

McCandless Town Crier



Town of McCandless • Volume 32 • Summer 2007



"Recycling" Recycling

Leaf Waste is More Than Leaves

The Pennsylvania Department of Environmental Protection (PADEP) has notified the Town of McCandless that residents should be recycling all yard waste, but not necessarily grass clippings. The DEP notes that the Recycling Act of 1988 defines leaf waste as "leaves, garden residues, shrubbery, tree trimmings and similar material". We have zealously recycled leaves in McCandless since we initiated a pilot program in 1989 prior to the mandated 1990 startup. Now we must direct our enthusiasm for recycling toward the other items which the definition of leaves encompasses. We have been carefully researching alternative methods of how to handle pickup and composting of these additional forms of leaf waste. We generate prunings, limbs, shrubs and garden residue from April through November. A minimum monthly pickup on a scheduled day for each neighborhood is being explored. To accomplish this task with Town forces would cost over \$50,000 annually, plus losing these forces to other public works functions. The private waste industry estimates it can do the job with its specialized equipment for less than 70 cents per household per month. Therefore, it seems most prudent to incorporate this into our contracted refuse and recycling program. Our contract expires September 30, 2008, so our new system will begin the next day, October 1.

The Future of Trash and Recycling

We also continue to research and analyze the more technologically advanced technique of all waste and recycling pickup by automated equipment. This method would allow all leaf waste and grass clippings to be deposited in a 96 gallon container curbside April through November. PADEP favors this form of recycling and trash pickup mainly because consumers "pay as they throw". More materials such as cardboard and office paper can be recycled in the covered containers. Contractors' favor this method seeing labor and insurance costs decrease. Haulers can schedule pickups that exceed the capacity of containers for oversized items like sofas and appliances based on calls for service. Some communities include a base number of such pickups in the bid. Those beyond that do not incur a specific charge. The safety, difficulty, slowness, inconsistency and high cost of loose leaf pickup by vacuums continues to be scrutinized. In an automated system, the large yard waste containers can accommodate a smaller quantity of leaves, but would need to be augmented by leaf bags which sell from 25-40 cents each. Once again, all of us who are able should compost leaves or rake them into a wooded area. Look for more information in the upcoming Town calendar, the Town's website www.townofmccandless.org and other forms of notice in the future.

TAX OFFICE REMINDERS

Please heed the following when considering your tax obligations for 2007:

Real Estate Tax

On December 18, 2007, Town Council approved a Town millage rate of 1.5 mills (\$1.50 per \$1,000 of assessed value) for the 2007 calendar year. This was the same rate that was in effect for 2005 and 2006. The North Allegheny School District has set its millage rate at 19.34 mils (\$19.34 per \$1,000 of assessed value) for the 2007-08 fiscal year (July 1, 2007 through June 30, 2008), a decrease of 0.382 mills.

Please see the article titled "Real Estate Installment Payment Plan" for important information on the newly adopted installment payment plan for payment of Town and School District real estate taxes.

The tax due dates were outlined in the 2007 Town Calendar, which was mailed to you last December, and are also posted on the Town website. It is important that you pay your tax by the due date, even if you have filed an appeal with Allegheny County. Once a deadline passes, the higher amount must be paid, even if you win your appeal. In addition, failure to pay your tax by December 31 may result in a lien being placed against your property.

The tax bills (Town and School District on one bill) were mailed on July 5. If you have not received a tax bill, please contact our office immediately at (412) 364-0616, and we will send you a new bill. In addition, if the billing address for your real estate tax bill changed after January 1 of this year, you need to notify us immediately. Allegheny County provides us with a billing address as of January 1, but they do not provide us with updates if there is a change after this date. Your billing address may change because you paid off your mortgage and no longer have your taxes escrowed, your mortgage was sold and you have a new escrow agent, or you are the owner but not the occupant of a property and you move to a new address.

Earned Income & Net Profits Tax

The tax due dates were outlined in the 2007 Town Calendar, which was mailed to you last December, and are also posted on the Town website. You can also print a tax form by visiting the Town website at www.townofmccandless.org. Please remember that you must make quarterly estimated tax payments, even if you are self-employed.

Business Privilege Tax

If you operate a business located in the Town, either out of your home or at a specific commercial location, you are required to file and pay this tax. Please check the 2007 Town Calendar, view the Town website at www.townofmccandless.org, or call us at (412) 364-0616 for more information. In addition, the Town has recently revised its Rules and Regulations so that they are more useful to our business community and also comply with recent court rulings. You can print a copy from the Town's website.

Per Capita Tax

All residents of the Town over the age of 21 are required to pay this North Allegheny School District tax. The billing procedure in 2007 is the same as that used in 2006. Unless you have contacted us previously, each residential property will have \$20 added to the real estate tax bill to account for 2 individuals in the household over the age of 21. Additional residents in each household, and renters over the age of 21, will be sent a separate bill. If you have only 1 resident in your household over the age of 21, please contact us immediately so that the adjustment can be made. If you have more than 2 residents and do not receive an additional bill, please contact us so that we can add those individuals. If you receive a bill but are not yet 21, please write your month and year of birth on the bill and return it to us.

Local Services Tax (formerly Emergency and Municipal Services Tax)

Any individual who works in the Town and has earned income and/or net profits of over \$12,000 within the Town is required to pay this tax. The tax rate is \$52 per year, but employees are only liable for the tax for pay periods in which they are employed. Employers are required to withhold the tax on a pro-rata basis based on the number of pay periods in a calendar year (26 if you are paid every 2 weeks, 24 if you are paid twice a month, etc.). Self-employed individuals are required to pay the full \$52 in quarterly installments. Please see the article entitled "**LOCAL SERVICES TAX**" for additional information.

LOCAL SERVICES TAX

On June 21, 2007, Governor Rendell signed into law Act 7 of 2007, to become effective January 1, 2008. Act 7 amends the Local Tax Enabling Act (Act 511 of 1965) to make the following changes to the Emergency and Municipal Services Tax (EMST):

- The name of the tax is changed to the Local Services Tax (LST).
- The \$12,000 low-income exemption that was optional under the previous law has become mandatory. The Town already offered this exemption.
- Employees are able to request an up-front exemption by filing an up-front exemption form (the form will be designed by the Department of Community and Economic Development so that it is standard for all political subdivisions). The form must be submitted to both the Town and the employee's employer, and must include a copy of the employee's last pay stubs or W-2 forms from any employment within the Town in the previous calendar year. The exemption certificate verifies that the employee reasonably expects to receive earned income and net profits of less than \$12,000 within the Town for that calendar year.
- The employee is responsible for paying the LST only for those pay periods in which he/she is employed. The employer is required to withhold on a

per-pay-period basis. For example, the Town LST rate is \$52 per year. If you work in every pay period during the year, earn over \$12,000, and receive a paycheck every two weeks (26 pay periods), you would have \$2 withheld per paycheck. If you are employed for only six months during that year, the total amount withheld would only be \$26, and that would be your total LST obligation to the Town for that year.

- Self-employed individuals must pay the full \$52 in quarterly installments of \$13 each, due by the last day of the month following the end of the quarter.
- If you are employed by more than one employer in any given pay period, only one employer should be withholding the tax. The priority order of which employer should withhold the tax is as follows: (1) Your primary employer; (2) If you do not have a primary employer, then the employer in the municipality in which you reside; (3) If you do not have a primary employer, and do not work for an employer in the municipality in which you reside, then the employer in the municipality that is closest in miles to the municipality in which you reside.
- Your total LST payment for any calendar year should not exceed \$52.
- Refunds can be requested if you pay the tax and earn less than \$12,000 in a calendar year, or if you pay more than \$52 in a calendar year. The Town has 75 days from either the date the refund request is received or January 30 of the year after the tax is paid, whichever is later, to issue the refund.

Additional information will be mailed to employers later this year, and is also available on the Town's website at www.townofmccandless.org. The Town will be revising its Rules and Regulations and tax forms as appropriate to adhere to Act 7.

REAL ESTATE INSTALLMENT PAYMENT PLAN

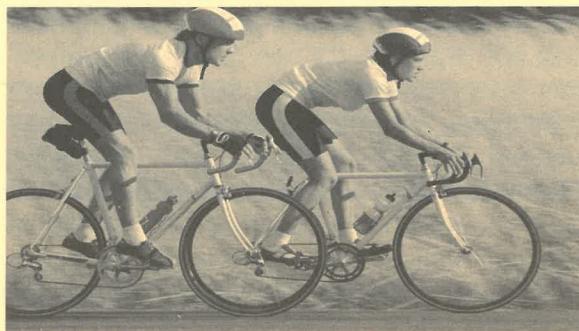
Act 1 of 2006, the Taxpayer Relief Act, required that all school districts in the Commonwealth of Pennsylvania, with the exception of Philadelphia, Pittsburgh, and Scranton, permit the collection and payment

of current school real property taxes in installments, effective July 1, 2007. By law, the plan must be available only to taxpayers who have applied for and been granted a homestead/farmstead exclusion by Allegheny County. On June 27, 2007, the North Allegheny School District Board of Directors approved a resolution granting the establishment of an installment payment plan in three payments, and on July 2 the Town Council of the Town of McCandless passed Ordinance No. 1345, which mirrors the payment plan terms established by the school district.

The specific terms of the plan are as follows:

- The plan applies only to taxpayers that have been granted a homestead/farmstead exclusion under Act 1. If you have already been approved by the Allegheny County Office of Property Assessments, your tax bill will include a line showing the initial payment that is due under the installment plan. If you want to apply for a homestead/ farmstead exclusion, please contact the Office of Property Assessments for further information.
- To choose the payment plan option, you need only pay the first installment by the due date of August 31. Payments received after August 31 will be considered timely only if they contain an official U.S. Postal Service postmark of August 31 or earlier. If the first payment is late, you will be disqualified from the installment program for 2007, and you will be subject to payment of your entire tax bill in full subject to the standard deadlines and terms.
- Once you have made a timely first payment, you will be sent two additional billing notices with the due dates of October 31 and December 31. Payments received after either of these due dates, subject again to the official postmark, will be charged a penalty of 10%. If your payment is more than ten days late for either of these installments, or if your payments for both of these installments are late for any period of time, you will not be eligible for the installment plan the following year.

If you have any questions, please feel free to contact us at 412-364-0616.



Road Safety

Every year it seems that more and more people are walking, jogging or riding their bikes along area roads. It's time to once again remind motorists to be extra alert now that so many of us are outside taking advantage of the warm weather. Drivers are, of course, urged to use extreme caution when driving anywhere in the Town but particularly in the areas where the topography limits sight distances. A special note to parents of teenage drivers: It is particularly important that parents impress upon their children the extra dangers that are present at this time of the year and encourage them to slow down and drive safely.

Those walking or biking on public roads are also urged to adopt safe practices. Always walk/ride in single file along the edge of the road when possible. Bikers should ride *with* the flow of traffic; walkers/joggers should walk/jog *opposite* the flow of traffic. Wear brightly-colored clothes. The use of headsets that can drown out the sound of approaching vehicles is strongly discouraged.



McCANDLESS COMMUNITY DAY

Saturday, September 8, 2007

Beginning with a PARADE

starting at 12:30 p.m. at Showcase Cinemas
featuring the North Allegheny, Northgate &
Hampton High School Bands and the
Syria Motor Corps



CAR CRUISE

3:00-7:00 p.m. @ Trader Horn Parking Lot

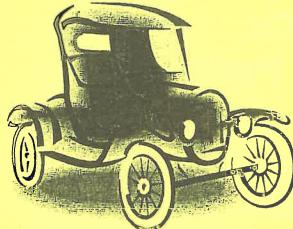
ENTERTAINMENT at the McCandless Town Hall Grounds

Jenny Taylor, Ventriloquist; Joe Negri, Mr. McFeeley and Purple Panda from Mr. Rogers' Neighborhood; Air Head, Balloon Art, "Joe the Juggler", Michelle's Dance Studio, hear the smooth harmonies of 70s band "PACE"; Rhombus, a popular 60s & 70s R & B band; the Allegheny Brass Band

**INFLATABLES, GAMES, RIDES, FOOD, GIVEAWAYS,
FREE ADVICE, FUN, FUN, FUN and.....**

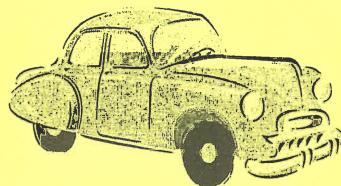
FIREWORKS @ 9:00 P.M.

Town of McCandless
COMMUNITY DAY
CAR CRUISE



Cars • Motorcycles • Trucks

SATURDAY, SEPTEMBER 8, 2007
3:00 P.M. – 7:00 P.M.
TRADER HORN'S UPPER LOT



Music • Prizes • Family Fun

- Dash Plaques first 150 cruisers
- Door Prizes every hour
- 50/50 Raffle at 8:30 p.m.
- DJ (Music by Medley)
- FREE Shuttle to/from Town Hall
by *LENZNER TOURS*

SPONSORED BY

BAIERL AUTOMOTIVE

WRIGHT

TRADER HORN

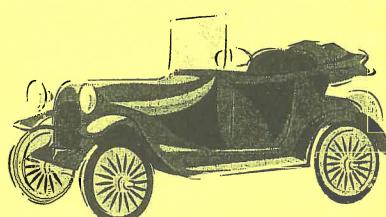
SHULTS FORD

For More Information or Registration

Paul – 412-364-9300

or

Tom – 412-364-3486



Other Car Cruise Sponsors

Aamco Transmissions
Brew'ry Outlet
Reflections Cafe
Hesse Service
Hesse Garage
Rob Wagner Auto Body Ltd.
Northern Body
Body Bar *Fitness & Spa*

North Hills Sign Co.
McCandless Auto Parts Inc.
Kress Tire
Tao's Auto Service
Dollar Bank *Wexford Loan Center*
R.E. Jahn Auto Sales
Northwest Savings Bank

Town of McCandless COMMUNITY DAY CAR CRUISE

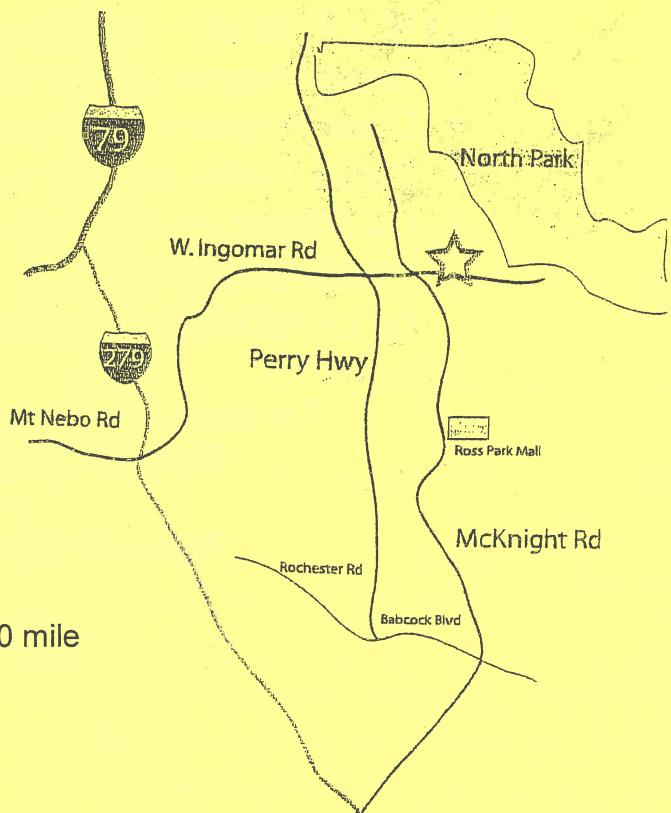
Directions:

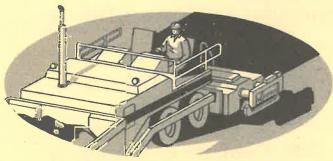
From Pittsburgh

- Take I-79 North
- Right Exit #1-McKnight Road/US 19 North
- Follow McKnight Road/US 19 North 6.5 miles
- Turn right on Blazier Drive

From Cranberry

- Take I-79 South
- Exit McKnight Road/US 19 South
- Follow McKnight Road/US 19 South about 3/10 mile
- Turn left on Blazier Drive





2007 PAVING PROGRAM

At Council's Regular Business Meeting of May 21, 2007, a contract was awarded to Youngblood Paving Inc., the lowest responsible bidder, for reconstruction and resurfacing of 5.4 miles of certain streets. The cost of this year's contract is \$1,744,131.44. Paving costs have skyrocketed nearly 50 percent since the surge in oil prices three years ago. This year's program includes the following streets:

<u>Street Name</u>	<u>From</u>	<u>To</u>
Aldergrove Drive	Carriage Hill	Dolphin
Chickasaw Avenue	Old Perry Hwy. #2	Seneca
Chippewa Avenue	Pontiac	Iroquois
East Sandle Avenue	Melwood	Perry Hwy.
Iroquois Avenue	Pontiac Ave.	Seneca Ave.
Meinert Road	Pine Creek Road	Town Line
Montgomery Road	Babcock Blvd.	Montgomery Rd.
Oakhurst Court	Oakhurst Dr.	Turnaround
Oakhurst Drive	Duncan Ave.	Turnaround
Old Perry Hwy. #2	Perry Hwy./Rte. 19	Perry Hwy./Rte. 19
Oneida Avenue	Highland Road	Mohican Ave.
Parkmont Road	Montgomery Road	Dead End
Pine Creek Road	McKnight Road	Rinaman Road
Sunset Road	Old Perry Hwy. #3	W. Ingomar Road
Towne Court	Peebles Road	Turnaround
Towne Square Drive	Peebles Road	Turnaround
Valley View Road	West Ingomar Road	Turnaround
Seminole Avenue	Hillcrest Ave.	Huron Ave.

A two to three day advance, hand-delivered, written notice will be provided by the contractor prior to the onset of work on the street. We request your patience and apologize for any inconvenience while this work is being accomplished.

Prior to the repaving of streets, a detailed evaluation of each street and surrounding right-of-way is made. This evaluation includes a visual inspection to determine if any object in the right-of-way appears to present a hazard to safety. No rocks, plantings or anything else that could cause damage if struck by a vehicle is allowed to be within three feet of the curb or edge of the pavement. Also, trees overhanging the roadway have to be trimmed to a height no less than 16' and no closer than 3' from the edge of the pavement by residents before paving commences. Otherwise, the Town or its contractor will have to do the trimming. Regular maintenance of trees and shrubberies will preclude this from becoming "a last minute issue".

UPDATED LIST OF METAL, GLASS, PLASTIC AND PAPER ITEMS TO RECYCLE:

Metal: Food cans, aerosol cans (empty), aluminum foil and foil products (clean), beer and soft drink cans

Plastic: Plastic containers #1 - #6 on bottoms, plastic bags (bundled), plastic milk cartons, baby wipe containers, bleach, detergent, household cleaner bottles, yogurt cups, cottage cheese, margarine tubs, shampoo bottles

Glass: Beverage bottles and food jars (clear, brown, amber and green)

Paper: White office paper, computer paper, magazines, newspapers, advertising inserts, junk mail (including envelopes), coupons and receipts

Sanitary Sewer System Upgrades

The then Township of McCandless created the McCandless Township Sanitary Authority (MTSA) to handle the difficult task of managing sanitary sewerage for all of us. MTSA was incorporated in 1955 and through its history has provided excellent sewerage service to McCandless residents. Its service area continues to expand with operations in Franklin Park Borough, Bradford Woods Borough, Pine Township, Marshall Township and operating agreements with Ross, West View and Allegheny County Sanitary Authority (ALCOSAN). No challenge facing MTSA has been greater than responding to federal and state mandates. Like Town government and without the need for federal influence, MTSA thoroughly and effectively addresses the needs of its infrastructure. MTSA couples a comprehensive testing and maintenance program with major capital improvements to its operational facilities.

Earlier this year, MTSA formally approached Town Government to take from the concept stage to Town Council approval for a significant upgrade of its "Longvue No. 1" Wastewater Treatment Facility Upgrade. In addition to simply improving wastewater treatment operations, the most important result of this project will be the backing up of floodwaters during times of heavy rain. Treatment chemicals will no longer have to be stored there. Aesthetically, plant odors will be minimized. MTSA expects the project to be completed in 18 months.

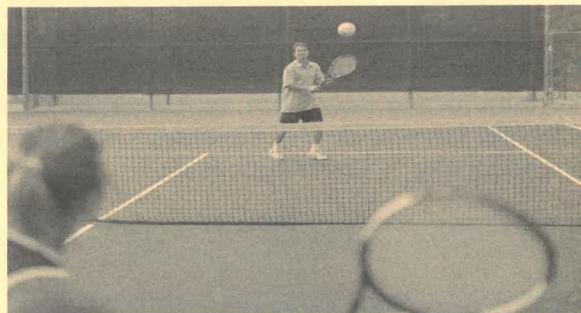
Storm Sewers

From time to time, storm inlets become covered with leaves and other debris creating a potential hazard. While the Town's Public Works Department is always on the lookout for such trouble spots, there are simply too many inlets and culverts in the Town for us to monitor them all constantly. You can help us (and possibly

yourself or your neighbor) by cleaning away any debris that could clog any stormwater facility near your property. This is particularly important during spring and summer months when the chance of severe thunderstorms increases. Be sure to move any such material to a location where it will not be washed back into the inlet or culvert! *Residents are also reminded that it is illegal to place grass clippings, etc., where they can be washed onto a road or into a stream. Please do not dump any paint, gasoline, motor oil, animal feces or anything else down a storm sewer.*

Tennis (or basketball) Anyone?

Our tennis and basketball courts located at the Town Hall recreation complex are getting quite a bit of use these days. It's not the amount of play, but the age of the courts that make it essential to resurface them. All existing asphalt will be removed; the current stone base underneath will be repaired as needed and new asphalt courts installed. Of course, new color coating will top off the surface. Fencing around the courts will be replaced with a green colored, vinyl coated fence. The tennis courts will be closed for Community Day starting August 27 and most likely will be out of commission through October until all aspects of the work are finished. If weather is cooperative and the color coated surface cures appropriately, a tennis court will re-open for use on mild late fall and winter days. The basketball court is already closed for the staging of booths used for Community Day.



Ash Tree Alert

The Pennsylvania Department of Agriculture has notified the Town that the recent appearance of the Emerald Ash Borer now includes our community. The Emerald Ash Borer feeds only on Ash trees, so it does not threaten other trees in our wooded areas.

A quarantine for Butler, Lawrence, Allegheny and Beaver Counties restricts the movement from the quarantined counties of ash nursery stock, green lumber and any other ash material, including logs, stumps, roots and branches, and all wood chips. Due to the difficulty in distinguishing between species of hardwood firewood, all hardwood firewood—including ash, oak, maple and hickory are considered quarantined. The Town was originally notified about the quarantine by the Pennsylvania Landscape and Nursery Association.

The ability to flourish in urban settings and its comely shape make it an attractive tree. Ash trees are one of the four top planted landscape trees in America. They comprise 5-7% of Pennsylvania's tree stock. The State Department of Agriculture is monitoring our area, following up where homeowners suspect a tree is infected. Indicators that an ash is under attack include: general decline in overall health of a tree, D-shaped exit holes made by the insect, epicormic branches (commonly known as water shoots or suckers) emerging from the base of the ash tree or presence of the insect itself. If you suspect you have seen any of the above on any of your ash trees, please contact the State Agricultural Department's toll-free hotline at 1-866-253-7189.

For more information on the Emerald Ash Borer, visit <http://www.emeraldashborer.info/> or call 717-772-5229. You can also consult:

- Pennsylvania Department of Agriculture:
www.agriculture.state.pa.us
- USDA APHIS Web site:
http://www.aphis.usda.gov/plant_health/plant_pest_info/emerald_ash_b/index.shtml

Whose words these are I think I know.....

*His house is in the village;
He will not see me stopping here
To watch his woods fill up with snow.*

The opening of Robert Frost's "Stopping by Woods on A Snowy Evening" evokes the serenity of wooded land. We live under a system of property ownership and rights connected to it. So someone or some entity owns the woods we enjoy. Many of our homes and businesses are placed where wooded areas once existed. Some "residual" land often remains when land developments were created.

Are you considering the purchase of a property adjacent to a vacant tract of land? If a vacant property is not yet part of the prospective purchase, you may want to investigate the potential use of the adjacent vacant property. Zoning, geography, topography and natural features such as streams and wetlands all affect development considerations. The Town has regulated land development since 1947. Currently this oversight is through planning and zoning regulations enacted under the authority given to municipalities in Pennsylvania under a collection of legislation known as the *Municipalities Planning Code*. While authority under the Municipalities Planning Code and local laws adopted under it are broad, this Code also protects the rights of property owners to use their land under these regulations. Municipalities cannot prohibit development but can regulate it. Concepts, such as conservation easements, are being considered to retain natural conditions in areas untouched by development. This requires a mutual agreement between the landowner and the person or entity to which the conservation easement is granted.

A land developer once stated in response to a neighbor who queried, "Are you cutting down my woods?" "No ma'am," the developer replied, "I am cutting down *my* woods."

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090-9644

PRESORTED
STANDARD
U.S. POSTAGE PAID
Pittsburgh, PA
Permit No. 2599

McCANDLESS COMMUNITY DAY 2007!

Come one, come all, to the McCandless Town Hall. Saturday, September 8, 2007, is the date. An enjoyable day is planned for all. Our parade, starting at 12:30 p.m. at the Showcase Cinemas features the North Allegheny, Northgate and Hampton High School Bands. New to the parade this year is the Syria Motor Corps.

Then to the festivities on the grounds of the Town Hall complex on Grubbs Road. Access if from Ingomar Road or McCandless Drive before and after the parade which usually ends about 1:30 p.m. Right after a brief opening ceremony, all day entertainment begins with Mister Rogers Neighborhood's Joe Negri, Mr. McFeeley and the Purple Panda; Air Head Balloon Art, "Joe the Juggler", Jenny Taylor, ventriloquist; "PACE" harmonizing smooth sounds of the 70s and the popular 60s band Rhombus; Michele's Dance Studio, and the Allegheny Brass Band, PLUS inflatables, games, rides and lots and lots of food to choose from.

Don't forget to visit the car cruise from 3:00-7:00 p.m. at the Trader Horn parking lot.

As in years past, our festivities will conclude with a fantastic fireworks display at 9:00 p.m. by Pyrotechnico.

So please mark your calendar for September 8th. We look forward to seeing you then!