

Regular Meeting of California Borough Council, July 12, 2018

President Alfano called the meeting to order at 6:30 pm

ATTENDANCE: Mr. Alfano, Mr. Bittner, Mr. Difilippo, Mr. Glab, Mrs. Gutosky, Mr. Mariscotti, Mayor Stetar and Junior Council member Mr. Goroncy

ABSENCE: Mr. Encapera

MOMENT OF SILENCE PLEDGE OF ALLEGIANCE

ADDITIONS/CHANGES TO AGENDA

Mr. Glab added mileage for Mike Garlowich – \$204.18

Mrs. Gutosky added the Solicitor bill

Dr. Martin added lighting at the Wharf

PUBLIC COMMENT ON AGENDA ITEM

Mr. Maddiex stated under the Redevelopment Authority Land bank he'd like to know how that would affect borough zoning and also the borough planning commission and will affect us financially short term or long term or mi-term.

PRESENTATION – WASHINGTON COUNTY REDEVELOPMENT AUTHORITY

Mr. Rob Phillips introduced himself and Susan Morgan as both from the Washington County Redevelopment Authority. He passed out copies of some documents to council. He stated he is with the Redevelopment Authority but is also representing Land Bank. The county created the Washington County Land Bank in March of 2016 and what he is giving council tonight is a short power point presentation which is just information sharing letting you know what the land bank is and what it has to offer. The land bank is not a bank in the traditional sense it is a public entity that has been created to acquire, manage, and maintain and repurpose vacant, abandoned, and foreclosed properties. He stated to create a land bank you need a population of 10,000 people which California and many other municipalities do not have so the County based on feasibility studies felt the need to make a County land bank to allow for boroughs like California to use. There are some statistics in here but he won't review those. He stated about two years ago they received some grant money and hired a consultant and worked with the City of Washington, East Beth township, Charleroi Borough, and Monongahela and essentially did a pilot program and figured out what problems municipalities face with abandoned properties and what assistance would the municipalities need from the land bank. That information was valuable and then the land bank was formed. Ms. Morgan stated the commissioners created the land bank by Ordinance so it has a different board of directors although the same board of directors of the Redevelopment Authority it is a separate entity. The redevelopment authority provides staff for the land bank. The Land bank is its own separate financial entity but doesn't have any staff. Mr. Phillips stated the objectives of the land bank are to increase tax base and to improve quality of life of the residents. We do have policy and procedures and all this information is available online. So feel free to look into further. He stated if you have a property in town that has some potential whether residential or commercial the land bank will go in and negotiate with the tax bureaus to purchase those properties. Ms. Morgan stated that the land bank wants to be able to help the municipalities to acquire potential properties for redevelopment but won't interfere in the private market. Mr. Phillips stated you have 38 parcels that the municipality owns and he doesn't know what those are made up of. He stated he's not sure if California has the need to redevelop any of these parcels and turn them into taxable property. He stated the fee schedule, which is done on a per capita basis, is based on the number of people that live in the borough to be able to participate the initial fee is \$3,000.00 and a subsequent fee every year after that for \$1,000.00. If at some point you decide you don't want to participate any longer you just don't pay that \$1,000.00 fee, no penalties or punishments for withdrawing. There is no date you have to join by so if you want to join a year from now you can do that. You would have to have the school districts participation in this. If you have a property that you haven't received taxes for in several years you get it back on the tax rolls, via the land bank, you will receive 50% of the taxes the first five years and then the sixth year you would get 100% of the taxes. If the land bank purchases a property it will be the borough's responsibility to maintain that property until that property sells. Mr. Alfano stated we need to talk to the school district before we make our decision. Mr. Phillips stated they are participating , West Brownsville Borough which has

property in Blainesburg and they go to California School District so he imagines they would do the same for California Borough.

BID OPENINGS – MISCELLANEOUS PROJECTS AROUND BOROUGH

Mr. Eby stated he's received three bids for this project.

A Folino Construction with a base bid of \$460,236.20 with Alternate bid of \$272,086.43, Alternate #2 - \$88,893.47 and all their paperwork is in order.

Glenn Johnston – Base bid \$478,840.00 with an Alternate #1 bid of \$274,086.00 and Alternate #2 bid - \$80,139.00 and all his paperwork is in order.

JetJack, Inc. with a base bid of \$290,085.00 with Alternate #1 bid - \$158,140.00 and Alternate #2, \$95,685.00 and there are some math errors in their base bids.

Mr. Eby asked for an executive session to discuss the bids.

Motion by Glab/Difilippo to go into executive session carried with all members present stating aye.

Council went to executive session at 6:50 and reconvened at 7:10

Mr. Alfano stated the executive session was to review the bids and council has decided to have a continued meeting on Tuesday, July 17, 2018 at 6:30 pm.

APPROVAL OF MINUTES

Motion by Mariscotti/Difilippo to approve the minutes of the Special Meeting of June 7, 2018 with all members present stating aye.

Motion by Difilippo/Mariscotti to approve the minutes of the Regular meeting of June 14, 2018 carried with all members present stating aye.

Motion by Mariscotti/Difilippo to approve the minutes of the Continued meeting of June 21, 2018 carried with all members present stating aye except Mr. Glab who abstained because he did not attend that meeting.

SECRETARY'S REPORT –MRS. CLANCY

Mrs. Clancy read the account balances and accounts payable as of June 30, 2018.

Motion by Difilippo/Glab to approve the secretary/treasurer's report carried with all members present stating aye.

PRESIDENT'S REPORT – MR. ALFANO

REPORT ON EXECUTIVE SESSION

Mr. Alfano stated last meeting we had an executive session to discuss personnel issues with Chief Encapera.

BOROUGH ADMINISTRATOR'S REPORT – DR. MARTIN UPDATES

CERTIFICATE OF SERVICE – MICHAEL GORONCY

Dr. Martin stated he would like to call to Council's attention that this is the last meeting of our Junior Council Member Michael Goroncy. Michael has served with distinction as a junior council person and on behalf of Mayor and Council it is a pleasure to present him with this Certificate of Service. Dr. Martin stated his successor will be taking over at the August meeting.

GUTTERS AND DOWNSPOUTS

Dr. Martin stated some time ago Council asked him to get some numbers for replacing the broken and defective downspouts and gutters around this building. At that time, back in February, we had gotten a couple of quotes and one was from MTG Sheet Metal Contractors and was in excess of \$36,600.00 and another was from Burns & Scalo and their proposal was \$18,828.00. Unfortunately we didn't act within the thirty days that that bid was good for and has since renegotiated their labor contract and had some increases in their costs and if we added 25% to the original bid of \$18,828.00 he could do it. So Dr. Martin stated he is asking for a motion to authorize Burns & Scalo as a contractor to replace the gutters and downspouts on this building at a cost not to exceed \$26,000.00.

A motion was made by Bittner to authorize Burns & Scalo to replace the gutters and downspouts on this building at a cost not to exceed \$26,000.00. Solicitor Agrafiotis asked if this was put out for bid since it is over the bidding threshold. Dr. Martin stated no it was not does it need to be put out for bid. Solicitor Agrafiotis stated anything over \$19,000.00 has to be put out for bid. Dr. Martin asked for a motion to advertise for bids to replace the downspouts and gutters on the Municipal building. Mr. Bittner rescinded his previous motion and made the following motion;

Motion by Bittner/ Difilippo to advertise for bid the replacement of downspouts and gutters on the municipal building duly carried on a roll call vote with all members present voting yes.

LIGHTING AT THE WHARF

Dr. Martin stated Council asked him to look into getting a camera installed into a light down at the Wharf. He spoke to John Pampani who did our lighting at Rotary Park and he does not have a camera and light fixture that will work with our current cameras. He did however make us a better price offer on the lighting with installation which is not to exceed \$1,300.00. That is the lighting in both directions and the installation. The last quote we got was \$1,700.00 and we did the installation. Dr. Martin stated Crystalline would have to install a camera that is compatible with all of our cameras. He had a preliminary conversation with Mr. Mosher at Crystalline and he will go and look at it. Dr. Martin stated he wanted to include Chief in the next discussion because the camera systems are his project.

Motion by Glab/Mariscotti to have John Panpani provide and install lighting at the Wharf at a cost not to exceed \$1,300.00 duly carried on a roll call vote with all members present voting yes.

LETTER FROM CASD SUPERINTENDANT

Dr. Martin stated a letter was hand delivered at the Municipal Building and is addressed to the Recreation Authority and is requesting participation in the payment of a new score board in which one of our recreation leagues uses up there.

PUBLIC HOUSING – MR. GLAB UPDATES

Mr. Glab stated we have the normal updates going on throughout the Borough and they have been doing housing inspections and enforcing the grass ordinance. There are several people who will be cited at the Magistrate's office if they do not adhere to the requirements of these ordinances.

PERRYMAN SITE PLAN

Mr. Glab stated we need to approve the site plan of the Perryman Company at 625 Technology Drive. They plan to build a 25' by 325' storage building between existing buildings numbers 3 and 5. The plans were submitted by HMT Associates and the building will not have public water or sewage. The Planning Commission reviewed the site plan at their July 3rd meeting and recommended approval of the site plan.

Motion by Glab/Gutosky to approve the Site plan for the Perryman Company duly carried on a roll call vote with all members present voting yes.

RESIGNATION OF PLANNING COMMISSINO MEMBER BETH BAXTER

Mr. Glab stated we have a received a letter from Beth Baxter resigning from the Planning Commission effective this month.

Motion by Glab/Difilippo to accept Beth Baxter's resignation from the Planning commission carried with all members present stating aye.

Mr. Alfano stated we are appealing to the public for any interested parties on sitting on the planning commission to send a letter of interest to the borough's office.

Mr. Glab stated because there are five Mondays in August we will have a two week void between now and our next recycling date. The recycling days in August will be the 13th and the 27th.

MIKE GARLOWICH – MILEAGE

Mr. Glab stated Mr. Garlowich attended a week long training in May and is requesting reimbursement for mileage and tolls in the amount of \$204.18.

Motion by Glab/Bittner to reimburse Mike Garlowich \$204.18 for mileage and tolls while attending a week long training in May duly carried on a roll call vote with all members present voting yes.

PUBLIC WORKS – MR. MARISCOTTI UPDATES

Mr. Mariscotti stated typical summer operations going on for the Street Department. They are working on country roads and drainage, cutting grass, fixing potholes around town.

PUBLIC SAFETY – MR. BITTNER

FORMER SEWER DEPARTMENT BUILDING ON MECHANIC STREET

Mr. Bittner stated he would like for Dr. Martin to coordinate and check in that building and see what it's going to take to get that building emptied out and possibly ready for some usage. He would like to us for a one year period try to find someone who rents kayaks or something like so we can become part of the Mon Valley River thing. He'd like to get that building used to bring something into this town providing they provide insurance and things. Dr. Martin stated he will work with Mr. Taday and Mr. Baker and will see what it will take to clean out that building.

CEMENT WORK – BOROUGH PROPERTY

Mr. Bittner stated we have some cement work that needs to be completed here at the borough building and we've been kicking that can down the road for about two years also. Mr. Glab asked if that would include changing some of those blocks that are deteriorating. Mr. Bittner stated whatever the engineer feels is necessary. Mr. Bittner also stated that the grate in the driveway needs looked at it gets overwhelmed and all the water is pouring out into the road. Mr. Eby stated he can come down and take a look at those.

Motion by Bittner/Glab to have Mr. Eby prepare specs on the fixing the cement work around the borough.

Under discussion Mr. Alfano asked Mr. Bittner if he wants to include any work to be done at Taylor Square in with this bid. Mr. Bittner stated there are three inside walks that have storm drains in them and all three need to be moved, and the sidewalks need repaired. This is no reflection on our street department because they are just too darn busy. He stated they just don't have time and we're going to end up with lawsuit. That sidewalk is all bad up there. Mr. Alfano asked if it would make more sense to include all three of these in one bid package. Mr. Bittner amended his motion and Mr. Glab amended his second.

Motion by Bittner/Glab to have Steve Eby draw up bid specs the cement work at the borough building, and the storm drains and sidewalks at Taylor Square duly carried on a roll call vote with all members present voting yes.

DAWSON STREET – PAVING

Mr. Bittner stated he was talking to Mr. Taday the other day and Dawson Street between Pennsylvania Avenue and Cross Street. Mr. Bittner stated the road is in terrible shape. Jeff and he thought possibly if we could do a little extra on our Pennsylvania paving project.

Motion by Bittner/Difilippo if feasible to add Dawson Street from Pennsylvania to Cross Street to our Highway Aid 2018 Paving project if we stay under our percentage allowed duly carried on a roll call vote with all members present voting yes.

Mr. Alfano asked if everyone understands once the contractor comes into town Mr. Taday will get a price off of them because their equipment will be here already and it will be cheaper, Mr. Taday stated it will just be tonnage. Mr. Bittner stated we are allowed a certain percentage over.

ADVERTISE THE 2018 ALLEY PAVING PROJECT

Mr. Bittner stated Dr. Martin and Jeff got the alley project ready to go. Stephanie Whitlach came and looked it over and she is satisfied with what we are doing.

Motion by Bittner/Difilippo to advertise the 2018 Alley Paving project for bids duly carried on a roll call vote with all members present voting yes.

SIANA BELLWOAR& MCANDREW INVOICE #75749 - \$365.00

Mr. Bittner stated we have invoice# 75749 from Siana Bellwoar & McAndrew in the amount of \$365.00 so moved to pay.

Motion by Bittner/Difilippo to pay Siana Bellwoar invoice #75749 in the amount of \$365.00 duly carried on a roll call vote with all members present voting yes.

Mr. Bittner thanked the Rotary Club. He stated every holiday they are out early putting up the flags and he'd like to thank them for their dedication.

FINANCE – MRS. GUTOSKY

PAYMENT OF MONTHLY BILLS

Motion by Gutosky/Glab to pay the monthly bills duly carried on a roll call vote with all members present voting yes.

SOLICITOR'S BILL

Motion by Gutosky/Bittner to pay the Solicitor's bill in the amount of \$3,812.00 breaking down to Sewage Fund- \$386.00, Administration - \$2,272.00, and Zoning - \$1,254.00 and this reflects a double bill duly carried on a roll call vote with all members present voting yes.

Mrs. Gutosky stated we are half way through the year and she has a breakdown on each department and they're percentages are good being that we are half way through the year. There were spikes on some line items and Dr. Martin brought those to the attention of their department heads.

PUBLIC HEALTH – MR. DIFILIPPO

Mr. Difilippo stated with the various sink holes the sewer department has been very busy. He thanked Jeff for coming out and helping anytime he's called.

He stated Widmer must be giving us a free month because he has not gotten any Widmer bills to pay.

PERSONNEL – MR. ENCAPERA & MR. MARISCOTTI

Nothing to report

JUNIOR COUNCIL MEMBER - MICHAEL GORONCY

Mr. Goroncy thanked council for the opportunity to serve and expressed his appreciation.

MAYOR'S REPORT – MAYOR STETAR

SOLICITATION PERMIT

Mayor Stetar stated the solicitation permit that came across last week was the first one that he's encountered. This one is for an energy company wanting to visit our residents and explain their services but to date we've not approved any of these types that have come through. Mr. Alfano stated he doesn't think the citizens would appreciate these people coming to their homes. Mayor Stetar agreed and he stated he normally nix them before they get to this level but this one made it here so whatever council chooses to do is fine with him. Mr. Alfano asked if someone wants to make a motion to deny this solicitation permit. Mr. Difilippo stated if we don't do anything that is the same as denying it. Mayor Stetar stated ok then we'll do nothing.

KENNYWOOD DAY

Mayor Stetar announced that Kennywood Day will be July 25th and they will be selling tickets on Monday night and all day on Tuesday and Wednesday morning prior to the bus leaving at 9:00 am. The bus will pick up at the old fire hall and will leave Kennywood at park closing.

EXECUTIVE SESSION

Mayor Stetar requested an executive session to further discuss personnel issues with Chief Encapera.

ENGINEER'S REPORT- MR. EBY

Mr. Eby asked for motion to have Tom do the right of ways for the sewer project.

Motion by Bittner/Difilippo to instruct the Solicitor to prepare and execute the right of ways for the sewer project duly carried on a roll call vote with all members present voting yes.

PART II PERMIT

Mr. Eby stated the sewer department has received their Part II permit to do the outfall redesign so hopefully they'll get that done next month.

SOLICITOR'S REPORT

ZONING ORDINANCE

Mr. Agrafiotis stated last time there was discussion about the zoning ordinance and his recollection was the setbacks, the compression stations, and also for the unconventional gas wells. He recalls keeping it 500 for the conventional gas well but change the language for the setbacks on the compressor stations. He asked council if there is anything else council wanted to review on this. He stated there were some sections left out of the draft on signs and Dr. Martin asked if that was subsequent change and he believes it is. Mr. Petro stated council will also have the discretion to change the setbacks in the public hearing on each individual case. Mr. Agrafiotis stated our setbacks are in line with the States.

Motion by Difilippo/Bittner to advertise the public hearing for the July draft zoning ordinance duly carried on a roll call vote with all members present voting yes except Mr. Mariscotti who stepped out of the meeting.

OLD BUSINESS

No old business

NEW BUSINESS

No new business

RECOGNITION OF CITIZENS

MR MADDIEX

Mr. Maddiex asked about the term of whoever would take Beth Baxter's place. Mr. Maddiex asked if council received the Comprehensive Plan annual report that the Planning Commission sent. Mr. Petro stated yes. Mr. Alfano stated it was received.

CONTINUED MEETING

Motion by Glab/Difilippo to continue this meeting until July 17th at 6:30 pm carried with all members present stating aye.

ADJOURNMENT

Mr. Alfano stated we will go into executive session and report back at our continued meeting on July 17th.