



**TOWN OF McCANDLESS
MEETING OF TOWN COUNCIL
AGENDA
AUGUST 12, 2024**

- 1) Call to Order at 7:30 p.m.**
- 2) Pledge of Allegiance led by Councilmembers**
- 3) Announcements**
 - a) Community Day will take place on September 14th**
- 4) Public Comment on Agenda Items Only**
- 5) Move to approve the following minutes, submitted to each member of Council:**
 - a) Meeting of Town Council Minutes of July 22, 2024**
- 6) Reports of Committees:**
 - a) Reports of the PUBLIC SAFETY COMMITTEE – Joe Wall**
 - i) Staff Reports**
 - (1) Chief's Report**
 - (2) Fire Marshal's Report for the month of July 2024**
 - (3) Building Permit Report for month of July 2024**
 - ii) Liaison Reports**
 - (1) Personnel Board – Joe Wall**
 - (2) Volunteer Firefighters Steering Committee – Don Hart**
 - (3) McCandless-Franklin Park Ambulance Authority – Jack Casey**
 - iii) Public Comment on Public Safety**
 - b) Reports of FACILITIES MANAGEMENT – Don Hart**
 - i) Staff Report**
 - (1) Public Works Activity Report**
 - ii) Liaison Reports**

- (1) Environmental Advisory Committee – Nicholas Giorgetti
- (2) Ad Hoc Technology Committee – Joe Wall NO MEETING
- (3) Ad Hoc Storm Water Management Committee – Jason Singer

- iii) Public Comment on Facilities Management

- c) Reports of the SERVICES COMMITTEE- Jack Casey

- i) Liaison Reports

- (1) McCandless Township Sanitary Authority – Jack Casey
 - (2) Northland Public Library Authority – Nicholas Giorgetti

- ii) Public Comment on Services

- d) Report of PLANNING AND ZONING COMMITTEE (Arlow)

- i) Staff Reports

- (1) Planning Director's Report

- ii) Liaison Reports

- (1) Planning Commission – Doug Arlow
 - (2) Zoning Hearing Board – Trish Cloonan

- iii) Public Comments on Planning and Zoning Committee Items

- 7) Old Business

- 8) New business

- 9) Motion to [approve/deny] the recommended language per the Personnel Board which includes the requirement for a patrol officer to have five years' experience with the McCandless Police Department before being permitted to take the Sergeants exam, and for a Sergeant to have five years' experience with the McCandless Police Department before being permitted to take the Lieutenants exam

- 10) Public Non-Agenda Comments

- 11) Adjournment to Executive Session to discuss personnel and legal matters

Respectfully submitted,

Jason Dailey
Interim Town Manager

**OFFICIAL
TOWN OF McCANDLESS
RESOLUTION No. 12 OF 2016**

**A RESOLUTION OF THE TOWN OF McCANDLESS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO
PRESCRIBE RULES FOR PUBLIC COMMENT AT MEETINGS OF TOWN COUNCIL**

WHEREAS, Pennsylvania's Sunshine Act, 65 Pa. C.S. §§ 701 et seq., as well as Sections 405 and 406 of the Town of McCandless Charter, require the Town of McCandless to provide a reasonable period of time at each advertised regular or special meeting of Town Council for residents and taxpayers to address Council on matters of general or special concern, official action or deliberation on matters under consideration by Council; and

WHEREAS, Section 406 of the Charter provides that Council shall adopt and enforce such reasonable rules and procedures as may be necessary for the orderly conduct of its business; and

WHEREAS, the Town Council of the Town of McCandless has determined that both its compliance with the Sunshine Act and the efficient and effective conduct of its meetings and the maintenance of order at said meetings would be advanced by the promulgation of a set of rules regarding such public comment.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of McCandless as follows:

Section 1.

1. A separate period of public comment shall be held for each agenda item considered at each advertised regular or special meeting (business meeting) of the Town Council of the Town of McCandless after comments are made by Council, but before the item is voted upon. These comments shall be limited to the agenda items currently before Council. At the end of a regular or special meeting (business meeting), a public comment period will be held for general comments on matters of Town concern. This comment period will be subject to the same rules applicable to public comments.

2. The President of Town Council shall preside over the public comment period and shall recognize residents or taxpayers of the Town wishing to offer comment during such period.

3. Public comment shall be limited to residents or taxpayers of the Town. Any resident or taxpayer wishing to address Town Council during such public comment period shall provide their name and address prior to the public comment period. The Town shall have written forms for such identification prepared and available at each such advertised regular or special meeting of Town Council.

4. Each resident or taxpayer who has signed in and who wishes to speak shall address the President of Town Council and, upon recognition and receiving permission to speak, shall confine his or her remarks to issues or items which constitute matters of concern, official action or deliberation which are or may be before the Town Council and which relate to matters on the agenda except for the open comment period at the end of a regular or special meeting (business meeting).

5. The President of Town Council may rule out of order any offensive, insulting, threatening, scandalous or obscene comments as determined by the President to be disruptive or to otherwise prevent the orderly conduct of the official business of that meeting or who becomes boisterous or who makes threats against any person or against public order and security may be forthwith barred by the President of Town Council from continued attendance at that meeting unless permission to continue shall be granted by a majority vote of those Council members present.

6. Each individual person's comments shall be limited to a maximum of five (5) minutes and each individual shall be given an opportunity to comment on each agenda item at each regular or special meeting (business meeting). When a group of persons wishes to address Council on the same subject matter, it shall be proper for the presiding officer to request that a spokesperson be chosen by the group to address Council and to limit the number of people addressing Council on the same matter so as to avoid any unnecessary repetition. This will not prevent individual members of the group from commenting to the extent that they wish to comment on an issue not addressed by the designated spokesperson.

7. The President of Town Council shall have the authority to call a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action.

8. With respect to Committee meetings, the Committee Chair shall provide for a period of public comment at the conclusion of each Committee meeting, which public comment period shall be governed by the same rules applicable to comments at regular Council meetings. Public comments at Committee meetings shall be limited to comments regarding agenda items for that particular Committee meeting.

9. At each Agenda Review meeting, the President of Council shall provide for a period of public comment after each item on the agenda, which comment period shall be governed by the same rules applicable to public comments at regular Council meetings.

10. The Town endeavors to provide accurate and timely information to questions asked by its citizens. Questions asked during public comment periods will be treated as comments. Answers will be provided by the Town Administration or Town Council as appropriate.

(Adopted by the McCandless Town Council on June 27, 2016)



McCandless Police Department

Memorandum

TO: Town Council

FROM: Ryan P. Hawk, Chief of Police

DATE: August 12, 2024

RE: Monthly Police Activity Report – July 2024

The Town of McCandless Police Department responded to 926 calls in the month of July.

In between vacation days, the McCandless Police have been busy taking training courses. Three officers attended active shooter training which took place at North Allegheny High School. Detective Sergeant Eric Egli and the North Hills SRT conducted this training. It was a multi-day training designed to instruct and create real life training scenarios for active shooter response for patrol officers in the North Hills.

Another officer attended a refresher course on Standard Field Sobriety Testing which will be used to help detect impaired drivers. Another officer took Taser Instructor Recertification. Finally, we had a sergeant attend SWAT Command Decision Making and Leadership training.

Detective Sergeant Egli conducted four talks at KinderCare, talking to the children about what police do and "Stranger Danger".

The officers assigned to the North Hills Special Response Team and our K-9 Officer and his partner, Siraly, attended their monthly required training.

On July 5, the North Hills DUI Task Force conducted a Roving DUI Patrol. There were 86 vehicles that were stopped for various traffic violations and 2 individuals were administered field sobriety tests. Of those tested, 0 were arrested. 83 warnings were given out and 14 citations were issued for various vehicle code violations.

On July 23, Officer Metzger transported three large garbage bags full of turned in medication to the Ross Township Police Department. The Army National Guard took custody of the medications, and the final weight was 56 pounds of unwanted medication.

Calls for Service - by Keyword

All Municipalities

Incidents Reported Between 07/01/2024 and 07/31/2024

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
ALL OTHER					
2640	ALL OTHER ORDINANCE VIOLATIONS	2			
ASSAULT					
0430	ASSAULT - OTHER DANGEROUS WEAPON	1			
0440	ASSAULT - HANDS,FISTS,FEET	1			
0800	ASSAULTS - OTHER ASSAULTS (SIMPLE)	1			
0830	SEXUAL ASSAULT	1			
		4			
ASSIST					
7000	OFFICER INITIATED PUBLIC SERVICE	1			
ASSIST OTH					
7506	MEGAN'S LAW REPORTING	1			
BLDG CHECK					
7004	BUILDING CHECKS - VACATION,VACANT HOME	1			
CRIM MISCH					
1410	CRIMINAL MISCHIEF VEHICLES	4			
DEATH					
4510	DEATH INVESTIGATION	1			
DISORDERLY					
2400	DISORDERLY CONDUCT	1			
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	1			
		2			
DOG					
2720	DOG LAWS & BITES	1			
DUI					
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	4			
FIRE CODE					
2634	ALL OTHERS-FIRE CODE (ORDINANCE VIO.)	1			
FOUND ANIM					
5002	ANIMAL - FOUND	6			
FRAUD					
1100	FRAUD	7			
HARASSMENT					
2410	HARASSMENT BY COMMUNICATION	3			
2411	HARASSMENT AND STALKING BY COMMUNICATION	1			



Calls for Service - by Keyword

All Municipalities



Incidents Reported Between 07/01/2024 and 07/31/2024

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
HARASSMENT					
2450	HARASSMENT	7			
		11			
INFORMATIO					
7016	FOLLOW UP INFORMATION	1			
LITTERING					
2632	ALL OTHER OFFENSES - LITTERING	1			
LOST ANIMA					
5006	ANIMAL - LOST	3			
PUBL DRUNK					
2300	PUBLIC DRUNKENNESS	1			
PUBL NUISA					
2650	ALL OTHERS - PUBLIC NUISANCE	3			
RECOV PROP					
3000	FOUND/RECOVERED PROPERTY	4			
SEXUAL					
1700	SEX OFFENSES (EXCEPT RAPE & PROSTITUTION	1			
SVC CALL					
2800	SOLICITING W/O PERMIT	11			
2810	ABANDONED VEHICLE	13			
3400	MENTAL HEALTH COMMITTMNT	6			
3500	SUSPICIOUS PERSONS OR CIRCUMSTANCES	64			
3600	DOMESTIC DISPUTE	17			
3610	JUVENILE DISTURBANCE	3			
3615	CYS CHILDLINE REPORT	3			
3700	PROTECTION FROM ABUSE ORDER/SERVICE	6			
3800	MISCELLANEOUS SERVICE CALL	14			
3810	RESIDENTIAL BURGLAR ALARM	10			
3811	COMMERCIAL BURGLAR ALARM	23			
3815	WELFARE CHECK	39			
3820	ASSIST MOTORIST/DISABLED VEHICLE	10			
3830	ASSIST OTHER POLICE AGENCY	24			
3840	ASSIST FIRE DEPARTMENT	35			
3850	HAZARDOUS CONDITIONS	7			
3860	LOCKOUTS (VEHICLE/BLDG)	6			
3870	ASSIST AMBULANCE	298			
3900	TRAFFIC AND PARKING RELATED ACTIVITY	56			
4020	SUSPICIOUS VEHICLE	7			
4024	UTILITY TROUBLE	14			
4028	CIVIL DISPUTES	10			
5004	FOUND ARTICLES	3			
5008	LOST ARTICLES	5			

Calls for Service - by Keyword

All Municipalities



Incidents Reported Between 07/01/2024 and 07/31/2024

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
SVC CALL					
5012	MISSING JUVENILE	1			
5014	MISSING ADULT	3			
5502	ANIMAL COMPLAINTS - BARKING DOGS	4			
5504	ANIMAL COMPLAINTS - WILD ANIMALS	16			
5506	ANIMAL COMPLAINTS - DOGS/CATS AT LARGE	10	1		
5508	ANIMAL COMPLAINTS - ANIMAL BITES	1			
5510	ANIMAL COMPLAINTS - DEER HIT	30			
6612	SIGNALS-SIGNS OUT	1			
7017	DRUG RECOGNITION EVALUATION	1			
7103	K9 DEPLOYMENT/ASSIST OTHER AGENCY	1			
		752			
T ACCIDENT					
3100	MINOR VEHICLE ACCIDENT NO REPORT	17			
6004	TRAFFIC ACCIDENT W/ PROPERTY DAMAGE	1			
6006	TRAFFIC ACCIDENT WITH INJURY	7			
6008	TRAFFIC ACCIDENT NO INJURY	13			
		38			
THEFT					
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0613	THEFT-\$200 & OVER-RETAIL THEFT	6			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	2			
0619	THEFT-\$200 & OVER-ALL OTHER	1			
0623	THEFT-\$50 TO \$200-RETAIL THEFT	4			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0633	THEFT-UNDER \$50-RETAIL THEFT	3			
0639	THEFT-UNDER \$50-ALL OTHER	2			
		21			
TRAF CIT					
CITT	TRAFFIC CITATION	40			
TRAFFIC					
6312	TRAFFIC ENFORCEMENT - WARNINGS	1			
6602	TRAFFIC RELATED - IMPOUNDED,ABANDON M.V.	4			
		5			
TRESPASS					
2660	DEFIANT/CRIMINAL TRESPASS	0	1		
WARRANT					
3720	WARRANTS-OUTSIDE AGENCY-ASSIST	3			
WARR	WARRANT	2			
		5			
WEAPONS					
1521	WEAPONS - SALE - FIREARMS	5			
	Total Calls	926			



FALSE ALARMS - JUNE 2024

TOTAL: **\$** -

TOTAL FALSE ALARMS: 5

TOTAL BILLED: 0

FIRE MARSHAL - ANNUAL 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
FIRE CODE INSPECTIONS	15	6	12	39	30	27	23						152
FIRE CODE CITATIONS	0	0	0	0	0	0	0						0
BURNING ORDINANCE VIOLATIONS	0	0	0	0	0	1	2						3
BURNING ORDINANCE CITATIONS	0	0	0	0	0	0	0						0
OPEN BURNING PERMITS	0	0	0	0	0	0	1						1
OPEN BURNING PERMIT FEES	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ 25.00						\$ 25
FIREWORKS PERMITS	0	0	0	3	2	1	1						7
FIREWORKS PERMIT FEES	\$ -	\$ -	\$ -	\$ 300	\$ 200	\$ 100	\$ -						\$ 600
OCCUPANCY INSPECTIONS	2	2	2	1	1	2	3						13
HYDRANT APPLICATIONS	0	0	0	0	0	0	0						0
FIRE MARSHAL CALLS	20	24	32	29	27	31	29						192
FIRE INVESTIGATIONS	1	1	0	0	1	1	0						4
TRAINING SESSIONS ATTENDED	2	0	3	7	3	0	0						15
TRAINING HOURS	3	0	5	28	8	0	0						44
FIRE PREVENTION PROGRAMS	1	0	2	0	0	0	0						3
# OF PEOPLE PRESENTED TO	85	0	75	0	0	0	0						160
SAFETY TRAINING PROGRAMS	0	1	0	0	1	0	0						2
# OF PEOPLE PRESENTED TO	0	21	0	0	24	0	0						45
FALSE ALARMS	5	11	18	12	7	5	*						58
FALSE ALARMS BILLED	0	2	1	2	2	0	*						7
FALSE ALARMS BILLED (Amount)	\$ -	\$ 400	\$ 300	\$ 700	\$ 800	\$ -	*						\$ 2,200
FALSE ALARM FEES COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800						\$ 1,800

* data will be provided next month



Bureau of Fire Prevention

Town of McCandless
9955 Grubbs Road Wexford, PA 15090
Office: 412-364-0616

July 2024 Monthly Report

FIRE MARSHAL REPORT:

FIRE CODE INSPECTIONS	23
FIRE CODE CITATIONS	0
BURNING ORDINANCE VIOLATIONS	2
BURNING ORDINANCE CITATIONS	0
OPEN BURNING PERMITS	1
OPEN BURNING PERMIT FEES	\$ 25.00
FIREWORKS PERMITS	1
FIREWORKS PERMIT FEES	\$ -
OCCUPANCY INSPECTIONS	3
HYDRANT APPLICATIONS	0
FIRE MARSHAL CALLS	29
FIRE INVESTIGATIONS	0
TRAINING SESSIONS ATTENDED	0
TRAINING HOURS	0
FIRE PREVENTION PROGRAMS	0
# OF PEOPLE PRESENTED TO	0
SAFETY TRAINING PROGRAMS	0
# OF PEOPLE PRESENTED TO	0
*JUNE FALSE ALARMS	5
*JUNE FALSE ALARMS BILLED	0
*JUNE FALSE ALARMS BILLED (Amount)	\$ -
FALSE ALARM FEES COLLECTED	\$ 1,800

* False alarms are from the month of JUNE.

ADDITIONAL INFORMATION:

- Finished fire investigation of residential structure fire at 8874 Royal Manor Dr. The cause of the fire has been ruled Accidental.
- Working on putting together budget for 2025. Due August 23.
- Working on designing our Emergency Operations Center (EOC), which is Council Chambers.
- Working on other Emergency Management Agency (EMA) items
- Planning Firefighter appreciation banquet.
- Writing safety plan for National Night Out, to be held on August 6th.
- Attended steering committee meeting on July 23rd.
- Scheduling fire prevention classes for this fall.

FIRE COMPANIES REPORT:**1. FIRE CALL SUMMARY: (JUNE)**

FIRE CALLS IN TOWN:	
AUTOMATIC FIRE ALARM - COMMERCIAL	24
AUTOMATIC FIRE ALARM - RESIDENTIAL	12
CO ALARMS	2
FIRE – BRUSH	3
FIRE – STRUCTURE (CONFIRMED)	2
FIRE – STRUCTURE (REPORTED)	3
FIRE – VEHICLE	0
FIRE – OTHER	6
HAZMAT	1
MOTOR VEHICLE ACCIDENTS	11
MEDICAL – QRS	52
RESCUE	2
SERVICE CALL/OTHER	29
TOTAL CALLS IN TOWN:	147

MUTUAL AID CALLS:	
RESPONSES OUT OF TOWN:	43
MUTUAL AID REQUESTS:	15

TOTAL CALLS DISPATCHED FOR:	190
------------------------------------	------------

2. Additional Information:

None.

Submitted by: Jeff Wissner (Fire Marshal)

July 2024
Monthly Report
Town of McCandless
Department of Public Works

Road Construction

- Inlets Cleaned and Cleared
- Catch Basin Replaced at 149 Perrymont Road
- Montgomery Retention Pond Storm Water Pipe Replaced

Parks, Buildings & Grounds

- Grass Cut at all Parks.
- Painting Completed at Wall Park
- Arm Mowing Continued
- Landscaping at Town Hall
- Playground at Wall Park Completed
- New Signs Installed at Town Hall Admin Building
- Sidewalks Sealed
- Tv installed at Police Station
- Sinks Repaired at Devlin Park
- Grass Cut at Perry Highway Sidewalk

Pond Maintenance

- 14 A Knob Hill 1
- 15 B Woodbury II
- 6 North Meadows I
- 5B Forest Oaks II
- 23B Park La Grand II
- 7A Pineridge
- 23A Park La Grand II
- 6B North meadows II
- Potter Pond
- 30 Bennington Woods
- 42 Cooper
- 12 Stone Manor
- 14 C Knob Hill III
- 26 Rustin Acres
- 36 Oakridge
- 15A Woodbury I
- 20 Valley View Court

Traffic Control

See attached report.

Vehicle Maintenance

See attached report.

PA1 Calls

183 PA 1 Calls

Permits

7 Park Permits Issued



Staff Report

To: Town Council Members

From: Rachel J. Susko, Planning & Development Director

Date: August 8, 2024

Re: Monthly Planning Report – August 2024

I. Rachel Carson Eco Village

The Eco Village was originally on the agenda for August, but elected to skip this meeting in order to respond to Gateway's latest review comments before returning to the Commission. No material changes to the layout of the development are anticipated at this stage. Remaining technical comments primarily include stormwater calculations and minor grading questions.

II. Grace Wexford, LLC rezoning request (SD to R-M)

The Planning Commission reviewed a rezoning application, submitted by Grace Wexford, LLC to rezone vacant land known as Block/Lot 1071-P-72 (behind Wexford Healthcare Center) from the Special District (SD) to the Moderate Density Residential (R-M) district. As currently zoned the property would allow for primarily institutional, campus-scale uses.

Grace Wexford, LLC proposes approximately 60 townhomes to be built across 3 parcels adjacent to Old Perry Hwy and behind the Wexford Healthcare Center, totaling about 19 acres of land. The parcel subject to the rezoning request sits between the other two parcels, which are already zoned R-M. The concept plan submitted by the developer shows a single cul-de-sac road crossing all three properties.

The group discussed the differences in permitted uses between SD and R-M. Some uses permitted in SD could generate more commercial impacts compared to townhomes, such as hospital or assembly uses (event spaces, recreation centers, etc.) or solar energy hubs. From that perspective, R-M could be considered a lower intensity designation than SD. However, the likelihood of whether those more intensive institutional uses could be developed on this parcel, given its challenging topography, was uncertain.

Several members of the public provided comments expressing concern about development near their neighborhood, including traffic, property values, and loss of unused/forested land.

Commissioners questioned the developer on some design aspects of the concept plan, noting that the proposed road exceeded the Town's limit on dead-end/cul-de-sac roads of 800'. The developer acknowledged this issue as well as other engineering questions would need to be dealt with before it would be possible to obtain plan approval, and that the property would be challenging to develop, but with the addition of the property subject to the request it would at least be financially viable.

The group's opinion was split between recommending approval or denial. Commissioners that supported approval felt R-M better matched the character of the neighborhood due to its residential nature and the assurance that commercial-scale institutional uses would no longer be permitted on the property. Commissioners that opposed the request cited neighborhood concerns and questioned whether the size of the proposed development, which would need to overcome significant design challenges to gain plan approval, was appropriate for the property.

The motion was made in the affirmative.

MOTION by Mr. Kortum to recommend Town Council approve the Grace Wexford, LLC rezoning application. SECONDED by Mr. DeVito.

Motion failed (2-5). Yes – Clarke, Sponholz; No – DeVito, Jones, Kline, Kortum, O'Donnell.

The Planning Commission does not recommend Town Council approve the request.

Notes:

1. Town Council's public hearing on the rezoning request will be scheduled for the September 23rd Council meeting.
2. Rezoning concept plans are submitted for discussion purposes only and do not guarantee what may be built if a rezoning is approved. Approving a rezoning does not approve an associated concept plan. The purpose of municipal review of a rezoning request is to consider the appropriateness of the requested district, and any of the potential permitted development within that district, compared to the existing zoning of the property. Therefore, concept plans are not evaluated for zoning compliance or technical feasibility. Review of these aspects occurs if and when a land development application is submitted.