

TOWN OF McCANDLESS
MINUTES - COUNCIL'S REGULAR BUSINESS MEETING
NOVEMBER 23, 2015 TOWN HALL

CALL TO ORDER

The meeting was called to order at 7:31 p.m. by Vice Chairman Aufman with the following in attendance: Council Members Krey, Powers, Oliver, LeDonne and McKim; Town Attorney Ries, Town Manager Cordek, Assistant Town Manager Ebner, Police Chief Anderson, Land Use Administrator Betty and Marie Haller, Administrative Assistant. Excused: Councilwoman Potter

INVOCATION

The invocation was given by Councilwoman Powers and was followed by the Pledge of Allegiance.

PUBLIC HEARING
ORDINANCE No. 1453
REAL ESTATE TAX RATE (2016)

Public Hearing on an ordinance tentatively identified as Ordinance No.1453, an ordinance setting the Real Estate Tax rate for 2016 and other revenue sources and setting certain appropriations for the 2016 calendar year. This public hearing will be reviewed at the Finance Committee Meeting on December 14, 2015 and a vote will be taken at Council's Regular Business Meeting of December 21, 2015.

Town Manager Cordek provided an overview of the 2016 budget and reported the total estimated revenue anticipated is \$18,284,452. He discussed estimated key revenues including: Real Estate Taxes (3.2 million, 17.7 %), Earned Income Tax (largest revenue, \$5,760,000, 31%), Business Privilege Tax (1.38 million, 7.6%), Local Services Tax (\$690,000, 3.8%). He also mentioned there are a number of other revenues including those received from licenses, permits, state reimbursements and grants. Allocations for 2016 were reviewed which includes plans to spend a significant amount for road improvements estimated at \$2.2 million, for approximately 7.2 miles of roadway repairs and drainage improvements. Mr. Cordek discussed various other funds including the State Highway Fund, the Street and Water Assessment Fund, Capital Improvements Fund and the Transportation District Fund. A summary of the estimated allocation of these funds was reviewed. Mr. Cordek also discussed potential plans to add sidewalks along Babcock Boulevard and reported the Town is currently working with Vincentian and primarily La Roche College to explore this project.

Councilman Aufman commented that the proposed budget has been thoroughly reviewed by Council at its November committee meetings. Mr. Cordek and Mr. Ebner were thanked for preparing the budget and distributing it to Council in a timely fashion as required by the Town's Home Rule Charter.

There were no additional questions posed. Motion was made by Councilman Krey and seconded by Councilman McKim to close the Public Hearing. The motion passed unanimously.

PUBLIC HEARING
ORDINANCE No. 1444
BUDGET REAPPROPRIATIONS

A public hearing was called to order on an ordinance tentatively identified as Ordinance 1454, an ordinance reappropriating certain amounts of money within the General Fund 2015 Budget. This public hearing will be reviewed at the Finance Committee Meeting on December 14, 2015 and a vote will be taken at Council's Regular Business Meeting of December 21, 2015.

Assistant Town Manager Ebner referred to a section in the Administrative Code, an extension to the Home Rule Charter requiring review of any budget differential exceeding \$5000 and 10% of the budgeted amount to ensure adequate funding is available and/or redistributed accordingly. He reported there were 9 items falling into this category in 2015 including 1) Financial Administration – Health Insurance, increase attributed due to employee's spouse opting for coverage due to change in employment; 2) Police Protection – Budget oversight, contract change in 2014 not reflected in the 2015 budget as salaries were not yet determined at the time of the budget adoption; 3) Planning & Zoning – increase due to various issues requiring legal services; 4) School Crossing Guards – increase reflects full complement of staff, eliminating the need for officers to provide coverage; 5) Highway Snow and Ice Control – additional expenditures due to harsh winter and restocking of the salt dome; 6) Traffic Control Devices – Street Marking, services were previously provided by the County, moving forward will require utilization of an outside contractor; 7) Refunds – this fund is estimated based on past three years, fluctuation is attributed this estimation and lowered penalty and interest assessments; 8) Transfer to other funds – An amended Fund Balance and Reserve Policy was adopted as recommended by the Guidance Government Finance Association, which an estimated unapproved two months of operation revenue or expenditures (whichever is higher) will be maintained. Funds accumulated above and beyond will require special action to commit funds to a Capital Projects and Improvement Fund; 9) Capital Projects and Improvements Fund - \$184,500 budgeted, increase to \$212,400, attributed mostly to wages of Town staff working on the museum.

Deb Sagan, 9994 Parkland, requested clarification regarding the Fund Balance and Reserve Policy. Assistant Manager Ebner reviewed his previous explanation. He confirmed that Funds accumulated above and beyond the two months of operation revenue or expenditures (whichever is higher), will require special action to commit funds to a Capital Projects and Improvement Fund.

Motion was made by Councilman Krey and seconded by Councilman McKim to close the Public Hearing.

The motion was passed unanimously.

MINUTES APPROVED

Motion was made by Councilman LeDonne and seconded by Councilman Krey to approve the October 26, 2015 minutes from Council's Regular Business Meeting and minutes from Council's Reconvened Business meeting from November 2, 2015, as submitted to each member of Council.

The motion was passed unanimously.

BILLS APPROVED

Motion was made by Councilman McKim and seconded by Councilman LeDonne to approve all bills on List #11, dated October 27, 2015 through November 23, 2015, totaling \$1,324,332.30, as submitted to each member of Council and as posted on the bulletin board. The bills were reviewed by Council at this month's Agenda Review meeting and there are no unresolved issues for discussion.

The motion was passed unanimously.

SITE PLAN APPLICATION
KACLIK BUILDERS
McCANDLESS CROSSING MEX

Motion was made by Councilman Krey and seconded by Councilman LeDonne to approve the preliminary and final site plan application of Kaclik Builders, representing McCandleless Crossing Mex, to construct an Emiliano's Mexican restaurant located at Cumberland and McKnight Roads adjacent to the Lowe's parking area, as per Project No. 15-014, prepared by Eco Land Solutions, L.L.C., dated October 5, 2015, with the latest revision being November 17, 2015. There were no additional questions or comments.

The motion was passed unanimously.

RESOLUTION No. 28 OF 2015
APPOINTMENT - APPLICABLE ELECTED REPRESENTATIVE
TO THE McCANDLESS INDUSTRIAL DEVELOPMENT AUTHORITY

Motion was made by Councilman Krey and seconded by Councilman Powers to adopt Resolution No. 28, a resolution appointing William J. McKim as the "Applicable Elected Representative" of the Town of McCandleless for the McCandleless Industrial Development Authority (MIDA).

Rita Martin, 10585 Grubbs Road, asked, "what is the MIDA?" Councilman Krey provided an overview and shared that the MIDA is an Industrial Development Authority established in the 1960's for the purpose of facilitating low interest loans for area non-profit organizations in accordance governmental regulations. He remarked there are approximately ten regional non-profits organizations currently participating in loans with lending institutions that have been facilitated by the MIDA.

Barbara Richards asked for clarification regarding this appointment. Town Manager Cordek reported that each Industrial Development Authority is required to appoint one member of the local municipal governing body as designee to sign documents on behalf the Authority. As a point of interest, Mr. Krey noted the most recent application was received from Animal Friends for the expansion of their facilities at the Camp Horn location. Animal Friends sought out the MIDA because the Allegheny County has exhausted their lending limit. A few other examples of previously approved loans were mentioned including La Roche, Aquinas Academy and Robert Morris College.

Attorney Ries pointed out that the MIDA is a facilitator of low interest loans; however, banks and lending institutions loan the money and neither the Town nor MIDA have any financial responsibility.

The motion passed unanimously.

CITIZENS' SUGGESTIONS & COMMENTS

Mark Randig, 1701 Sample, shared that he received a letter from Attorney Ries and expressed his dissatisfaction with the response and the lack of maintenance of his neighbor's grass. Attorney Ries stated that this is a neighbor dispute and it is his understanding that his neighbor is willing to cut his grass, but cannot because Mr. Randig will not permit him to step onto his property. Mr. Randig acknowledged this fact and shared that his neighbor is unwilling to sign an agreement, refusing to disclose contents of the agreement with Mr. Ries as he claimed it to be irrelevant. Mr. Ries offered to meet with Mr. Randig and his neighbor to work out this issue; Mr. Randig declined. Zoning Officer Betty reported he has made several attempts to assist Mr. Randig and has found him unwilling to work with either he or his neighbor. Mr. Betty remarked that Mr. Randig is asking for an unrealistic amount of money to cut his grass and suspects he is doing this to compensate for another dispute regarding a shed his neighbor has claimed ownership of; Mr. Randig acknowledged this to be a true statement, though denied its relevance. Mr. Randig posed additional questions regarding fence requirements and asked Mr. Betty to provide him with current regulations. Mr. Betty suggested he contact his office to request this information.

ADJOURNMENT

Motion was made by Councilman Krey to reconvene this meeting to 7:30 p.m. on December 7, 2015. The motion was seconded by Councilman LeDonne and passed unanimously. The meeting adjourned at 8:12 p.m.

Respectfully submitted,



Tobias M. Cordek
Town Manager

/mah