

Minute No. 732

Washington County Commissioners

Washington, PA, November 20, 2003

The Washington County Board of Commissioners met in regular session in the Public Meeting Room, Courthouse Square, Washington, Pennsylvania, with the following members being present: Commissioners John P. Bevec, Diana L. Irey and J. Bracken Burns, Sr. Also being present: Cathi Kresh, Administrator/Chief Clerk; Richard DiSalle, Solicitor; Linda Belcher, Administrative Assistant; Melanie Finney, Planning Commission; Sheriff Larry Maggi and Deputy Sheriff Jerry Jericho; Gary Mucho, Veterans Director; Francis King, Treasurer; Debbie Bardella, Recorder of Deeds; Brenda Williamson, Redevelopment Authority; William Caldwell, member of Forty and Eight; Wayne Fleming, Washington County Authority; Pete Lorenzo, SEIU representatives; Dennis Fazzolare and Bonnie Gilbert, Harry Sabatasse, Mya and Ron Patch, Marcella Dalverny, Jerry Seaman, Charlie Keenan; Sam Cushey; John Adams and Carl Maggi, interested citizens; Jim Jefferson, WJPA; Linda Metz, Observer-Reporter; Stacy Wolford, Valley Independent; and Natalie Miller, PA Focus.

Chairman Bevec called the meeting to order at approximately 10:05a.m.

Commissioner Irey led with a prayer.

Mr. Caldwell led the Pledge of Allegiance.

Chairman Bevec entertained a motion to approve Minute No. 731 dated November 6, 2003.

Moved by Mr. Burns, seconded by Mrs. Irey, that Minute No. 731 be approved as written.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irey - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

SPECIAL ORDER OF BUSINESS

Ms. Williamson of the Redevelopment Authority presented to the Board for their consideration and approval a Resolution approving the plan revisions and amendments to the Community Development Block Grant Program which is part of the County's Consolidated Action Plan.

Moved by Mr. Burns, seconded by Mrs. Irey, approving the foregoing Resolution.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irey - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

(RECESS FOR PHOTOS)

PUBLIC COMMENTS

Harry Sabatasse of Burgettstown commented on the subject of raising county taxes to balance the budget. He stated the taxpayers of Washington County can not afford an increase in taxes.

Charlie Keenan, Supervisor of Blaine Township, made reference to Mr. Sabatasse's comments and stated sometimes it is necessary to raise taxes. He also questioned the Board regarding the land swap deal and the status of the shared tax revenue with surrounding municipalities.

Commissioner Irey noted that there may be legislation that would address this matter and she would provide him with a copy of that legislation.

Mya Patch of Carroll Township addressed the Board regarding the issue of raising taxes and also pointed out it is sometimes necessary. She questioned why Washington County does not have a board of health.

Commissioner Irej stated fourth class counties are not required by law to have health departments and any issues regarding health problems in the County are handled by the State.

Marcella Dalverny of Burgettstown addressed the Board regarding the Redevelopment Authority taking her property to build an apartment complex for senior citizens. She noted there are seven vacant properties that could be considered for this project.

She also requested the Board address the Redevelopment Authority Board on her behalf for the manner in which their solicitor, Dave Posner, treated her recently at a board meeting. She stated Mr. Posner's actions were inappropriate and disrespectful to her.

A. Sorensen commented on the issue of government having the right to take your land and wished Ms. Dalverny well in her crusade to fight for her property. He noted it is wrong to seize private property for private gain.

John Adams of Avella, commented on the County possibly having to raise taxes next year.

OLD BUSINESS

Solicitor DiSalle recommended the Board award the bid for Meat to the following vendors based on the "per unit" cost:

- Green Valley, Claysville, PA
- Gordon Food Service, Grand Rapids, MI
- Sysco Foods, Harmony, PA

The total monthly cost is approximately \$28,000.00

Moved by Mr. Burns, seconded by Mrs. Irej, to award the bid for the Meat as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Solicitor DiSalle recommended the Board award the bid for Sediment Removal for Dam #479 to Allen Marine Services, Inc. of Orchard Park, NY. The award is as follows:

Remove sediment from reservoirs	\$51,900
Install erosion and sediment controls	2,000
Construction photographs	<u>500</u>
TOTAL	\$54,400

It is to be noted grant money has been received for 65% of this and the remaining \$19,000 is to be paid by the County.

Moved by Mr. Burns, seconded by Mrs. Irej, awarding the bid for Sediment Removal as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Solicitor DiSalle recommended the Board award the contract for the Back Scanning and Indexing of documents for the Recorder of Deeds to IMR Limited of Harrisburg, PA at the cost of \$0.068 per document. The total cost of the project is expected to be approximately \$145,000 and is being paid from the Recorder of Deeds Record Improvement Funds.

Moved by Mr. Burns, seconded by Mrs. Irely, awarding the foregoing contract to IMR Limited for the Recorder of Deeds.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

NEW BUSINESS

Chief Clerk presented to the Board for their consideration and approval an agreement with VacAir and RSB Investments, Inc. allowing for VacAir to assign their lease to RSB Investments and to allow RSB Investments to enter into a Fixed Base Operator's Agreement with Washington County to operate an air charter company from the Washington County Airport.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the agreement with VacAir and RSB Investments, Inc. as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval the final change order in the amount of \$19,354.63 with Gregori Construction for the reconstruction of Kings Creek #6, Jackson Mill Covered Bridge. The revised contract cost of \$276,117.63 will be paid 100% state Act 26 funds.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the final change order with Gregori Construction for the reconstruction of Kings Creek #6, Jackson Mill Covered Bridge as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval the final change order in the amount of \$23,116.30 with Gregori Construction for the reconstruction of Ten Mile #61, Day Covered Bridge. The revised contract amount of \$267,245.70 will be paid 100% state Act 26 funds.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the final change order with Gregori Construction for the reconstruction of Ten Mile #61, Day Covered Bridge as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and amendments to the following two purchase of service contracts for Children and Youth Services for placement services for fiscal year 2002/2003.

	<u>Increase from:</u>	<u>To:</u>
National Mentor Healthcare, Inc.	\$215,000	\$276,000
Gateway Rehabilitation	\$125,000	\$130,000

Moved by Mr. Burns, seconded by Mrs. Irely, approving the foregoing contract amendments for Children and Youth Services.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej – Yes; Mr. Bevec – Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval the following Child Care Provider Agreements. These agreements will be automatically renewed until either party to the Agreement notifies the other party in writing of their intent not to renew under the current terms of the provider agreements.

Carol Leone Child Care, Corapolis	McMurray Child Care & Learning Center, McMurray
Bright Beginnings Learning Center, California	Don't Worry Child Care, McKeesport
Jacqueline Mander Jennings, Pittsburgh	John Spiewak, West Mifflin
Diane Tatar, Dunlevy	Sherry Moniot, Daisytown
Stacey Booth, Bentleyville	Moneera Chapman, California
Candice Ike, Houston	

Moved by Mrs. Irej, seconded by Mr. Burns, approving the foregoing Child Care Information Services agreements.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej – Yes; Mr. Bevec – Yes; Mr. Bevec – Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval an addendum to the purchase of service contract with Adelphoi Village, Inc. for fiscal year 2003/2004 dated July 1, 2003 to include a per diem rate for Fayette Day Treatment in the amount of \$127.32 per client.

Moved by Mr. Burns, seconded by Mrs. Irej, approving the addendum to the purchase of service contract with Adelphoi Village, Inc. for Children and Youth Services as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej – Yes; Mr. Bevec – Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval a contract with Healthcare Dimensions Incorporated to provide the Burgettstown and McDonald/Cecil Senior Centers with the Silver Sneakers Fitness Program. The effective date shall be January 1, 2004 through December 31, 2004 and automatically renewed for successive one year terms. No additional funds are required.

Moved by Mr. Burns, seconded by Mrs. Irej, approving the foregoing contract with Healthcare Dimensions Incorporated for the Aging Services Office as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irej – Yes; Mr. Bevec – Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval an adjustment to an allocation increase for Dr. Oscar Urrea and Psychiatric Care Systems in the amount of \$45,000 for a total allocation amount of \$151,000 to provide clinical case management services to person referred through the HealthChoices managed care program.

Moved Mr. Burns, seconded by Mrs. Irej, approving the adjustment to the allocation increase for Dr. Urrea and Psychiatric Care Systems for Mental Health/Mental Retardation as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval amendments to the current "blanket authorization" for MH/MR to include reimbursement of mileage expenses for MH/MR Board members who use their own vehicles to attend MH/MR related meetings, program evaluation site visits and/or state sponsored board member informational seminars. No additional funds are needed for this added expense.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the amendments to the current "blanket authorization" for Mental Health/Mental Retardation as per above

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval a professional services contract with Attorney Carl Smith. The purpose of this contract is for the Loss Prevention Department to utilize the services of Attorney Smith on issues relating to previous workers compensation claims filed under PMA and Liberty Mutual. The contract will be in the amount of \$150.00 per hour for the period of January 1, 2003 through December 31, 2004. The total contract amount will not exceed \$1,500.00.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the professional services contract with Attorney Carl Smith for the Loss Prevention Department as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval a lease agreement with MTC Development Partners, L.P. of McMurray for office space for District Justice Ellis. This is for 1700 square feet at the rate of \$16/sq.ft. and \$2,226.67 monthly with a three percent increase yearly. This lease would be effective February 1, 2004 through January 31, 2009 with the option to renew for two additional five year terms.

Moved by Mrs. Irely, seconded by Mr. Burns, approving the foregoing lease agreement with MTC Development Partners, L.P. for District Justice Ellis.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval a one month extension on the lease for office space for District Justice Teagarden at the current terms and conditions. Effective January 4, 2004 this office will cease to exist.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the one month extension on the lease for District Justice Teagarden as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval ratification of the contract with RBA Professional Data Systems, Inc. of State College, PA in the amount of \$11,600 and IMR Limited of Harrisburg, PA in the amount of \$9,600. The purpose of the contract is to interface the Tax Assessment and Recorder of Deeds records for parcel verification. Individuals will be charged \$5.00 for the first parcel verification and \$1.00 for each parcel after that.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the ratification of the contract with RBA Professional Data Systems, Inc. and IMR Limited for the Tax Assessment and Recorder of Deeds Offices as per above.
Office.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval the adoption of a Resolution to sell one vehicle and some miscellaneous computer equipment classified as surplus personal property.

Moved by Mr. Burns, seconded by Mrs. Irely, adopting the foregoing Resolution.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval authorization to bid for a new dishwasher for the Health Center. The estimated cost is \$105,000.00.

Moved by Mr. Burns, seconded by Mrs. Irely, approving authorization to advertise for bids for a new dishwasher as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval a contract supplement not to exceed \$18,808.89 with L. Robert Kimball Engineers for meeting new PenDOT design standards and additional geotechnical investigations required. The revised contract amount of \$260,113.66 will be paid 80% State and 20% State Liquid Fuels.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the contract supplement with L. Robert Kimball Engineers as per above.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Chief Clerk presented to the Board for their consideration and approval the appointment of the Washington County Authority as the administrative and development agency for the Western Center property located in Canonsburg, Pennsylvania.

Moved by Mr. Burns, seconded by Mrs. Irely, approving the appointment of the Washington County Authority as the agency for the Western Center property development as per above.

Roll call vote taken:

Mr. Burns – Yes; Mrs. Irely – Yes.

Before voting, Chairman Bevec read the following letter to be included as part of the record:

The redevelopment of the Western Center property will definitely benefit Washington County and the entire region, especially if a well-planned project is constructed. Hopefully, the following issues will be closely considered in the final design.

First, the primary need for the area is jobs. This project should focus on commercial, light manufacturing and service industries to create living wage jobs for our residents. Bear in mind that Washington County and the Southwestern Pennsylvania region have many skilled blue collar workers in need of jobs. The location of this property lends itself to economic development. Housing can be provided in surrounding communities which would allow for the entire parcel to be developed with tax generating, job creating business opportunities.

Second, the proposed town center should be extensively studied to determine the overall benefit to the project and potential impacts to Canonsburg and the Route 19 corridor. Careful examination is crucial to avoid negative effects to Canonsburg, North Strabane, South Strabane and Peters Townships existing and proposed retail developments.

Third, although I strongly support preservation of open space, I disagree with the concept of a golf course on this land. Washington County currently has twenty-one golf courses for our total population of 202,897. The term of the current Southpointe golf course, which is slated to expire in 2010, should be extended to accommodate this need. If my successors truly feel another golf course is in the best interest of Washington County, the Western Center property should be a nine hole public course which would revert to the agency administering the land if the course would close. At the same time, approval of a course at Western Center should be contingent upon a guarantee to maintain the Southpointe Golf Course. Again, I refer to the development potential of this property to create jobs and generate tax revenues. Open space can be preserved with other means that will not remove such a large portion of the parcel from the overall development potential. For instance, walking trails, and small green areas throughout the project can be constructed to preserve open space and to provide light recreational opportunities for employees in the area.

Finally, I remain quite concerned with the fact that the project manager and/or developer must borrow money to initiate the project. Not only does these raise potential issues about the development schedule but also creates concerns about long term cash flow for the overall project viability.

The Western Center project is complex. In addition to the environmental and geographic constraints associated with the re-use of this land, the appropriate mix of uses must be carefully determined to ensure jobs and revenues for sustainability. The private sector will respond to the housing and retail needs for an area. Government should not become involved with these issues. I implore all those involved to take the aforementioned items under careful consideration.

Chairman Bevec stated in the spirit of cooperation, he will support his colleague's decision to appoint the Washington County Authority.

Mr. Bevec – Yes.

Motion carried unanimously.

ANNOUNCEMENTS

An Executive Session was held on November 19, 2003 immediately following the Agenda Meeting to discuss personnel issues.

The quarterly meeting of the Washington County Retirement Board will meet immediately following the public meeting today.

The County Offices will be closed on Thursday and Friday, November 27th and 28th in observance of the Thanksgiving Day holiday.

SOLICITOR:

Solicitor DiSalle presented to the Board for their consideration and approval the following tax refunds.

Moved by Mr. Burns, seconded by Mrs. Irely, that the Tax Assessment Office be authorized to prepare the following tax refunds due to either duplication or overpayment of real estate or personal property tax.

1. Moranda Homes 2001 County Tax
 11 Timberglen Road
 Imperial, PA 15126
 District: Cecil Township
 Parcel No. 140-012-18-00-0003-00
 Total: \$421.43

2. Daniel F. Vilella & A. L. Steele 2002 County Tax
 119 Forest Drive
 McMurray, PA 15317
 District: Peters Township
 Parcel No. 540-007-06-01-0024-00
 Total: \$318.94

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Solicitor DiSalle presented to the Board for their consideration and approval the adoption of an Ordinance amending 1994, authorizing the Recorder of Deeds to recertify tax parcel identification numbers for all documents recorded in the office relating to land and real property at the cost of \$5.00 per parcel and \$1.00 additional for each tax parcel identification number indicated on the document.

Moved Mr. Burns, seconded by Mrs. Irely, adopting the foregoing Ordinance.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

Solicitor DiSalle presented to the Board for their consideration and approval a Resolution selecting, appropriating and condemning certain aviation easements on the properties of A. LeRoy Allen Jr. et ux, Paul J. Conley, Jr. et ux and Mark A. Cain situate in the township of North Franklin, Washington County, Pennsylvania, authorizing the solicitor to institute the eminent domain proceedings against those properties.

Moved by Mr. Burns, seconded by Mrs. Irely, adopting the foregoing Resolution.

Roll call vote taken:

Mr. Burns - Yes; Mrs. Irely - Yes; Mr. Bevec - Yes.

Motion carried unanimously.

There being no further business, Chairman Bevec declared the meeting adjourned at approximately 11:00 a.m.

THE FOREGOING MINUTES SUBMITTED FOR APPROVAL

November 25, 2003

ATTEST: *Cecaine E. Kresh*
 ADMINISTRATOR/CHIEF CLERK