

**Regular Meeting
November 21, 2016**

**Chairman Poston called the Meeting to order at 7:30 P.M.
The Pledge of Allegiance was repeated.**

Roll Call – Mr. Lilly, Mr. Poston, Mrs. Bergstrom, Mr. Heasley and Mr. Dizard responded to roll call.

The Solicitor and Engineer were present.

Chairman Poston said we will dispense with the reading of the minutes.

Remarks from Visitors:

Jeff Gillette, Old Freeport Road, said he would like to have the Township allow him to demolish the structure on Monroe Street to save the expense. He said his wife’s grandmother just died, and they would like to acquire the property to have access for a new water and sewer line.

Chairman Poston said we spoke about this before the meeting and I advised that the Township does not own the property and we cannot authorize you to go in and demolish the structure.

Mr. Gillette said he did not know it was not owned by the Township. He said there is a common sewer and water line and it needs to be separated before the Grandmother’s house can be sold. He has someone interested in it but the additional cost of the Township demolishing the structure will add to it and it is not really worth that much.

Mr. Gillette said he could tear it down at little cost.

Chairman Poston said we never got a response from any of the heirs and he did not know how Gillette could buy the property. He said the kids don’t want anything to do with it.

Chairman Poston said his concern is if we put off the demolition, and the contractor is ready to start Friday, then you don’t tear it down the problem remains. People have been coming to us for two years about the condition of the house.

Mr. Gillette said he would tear it down and it would not cost the Township anything. Chairman Poston said once we tear it down, we file a lien against the property and Mr. Gillette said that was what he was trying to avoid, the additional costs.

He said he was going to have an attorney search the files and advise Gillette what to do.

Attorney Means said you would use your own forces to demolish the house, correct? Can it be done by Friday?

Mr. Gillette said he has to make a One Call and with the holiday that might not be approved until Monday but he could get the house down quickly once that was approved.

Attorney Means said our concern is that if we postpone the demolition and you don't demolish it, the contractor may be gone.

Attorney Means said if we can be assured that as soon as you have the permission either way that you will tear it down immediately the Board may postpone the work but are still not responsible or giving you permission to go onto the property. The Township went through the legal processes we have to do in order for us to tear it down.

Mr. Gillette said if he could get it torn down by the end of next week that would save the Township the cost and also make it less of a price the person who wants to buy the Grandmother's house would have to pay.

Attorney Means said we have had a case before where the owner did not want us to tear down a structure and said they would do it, and we were holding their cash. They eventually lost the cash and we tore it down anyhow.

Attorney Means said if we already have a contract with someone to demolish this house that could be breach of contract if we do not let him go ahead.

Secretary advised that we accepted Mr. Wise's proposal but there is no formal contract.

Attorney Means suggested that the Board direct the contractor not to demolish this house and give Mr. Gillette until December 2 to tear it down or we will proceed with Mr. Wise. He said if so we have to be sure to let Mr. Wise know as soon as possible so he does not move in to start demolition Friday.

Chairman Poston asked are we giving Gillette permission to tear it down.

Attorney Means said that would be on Gillette and not on the Township. He asked if we want to delay the demolition since we have it scheduled.

Mr. Dizard asked if there is a legal basis for this since none of the owners ever responded to our legal processes. Can that be extended to Gillette?

Attorney Means said that Mr. Gillette could tear it down but it is not our responsibility if someone comes back on him for it.

Mr. Gillette said the demolition would be at no cost for now and if he could not get the property he would provide the Township with the costs for his work.

Mr. Dizard reiterated that the property is not ours to authorize Gillette to tear down the house.

Attorney Means said we would have to have some kind of written agreement with Mr. Gillette so that he leaves the property in good shape and follows all our demolition requirements.

Chairman Poston said the electric service was the original hold up or it would have been done by now.

Attorney Means said we would need a motion of the Board that Gillette would demolish the structure for \$0 expense to the Township and to follow through with the demolition requirements or the work goes back to Mr. Wise.

Mr. Heasley moved to grant Mr. Gillette until December 2 to demolish the house on Monroe Street. Mrs. Bergstrom seconded the motion. Motion carried.

Chairman Poston said to get the written agreement in place and to notify Mr. Wise as soon as possible.

Mr. Dizard asked if we can do the others as scheduled. He said the legal processes are all done on them.

Committee Reports:

Mrs. Bergstrom, Fire and Property and Grants, advised that Hilltop Hose Co. had 14 fires and 24 hours of training; Harrison Hills had 9 fire calls and also did training; and Citizens had 11 fire calls and 11 rescues, along with training. She advised they had 230 EMS calls for the month.

Mrs. Bergstrom said the Township submitted three CDBG applications, for 20 handicap accessible ramps along Freeport Road, the Chestnut Street sewer and approximately 5 demolitions.

Mr. Lilly, Finance, read the list of Paid Bills to be Ratified for the month totaling \$77,710.36. Mr. Heasley moved to ratify these bills. Motion seconded by Mrs. Bergstrom and carried.

Mr. Lilly said the Bills Payable total \$52,111.85. Mr. Heasley moved to approve same. Motion seconded by Mr. Lilly and carried.

Mr. Lilly said the Bond account invoices amount to \$10,577.68 and Mr. Heasley moved to approve same. Motion seconded by Mrs. Bergstrom and carried.

Mr. Lilly said there is an invoice for Cargill Slat from the Liquid Fuel account for \$21,439.72 and Mr. Heasley moved to approve that payment. Motion seconded by Mr. Lilly and carried.

Zoning and Ordinance, Mr. Dizard, said there were 24 rental inspections this month and they all passed. He said there have been 185 this year of which 183 passed. He said that bought in \$1,200. Mr. Dizard advised they had 58 complaints, all kinds of property maintenance and said that many of these require huge amounts of staff time to visit and re-visit the properties, take photos, and process the paperwork. He said the permit fees were \$1,630 for the month.

Mr. Dizard said the tree is up at Blessed Sacrament for the Christmas Festival.

He said that a complaint we receive is that people are pushing their leaves out into the street for the sweeper instead of putting them in leaf bags for collection. He said we need vacuum equipment like other municipalities have to pick them off the streets. He said the Board should take a serious look at getting that kind of equipment.

Chairman Poston said you don't just put that on the back of a truck and go.

Mr. Dizard said that Joe Marino will be going out for surgery after December 2 and plans to retire at the end of March. He said on December 5th there will be three part-time

people working in the ordinance and zoning office. He said we should post the application period for a new full time zoning and ordinance officer and perhaps we would have someone by January.

He advised he assembled a complete proposal for the zoning and ordinance department because he wants to increase the rental inspections by 30% and by 2018, by four times what we are doing now. He said all would be done in 2019.

He said he proposed one new full time person in the office and they would be required to complete the State certifications within a year and move into the Township within the year.

Mr. Dizard said that we have used McCandless Township as the gold standard and he talked to them and learned that they have 48,000 people and 4 people in their enforcement office, and Harrison has over 10,000 people and three people in the office. He said they do not have a rental inspection ordinance like we do.

Mr. Dizard said there has been talk on the street about Dizard spending money for trees, and a garden and the Recreation Board activities.

He said the 36 trees were free under a grant and that 40 volunteers helped to plant them.

He said the First Ward Beautification Committee did the planting of the garden with flowers donated. He said there is a sign there donated by the County Parks Department.

Mr. Dizard said the Recreation Board has raised almost 100% of the money needed to fund their activities mostly with a grant from First Commonwealth Bank. He said that they estimate it will cost about \$4,700 for the Christmas activities, and said that they have raised \$4,000 to date.

Chairman Poston asked Mr. Dizard don't you propose there to be five employees in that office next year?

Mr. Dizard said the level of inspections will increase greatly and there will be a need for more manpower.

Chairman Poston said I hope we don't get any bigger.

Chairman Poston, reporting for Public Safety, read the October Police Report as follows:

194	Accounted phone calls to Police office
364	Reported Police Support and Service Calls
16	Traffic Accidents
2	Prisoners Detained
11	Juvenile Arrests
54	Traffic Citations
6	Non-Traffic Citations
0	Ordinance Citations
29	Parking Tickets
20	Misdemeanor/Felony Warrants

Fines collected from Allegheny County Court	97.73
Fines collected from Magistrate's Office	4,685.58
Fines collected from parking Tickets	226.00
Copies of Accident Reports	225.00
Total	\$ 5,234.31

Disbursements to Police for District Court Hearings \$700.24

Mr. Heasley, reporting for Public Works, advised that the department along with West Penn Power removed several old rusted street light poles, three that had been replaced with new poles along Union Avenue and the other two on J.P. Marino Boulevard that were in bad condition.

He said they continued gathering leaves and yard waste and processed same at the compost site, finished sealing cracks in the streets that had been paved three years ago with a sealing machine at a cost of \$5,500, and replaced several bad catch basins throughout the Township.

Mr. Heasley said the department also poured new curbs and sidewalks where they had to replace theses catch basins.

Chairman Poston said the first item on the agenda is Ordinances No. 1990 and 1990-A- the 2017 Budget and the 2017 Tax Levy, on first reading.

Mr. Heasley so moved. Motions seconded by Mrs. Bergstrom.

Mr. Dizard voted no, along wioth Mr. Lilly.

Chairman Poston asked why Mr. Dizard voted no and he advised that the Board did not receive the budget until two days before they were to discuss it, that he had done a detailed budget for the zoning and ordinance office that was not included, and we should have had more advanced information. He had also done a budget for the recreation and civic celebrations which were ignored.

Chairman Poston voted yes. Motion carried.

Chairman Poston said next is Resolution No. 1736 – Amending Ordinance No. 1989 by adding other traffic restrictions in the CVS/Sheetz area. He said this was an added stop sign and Do Not Enter at Warner Alley.

Mr. Dizard so moved. Motion seconded by Mr. Lilly and carried.

Chairman Poston read Resolution No. 1737 – Appointing a Township Auditor for 2016. He said the proposal is from Merge & Hill at \$5,500.

Mr. Dizard moved to approve same. Motion seconded by Mrs. Bergstrom and carried.

Chairman Poston read Resolution No. 1738-Authorizing the Developer's Agreement for the new Burger King.

Solicitor Means said the agreement is complete as they have provided the deposit with the Secretary today and he recommends approval.

Mr. Heasley moved to adopt the Resolution. Motion seconded by Mr. Dizard and carried.

Mr. Antonelli advised his office received their revised plans and Mr. Dizard asked the time frame for construction.

Terry Maliga, representing Boos Development, said that they plan to take ownership of the properties in January or February and will begin demolition of the buildings and construction could start in March.

Chairman Poston said next is to approve the 4th Quarter Allocation to the fire companies in the amount of \$1,250. Mrs. Bergstrom so moved. Motion seconded by Mr. Heasley and carried.

Chairman Poston said the next item is to appoint Gary Meanor to the unexpired term of Richard Korczynski on the

Water Authority effective immediately and term expiring December 31, 2017.

Mr. Heasley moved to make this appointment. Motion seconded by Mr. Dizard and carried with Mr. Lilly opposed.

Chairman Poston said the next action is to reappoint Jacob Dvorak to the Water Authority for a five year term effective January 1, 2017.

Mr. Heasley so moved.

There was no second to the motion, so the motion died for the lack of a second.

Chairman Poston said next is to appoint James Newcomer to the term of Gary Meanor that was vacated on the Upper Allegheny Joint Sanitary Authority Board, expiring December 21, 2016 but renewing for a full five year term as of January 1, 2017.

Mr. Dizard so moved. Motion seconded by Mr. Heasley and carried, Mr. Lilly opposed.

Chairman Poston advised the next appointment is for Alvin Miller to the expiring term of Adam Jonczak, effective January 1, 2017 as Mr. Jonczak is moving from the township.

Mrs. Bergstrom so moved, and motion seconded by Mr. Heasley. Motion carried, with Mr. Lilly opposed.

Chairman Poston advised net is to appoint John Bua and John Harrocks as alternates to the Zoning Hearing Board effective January 1, 2017.

Mr. Dizard said Mr. Harrocks has withdrawn his application for a position.

Chairman Poston said the motion then would be for Mr. Bua only. Mr. Heasley so moved. Motion seconded by Mrs. Bergstrom and carried, Mr. Lilly opposed.

Chairman Poston said the next item is to appoint Gary Kesicki and Scott Slezak as alternates to the Planning Commission effective immediately.

Mr. Heasley made the motion to appoint these gentlemen. Motion seconded by Mr. Dizard and carried, with Mr. Lilly opposed.

Chairman Poston advised next is to authorize the Planning Commission to review the banner ordinance and also the

regulations relocating to locations of medical marijuana facilities.

Mr. Dizard so moved. Motion seconded by Mr. Heasley and carried.

Chairman Poston said the last item is to appoint Lindsay Fraser as Deputy Zoning Officer and Secretary for the zoning Hearing Board.

Mr. Dizard said Lindsay is the data base specialist in the zoning office and has worked with zoning issues since she started in that position. Joe Marino will be leaving after December 2 for surgery and we need someone, along with Norbert, to work with people on zoning matters and with the Zoning Hearing Board.

Motion seconded by Mr. Heasley and carried.

Mr. Antonelli said he received notification from Tom Benecki at the COG that for the demolition application we made through CDBG, they need us to prioritize those under consideration.

Mr. Dizard suggested that the 2 on Chestnut Street be numbers one and two on our list and then Vine, and the other two in that order. That would take a consensus of the Board.

Chairman Poston said there was never a meeting or discussion of the Board as to what buildings should be demolished.

Mr. Antonelli said that we never had to do this before.

Chairman Poston asked who decided what structures to demolish?

Mr. Dizard said the lists had been sent to the Board before but there was no Board discussion, but that the ideas he put forward were based on the deplorable condition of the buildings.

Further discussion ensued and Mrs. Bergstrom moved to go with Mr. Dizard's ratings. Motion seconded by MR. Dizard and carried.

Mr. Antonelli said two of the properties had not been inspected by Bruce Graff, the BCO, and they would need authorization for him to do so.

Attorney Means agreed that the legal process has to be done before we can proceed with demolition of any structures.

Mr. Dizard said he would vote for Bruce to so the condemnations for the 8th Avenue property and 64/66 Chestnut Street and that his inspections costs about \$300 each.

Attorney Means said there will also have to be a title search for the required clearances.

Norbert Cieslinski in the audience said that he and Bruce went to the 62 Chestnut Street property and felt the other one on Chestnut Street also needs to come down.

Mr. Antonelli said he did not believe they had a letter on file and will review.

Mr. Antonelli mentioned the 2017 paving program and said he would like the proposed list so they can get the specifications together early next year.

Chairman Poston said we want them out earlier than this year.

Mr. Heasley said Randy has a list of streets ready to review.

MR. Dizard presented an ordinance to the Board that McCandless Township uses for making board and commission appointments.

Mr. Lilly said he didn't know the people we brought up tonight and that is why he was opposed to the appointments. He said we should do interviews and be transparent about the appointments.

Chairman Poston said the process we have used for many years has served the Township well and all the people were qualified. He said we don't use McCandless for our guide for everything.

Mrs. Bergstrom said she had a street light request on Eisenhower Drive and asked if Randy checked on how much they cost us to install one. Faith advises she contact West Penn and they advised it is \$400 to install the lamp if there is a pole. MRs, Bergstrom said that is not that bad.

Chairman Poston said he did not check the request on Tenth Avenue yet.

Mrs. Bergstrom moved to install a street light on Eisenhower Drive on Pole No, 718. Motion seconded by Mr. Lilly and carried.

Josh Nulph, reporting for the Recreation Board, gave an update on the Christmas Parade and Festival activities. He also said they had a great movie night in the summer even though it was delayed one day by rain, and that the Trick or Treat Night was a success with a lot of firefighters helping to patrol.

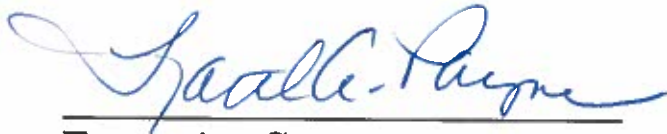
Mr. Nulph said the parade is December 3rd and the whole affair is at almost no cost to the Township with donations they have received from sponsors. He said the 45 foot tree is up and that a lot of groups will participate in the parade. There will be things for kids to do and food trucks and Santa at Blessed Sacrament at the end of the parade. Josh said they hope to get 1,000 people there.

Mr. Dizard moved to adjourn. Motion seconded by Mr. Heasley and carried.

Meeting adjourned at 8:44 P.M.

ATTEST:

TOWNSHIP OF HARRISON



Executive Secretary

By _____

President, Board
Of Commissioners