

TOWN OF MCCANDLESS
MINUTES - SPECIAL MEETING AGENDA
JANUARY 15, 2016 TOWN HALL

The meeting was called to order at 7:30 p.m. by Council President Aufman with the following in attendance: Council Members Zachary, Mertz, Powers, Walkauskas, LeDonne and McKim; Town Attorney Ries, Town Manager Cordek, Assistant Town Manager Ebner, Chief Anderson, Zoning Officer Betty and Marie Haller, Administrative Assistant; citizens per the sign-in sheet.

REPORT ON STATUS OF AGREEMENT BETWEEN
ALLEGHENY LAND TRUST AND THE TOWN OF McCANDLESS
POTENTIAL PURCHASE – RAVE CINEMA PROPERTY

Town Manager Cordek provided a brief summary of the Reconvened Regular Business Meeting held on December 7, 2015. He reported the components of the potential Rave purchase were reviewed in depth and subsequently it has been determined an extension is needed for additional due diligence to provide time for further study which would include a Phase II Environmental Assessment. Mr. Cordek also reported that an agreement has been reached between Allegheny Land Trust (ALT) and the owners of the Rave Corporation to grant an extension until March 31, 2015. He explained that in order for ALT to proceed, a vote by Town Council would be needed to authorize an extension.

Council President Aufman called for a motion; there were no motions made to authorize an extension of the agreement between the Town of McCandless and ALT.

Attorney Ries stated as a matter of prudence, if the Town does not want to move forward with additional due diligence, a motion to terminate the agreement is necessary.

Motion was made by Councilwoman Powers and seconded by Councilwoman Zachary to terminate the agreement.

Howard Roe, 9963 Parkland, raised questions pertaining to the potential cost of additional due diligence and asked if there is a chance Rave would pay for the Phase II Assessment. Mr. Cordek noted that the Town would be responsible for the estimated \$60,000 Phase II cost. He asked additional questions regarding details of the Phase I testing. Zoning Officer Betty stated that details about the specifics of the Phase I testing under the ALT-Rave Purchase Agreement are confidential.

David Martin, 10585 Grubbs Road, asked "what is the next step". It was explained if this motion is adopted, this would terminate the agreement with the Town.

Deborah Sagan, 9994 Parkland, asked how much has the Town invested in the Phase I Assessment. Town Manager Cordek reported the cost incurred is approximately \$28,000. She also asked if Phase I testing may be used by another buyer; Attorney Ries stated, that it could not unless permitted by the Rave property owners.

Mark Donatelli, 9753 Griffith Road, suggested there are alternative options for environmental clean-up. He brought photos of flooding that occurred on the Rave property during Hurricane Ivan and urged Council to go through with this project for the benefit of the community.

Council President Aufman called for a question on the motion to terminate the agreement. The motion carried unanimously.

ADJOURNMENT

A motion was made by Councilman LeDonne to adjourn the meeting. The motion was seconded by Councilwoman Powers and passed unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,



Tobias M. Cordek
Town Manager

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