brian, our public works director

Mr. Lenco – I tried to get him before, but he was always busy or out of the office

Mr. Chandler – Contact the borough office and we will connect you with Brian

Mr. Lenco – Ok. Thank you

Mr. Chandler – Thank you

Mr. Severine – I want to ask you something. Instead of him going through all of that, at

the end of the meeting, why can't he just give Brian the phone number now

Mr. Chandler – It's easier to go through the borough

Mr. Severine – Ok

**PRESIDENT'S COMMENTS:**

President Chandler gave kudos to Councilman Russo and the Mayor and all others that were involved for getting the PNC Parking Lot paved and striped. President Chandler also noted that this council has one of the biggest decisions this council will ever have to make, regarding the sale of the sewage plant. It's come to this point that we will make the vote tonight on whether to sell or not to sell.

**MAYOR'S COMMENTS:**

Mayor Rhome presented Councilwoman Bails and Councilman Lawrence with a plaque and thanked and recognized them for their many years of dedication and service to the Borough of Canonsburg. Mayor Rhome then wished everyone a very Merry Christmas and a Happy New Year.

**VOTING ITEMS:**

**1. Motion to approve November 13, 2023, meeting minutes of Canonsburg Borough Council.**

Mrs. Bails made a motion to approve the April 10, 2023, meeting minutes of Canonsburg Borough Council. Seconded by Mr. Yorke.

No questions on the motion.

All in Favor. Motion carries.

**2. Motion to approve all bills presented on the current warrant lists.**

Mrs. Bails made a motion to approve all bills presented on the current warrant lists. Seconded by Mr. Bell.

Mr. Russo – There's again it's listed in the park and recreation warrant list, the \$2500.00 check will be held once again

Denise Lesnock, Borough Manager – Do you want me to take that off temporarily or?

Mr. Russo – I talked to Billie, and she said it didn't matter to her, but it's going to end up staying until at least early summer, so maybe you should take it off

Denise Lesnock, Borough Manager – I'll take it off

Mrs. Bails – Take it off

**Roll Call:**

Mr. Severine - Yes

Mr. Russo - Yes

Mr. Bell - Yes

Mr. Yorke - Yes

Mrs. Bails – Yes

Mr. Lawrence - Yes

Mr. Chandler - Yes

7 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

**3. Motion to approve or deny application of Harold Close to allow a microbrewery at 409 Perry Como Avenue and 546 Euclid Avenue (parcel #090-015-00-04-0018-00) which is a mixed-use zone.**

Mrs. Bails made a motion to deny application of Harold Close to allow a microbrewery at 409 Perry Como Avenue/546 Euclid Avenue (parcel #090-015-00-04-0018-00) which is a mixed-use zone. Seconded by Mr. Lawrence.

Mr. Chandler – Question on the motion or comment? The comment really is based upon the evidence and the review of the zoning ordinance, it's clear the applicant needs a total of thirteen (13) parking spaces, and Mr. Close only shows ten (10) parking spaces on his plan; therefore, the applicant is not entitled to a conditional use

**Roll Call:**

Mr. Lawrence - Yes

Mr. Russo - Yes

Mr. Yorke - Yes

Mr. Severine - Abstained

Mrs. Bails – Yes

Mr. Bell - Yes

Mr. Chandler - Yes

6 Yes, 1 Abstained, 0 No, 0 Absent. All in Favor. Motion carries.

**4. Motion to approve 2024 Tentative Budget.**

Mr. Lawrence made a motion to approve 2024 Tentative Budget. Seconded by Mrs. Bails.

No questions on the motion.

**Roll Call:**

Mr. Severine - Yes

Mr. Bell - Yes

Mrs. Bails - Yes

Mr. Russo - Yes

Mr. Lawrence – Yes

Mr. Yorke - No

Mr. Chandler - Yes

6 Yes, 1 No, 0 Absent. All in Favor. Motion carries

**5. Motion to approve 2024 Tax Ordinance #1380.**

Mr. Bell made a motion to approve 2024 Tax Ordinance #1380. Seconded by Mrs. Bails.

No questions on the motion.

**Roll Call:**

Mr. Bell - Yes

Mr. Lawrence - Yes

Mr. Severine - Yes

Mr. Russo - Yes

Mr. Yorke – No

Mrs. Bails - Yes

Mr. Chandler - Yes

6 Yes, 1 No, 0 Absent. All in Favor. Motion carries.

**6. Motion to approve 2024 Salary Ordinance #1381.**

Mrs. Bails made a motion to approve 2024 Salary Ordinance #1381. Seconded by Mr. Yorke.

No questions on the motion.

**Roll Call:**

Mr. Yorke - Yes

Mrs. Bails - Yes

Mr. Severine - Yes

Mr. Lawrence - Yes

Mr. Russo - Yes

Mr. Bell - Yes

Mr. Chandler - Yes

7 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

**7. Motion to advertise Ordinance #1382 (Providing fire inspection of common areas of commercial structures having residential use).**

Mr. Lawrence made a motion to advertise Ordinance #1382 (Providing fire inspection of common areas of commercial structures having residential use). Seconded by Mrs. Bails.

No questions on the motion.

All in Favor. Motion carries.

**8. Motion to approve John T Subrick, Inc Pay Application No. 3 in the amount of \$65,330.00 for work completed to date on Contract 2023-01.**

Mrs. Bails made a motion to approve John T Subrick, Inc Pay Application No. 3 in the amount of \$65,330.00 for work completed to date on Contract 2023-01. Seconded by Mr. Bell.

No questions on the motion.

**Roll Call:**

Mr. Lawrence - Yes

Mr. Russo - Yes

Mr. Yorke - Yes

Mr. Severine – Yes

Mrs. Bails – Yes

Mr. Bell - Yes

Mr. Chandler - Yes

7 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

**9. Motion to approve John T Subrick, Inc Pay Application No. 4 in the amount of \$14,568.00 for all work completed on Contract 2023-01.**

Mr. Bell made a motion to approve John T Subrick, Inc Pay Application No. 4 in the amount of \$14,568.00 for all work completed on Contract 2023-01. Seconded by Mrs. Bails.

No questions on the motion

**Roll Call:**

Mr. Yorke - Yes

Mr. Russo - Yes

Mr. Severine - Yes

Mr. Bell - Yes

Mrs. Bails - Yes

Mr. Lawrence - Yes

Mr. Chandler - Yes

7 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

**10. Motion to approve Ramp Construction Company, Inc. Pay Application No. 1 – Final in the amount of \$37,800.00 for all work completed on Contract 2023-05.**

Mrs. Bails made a motion to approve Ramp Construction Company, Inc. Pay Application No. 1 – Final in the amount of \$37,800.00 for all work completed on Contract 2023-05. Seconded by Mr. Severine.

No questions on the motion.

**Roll Call:**

Mr. Bell - Yes

Mr. Lawrence - Yes

Mr. Yorke - Yes

Mr. Russo - Yes

Mrs. Bails – Yes

Mr. Severine - Yes

Mr. Chandler - Yes

7 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

**11. Motion to approve Resolution #14-2023 (Community Development Block Grant Funding for FY 2024).**

Mr. Bell made a motion to approve Resolution #14-2023 (Community Development Block Grant Funding for FY 2024). Seconded by Mrs. Bails.

No questions on the motion.

All in Favor. Motion carries.

**12. Motion to approve Resolution #15-2023 adopting Asset Purchase Agreement approving the Sale of the Borough Sewage System and Canonsburg Houston Joint Authority Treatment Facility to Aqua Pennsylvania for \$145,000,000.00. (tabled 30 days).**

Mr. Russo made a motion to approve Resolution #15-2023 adopting Asset Purchase Agreement approving the Sale of the Borough Sewage System and Canonsburg Houston Joint Authority Treatment Facility to Aqua Pennsylvania for \$145,000,000.00. No second. Motion failed for lack of second.

**13. Motion to advertise Ordinance #1383 adopting Bill of Sale and 2<sup>nd</sup> Addendum to Operating Agreement.**

Mr. Yorke made a motion to advertise Ordinance #1383 adopting Bill of Sale and 2<sup>nd</sup> Addendum to Operating Agreement. Seconded by Mrs. Bails.

Joe Dalfonso, Solicitor – Comment

Mr. Chandler – Or comment

Joe Dalfonso, Solicitor – Since the previous motion failed, this one really isn't necessary. It



still needs to be voted on because there is a motion and a second. Just so council is aware, this is not necessary at this point

Mr. Yorke – Can we rescind the motion?

Joe Dalfonso, Solicitor – I can't tell you how to vote but, if this was approved there would be no affect to it

Mr. Yorke – I want to rescind it

Mr. Russo – I think you have to vote now, you have a first and a second

Joe Dalfonso, Solicitor – Yep

Mr. Yorke – Oh you do?

Mr. Chandler – Yep

**Roll Call:**

Mr. Yorke - No

Mr. Russo - Yes

Mrs. Bails - No

Mr. Lawrence - No

Mr. Severine – No

Mr. Bell - No

Mr. Chandler - No

1 Yes, 6 No, 0 Absent. All in Favor. Motion fails.

**14. Motion to authorize KLH Engineers to seek bids for Town Park Baby Pool Renovation.**

Mrs. Bails made a motion to authorize KLH Engineers to seek bids for Town Park Baby Pool Renovation. Seconded by Mr. Severine.

No questions on the motion.

All in Favor. Motion carries.

**15. Motion to advertise the agenda/reorganization meeting for January 2, 2024.**

Mr. Bell made a motion to advertise the agenda/reorganization meeting for January 2, 2024.

Seconded by Mrs. Bails.

No questions on the motion.

All in Favor. Motion carries.

**16. Motion to advertise Ordinance #1379 (Street Opening Amendment).**

Mr. Russo made a motion to advertise Ordinance #1379 (Street Opening Amendment).

Seconded by Mr. Yorke.

No questions on the motion.

All in Favor. Motion carries.

**UNFINISHED BUSINESS:**

1. Falconi Field Lease (baseball association is reviewing new lease. Still waiting to hear back from them).
2. The application by Chad and Ashley Surich who is requesting a lot consolidation for parcel number 090-007-00-02-0014-00 (713 Franklin Ave.) and parcel number 090-007-00-02-0015-00 (Vacant Lot), for the purpose of building an addition. (Planning tabled).
3. Sale of land in Cecil Township. (Workshop to discuss will be scheduled in January 2024)

**NEW BUSINESS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

Motion by Mr. Yorke to adjourn the meeting at 7:55 PM. Seconded by Mrs. Bails.

All in favor.

Meeting adjourned at 7:55 PM.

Submitted by:

Melissa Graff