

LAWRENCE COUNTY COMMISSIONERS' MEETING
PUBLIC MEETING
MINUTES OF Tuesday, March 25, 2025

The Lawrence County Commissioners' Meeting was opened with the Pledge of Allegiance to the Flag followed by a Moment of Silence.

The Lawrence County Commissioners' Meeting of Tuesday, March 25, 2025, was called to order by **Commissioner Daniel Vogler**, at 10:00 AM at the Lawrence County Commissioners Meeting Room. Deputy Chief Clerk, Vanessa Bayless called the roll. Those in attendance were **Commissioner Chris Sainato, Commissioner Dan Kennedy, JR Hardester, Rich Hoover, Amy McKinney, Freddy Smith, Brian Burick and Debbie Wachter from the New Castle News**. It was stated for the record that the meeting is being taped. Those wishing to speak shall be given five minutes. If they need more time, they are to see the Deputy Chief Clerk at another time, and she will arrange for them to meet with the Commissioners. Those speaking are to state for the record their names, addresses and the nature of their business.

Mr. Vogler stated we did not have a meeting last week, due to (2) of the Commissioners attending CCAP. Dan, himself, had to call in for Jury Duty last week.

ROW OFFICERS' REPORTS AND COMMENTS

None

GENERAL PUBLIC COMMENTS

None

FISCAL AND CONTRACTUAL

A. Repository Properties:

RESOLUTION

R-2025-55

WHEREAS, all bids made to purchase property from the Lawrence County Tax Claim Bureau Repository must be approved by the taxing municipality; and

WHEREAS, Angela McKnight placed a bid of \$500.00 on property located at 718 Carlisle Avenue, Parcel ID No. 02-073200; and

WHEREAS, the County of Lawrence wishes to accept the above bid for property located at 718 Carlisle Avenue, with a Parcel ID No. 02-073200; and

NOW THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY

COMMISSIONERS, that the Board is authorized to execute the Bid Acceptance Form accepting the bid made by Angela McKnight in the amount of \$500.00 for Repository

Property located at 718 Carlisle Avenue, and having a Parcel ID No. 02-073200, City of New Castle.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

- B. Advertise for bids/proposals: None
- C. Receipt for bids/proposals:
- D. Warrant Registers:
 - 1. March 10, 2025
 - 2. March 11, 2025
 - 3. March 12, 2025

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve and file said warrant register(s). Motion carried 3-0.

MINUTES AND CORRESPONDENCE

- A. Approval of Minutes:
 - 1. March 11, 2025

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve and file said minutes. Motion carried 3-0.

- B. Presentation of Written Communications:
 - a. APEX-Amerikohl Aggregates, Inc.-Moscipan Quarry-SMP No. 37150302-GP-11 general operating permit for a portable nonroad engine located at 2645 Savannah Road, New Castle (Shenango Twp.)
 - b. APEX-Amerikohl Aggregates, Inc.-Welsh Plant-SMP No. 37160303-GP-11 general operating permit for a portable facility located at 1508 Jockey Moore Road, Ellwood City (Wayne Twp.)
 - c. Sisters of Humility-Community Center-submission of a National Pollutant Discharge Elimination System permit application to DEP located at 288 Villa Drive, PO Box 906 (Pulaski Twp.)

Moved by Mr. Sainato, seconded by Mr. Kennedy to file said written communication(s). Motion carried 3-0

REPORTS

- A. Staff Reports: None
- B. Commissioner Reports: DV,DK,CS

Commissioner Vogler stated he had jury duty last week and didn't attend the CCAP Conference. The Commissioners attended ribbon cuttings for Weber Catering in Shenango Township & Michael's in Union Township. Greenville Savings Bank is opening on Thursday in New Wilmington Borough as well.

Commissioner Kennedy stated the CCAP conference went very well.

Commissioner Sainato stated it is exciting about the new businesses opening. He thanked the McClure family, owner of various properties throughout the County for promoting Lawrence County.

NEW BUSINESS RESOLUTIONS

RESOLUTION R-2025-56

WEST NILE SURVEILLANCE AND CONTROL PROGRAM

WHEREAS, Lawrence County has submitted an application to the Pennsylvania Department of Environmental Protection for funding the West Nile Surveillance Program; and

WHEREAS, the County desires to enter into an agreement with an independent contractor to conduct mosquito surveillance within the County to identify and eradicate the West Nile virus; and

WHEREAS, Dennis Stich desires to provide the necessary services under the terms and conditions of said grant; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS that:

1. Authorization is approved to enter into an agreement with Dennis Stich to conduct mosquito surveillance in Lawrence County for the West Nile virus; and
2. The cost of the agreement shall not exceed \$30,000.00; and
3. Mr. Stich shall be reimbursed mileage at the current standing IRS rate per documented mile.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

RESOLUTION R-2025-57

WHEREAS, due to retirement, there is currently a full-time Chief Assessor position vacancy; and

NOW, THEREFORE BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS that;

1. Bruce Peterson be appointed as the Chief Assessor; and
2. Effective April 4, 2025.

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-58

WHEREAS, the Board of Commissioners determined it necessary to seek professional service to complete an appraisal of the former Ellwood City Hospital and related parcels at 724 Pershing Street, Ellwood City, PA 16117; and

WHEREAS, Sammartino, Stout & Lo Presti were selected to provide those services and will be entering into a new contract/letter of engagement for 60 days from receipt of the signed Letter of Engagement; and

WHEREAS, the intended users are Lawrence County and the Ellwood City School District to develop an opinion of market value as of the effective date; and: Lawrence County, Ellwood City Boro and the Ellwood School District will partner in hiring this expert to appraise the property,

WHEREAS, the contract is contingent upon the other taxing districts agreeing to split the cost of this professional service contract; The County Solicitor has reviewed the agreements and the cost; and

WHEREAS, the effective date is August 1, 2025, and the scope of work shall consist of interior/exterior viewing; highest and best use; appropriate approach(es) to value with summarized market data and analysis; USPAP complaint; and

NOW, THEREFORE BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, this Agreement/Letter of Engagement shall be in effect from the date of execution.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-59

WHEREAS, the Board of Commissioners determined it necessary to seek professional service to complete an appraisal of the LIGHTNER GREENE LLC property at 3296 Mitchell Road, New Castle PA, 16101; and

WHEREAS, Appraisal & Marketing Associates, Inc. 875 N. Fourth Street, Sunbury, PA 17801. Richard J. Drzewiecki, MAI, CPE was selected to provide those services and will be entering into a new contract/letter of engagement for 60 days from receipt of the signed Letter of Engagement; and

WHEREAS, the intended users are Lawrence County and Neshannock township & School District to develop an opinion of market value as of the effective date; and: Lawrence County, Neshannock township & Neshannock School District will partner in hiring this expert to appraise the property,

WHEREAS, the contract is contingent upon the other taxing districts agreeing to split the cost of this professional service contract; The County Solicitor has reviewed the agreements and the cost; and

WHEREAS, the effective date is August 1, 2025, and the scope of work shall consist of interior/exterior viewing; highest and best use; appropriate approach(es) to value with summarized market data and analysis; USPAP complaint; and

NOW, THEREFORE BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, this Agreement/Letter of Engagement shall be in effect from the date of execution.

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-60

WHEREAS, due to a recent change in software vendors in the Tax Claim Bureau it is necessary to change the credit card processing company to one with a customized interface with Government Software Services, Inc.; and

WHEREAS, Gila LLC, d/b/a Municipal Services Bureau is a vendor that can provide both online and in-person credit/debit card processing for customers of the Tax Claim Office who choose that payment option and securely and seamlessly transfer the funds and necessary reports to the County; and

WHEREAS: the cost to the Tax Claim Bureau shall be a one-time charge of \$2,097.00 for (3) new pieces of equipment at \$699.00 each and an annual fee of \$99.00 with all other costs to be covered by the convenience charge paid by customers who choose the credit/debit card payment option; and

WHEREAS, the contract shall be from March 19, 2025 through March 19, 2028; and

WHEREAS, all other terms and conditions are in the attached Agreement and the Chairman, Daniel J. Vogler, is authorized to sign all documentation; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, that the County shall enter into a contract with Gila LLC, d/b/a Municipal Services Bureau.

Brian Burick gave an update on the Judicial Sale, which will be held on April 25, 2025. The legal ad is in the Ellwood City Ledger today and will be in the New Castle News tomorrow.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

Resolution R-2025-61

WHEREAS, the Lawrence County Department of Planning and Community Development would like to renew the annual maintenance for County owned parks and boat launches, and

WHEREAS, the Lawrence County Department of Planning and Community Development reviewed the proposal from Beyond Corp., LLC and requests to award contract to Beyond Corp., LLC, P.O. Box 138, Edinburg, PA 16116 and;

WHEREAS, the contract amount includes the following:

- a. Monthly mowing for 2025 beginning in April and ending in October.
 - i. Tentative schedule is:
 - 1. April 1 time – get area prepared for season
 - 2. May 2 times a month (or as needed)
 - 3. June 2 times a month (or as needed)
 - 4. July 2 times a month
 - 5. August 1 time
 - 6. September 1 time
 - 7. October 1 time
- b. The above schedule is subject to change.

WHEREAS, the contract amount will not exceed \$70,960.00.00 as described in Beyond Corp., LLC attached contract.

NOW, THEREFORE BE IT RESOLVED that the Commissioners approve the contract for the Annual Maintenance of all county owned parks and boat launches with Beyond Corp., LLC, P.O. Box 138, Edinburg, PA 16116 for an amount not to exceed \$70,960.00.

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

Resolution R-2025-62

See Attached

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

Resolution R-2025-63

See Attached

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

RESOLUTION R-2025-64

WHEREAS, the County of Lawrence has entered into a Contract with Schneider Electric/Gemco-Renmark Sales or Gen-Mark, Sunset Building, 2559A Brandt School Rd, Suite 101, Wexford, PA 15090 (hereinafter the "CONTRACTOR" or "Schneider").

WHEREAS, the County and Schneider/Gemco-Renmark have entered into a Contract and Price Quote attached hereto as Exhibit "A".

NOW THEREFORE BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS in consideration of their mutual promises, covenants, and agreements, the parties hereto intending to be legally bound, do hereby agree and consent for themselves, their successors and assigns as follows:

1. The services to be provided by Schneider/Gemco-Renmark pursuant to this Contract and Price Quote are set forth in the document attached hereto as Exhibit "A" and identified as the Contract Billing Frequency. Schneider/Gemco-Renmark agrees to provide the services set forth in the Price Quote.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

R E S O L U T I O N

R-2025-65

WHEREAS, County Ordinance No. 203 of 1996 titled *Increasing the Recording Fees of Deeds and Mortgages to Support and/or Enhance the County of Lawrence Local Affordable Housing Efforts* authorized the Recorder of Deeds to increase the fees charged for recording deeds and mortgages; and

WHEREAS, Resolution R-2025-20 was approved on January 28, 2025 and shall be amended as follows; and

WHEREAS, DON Enterprises shall be changed to Disability Options Network; and

WHEREAS, payment shall be made in two (2) separate checks; with one (1) check being made out to Disability Options Network and one (1) check being made out to the settlement company on a case by case basis; and

WHEREAS, the total allocation is \$40,000.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, that Resolution R-2025-20 be amended from DON Enterprises to Disability Options Network with the above-mentioned payment methods.

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-66

WHEREAS, Section 1784 of the County Code, *Supplemental Appropriations Transfer of Funds; Appropriation Limits*, authorizes the Board of Commissioners, by resolution, to make supplemental appropriations for any lawful purpose from any funds on hand or estimated to be received within the fiscal year and not otherwise appropriated; and

WHEREAS, it is the intent of the Board of Commissioners to adjust the existing FY2025 Budget; and

NOW, THEREFORE BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS to amend the 2025 Lawrence County Budget as follows:

INCREASING CDBG Revenues CDBG Fund Account: 56331000.331000.14228 by \$107,558.00; and

INCREASING CDBG CYS Transportation Expense Account: 56418000.999900.58173 by \$107,558.00

Reason: CDBG FY 23 CYS PROJECT STARTING

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-67

WHEREAS, budgets cannot always anticipate every extraordinary, ordinary, or contingency situation which arises throughout the fiscal year; and

WHEREAS, Section 1784 of the County code permits the Commissioners by resolution to authorize budget transfers from any encumbered balance; and

WHEREAS, the need to provide additional appropriations to certain accounts now exists; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, that:

1. Authorization is hereby given to the appropriate administrative officials to transfer a total of \$2,000.00 described in detail on the attachment(s) designated as T-2025-03.

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Resolution. Motion carried 3-0.

RESOLUTION

R-2025-68

WHEREAS, budgets cannot always anticipate every extraordinary, ordinary, or contingency situation which arises throughout the fiscal year; and

WHEREAS, Section 1784 of the County code permits the Commissioners by resolution to authorize budget transfers from any encumbered balance; and

WHEREAS, the need to provide additional appropriations to certain accounts now exists; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAWRENCE COUNTY BOARD OF COMMISSIONERS, that:

1. Authorization is hereby given to the appropriate administrative officials to transfer a total of \$340,685.00 described in detail on the attachment(s) designated as T-2025-04.

Moved by Mr. Kennedy, seconded by Mr. Sainato to approve said Resolution. Motion carried 3-0.

TRANSFERS (ADMINISTRATIVE)

- a. District Attorney from Contingency to Telephone for \$3,700.00
- b. District Attorney from Contingency to Subscriptions for \$276.00
- c. Domestic Relations from Contingency to Office Minor for \$4,000.00

Moved by Mr. Sainato, seconded by Mr. Kennedy to approve said Transfer(s). Motion carried 3-0.

RESOLUTIONS ON THE TABLE

- A. Resolutions on the table: None
- B. Resolutions to be taken off the table: None

ORDINANCES

- A. Discussion: None
- B. On the Table: None
- C. For Introduction:

A. For introduction: No. 1 of 2025 (Table until April 8th Meeting for Final Action/Adoption)

1. Planning-An Ordinance of the Board of Commissioners of Lawrence County, Pennsylvania, Pursuant to Act 48 of 2024, Establishing a County Demolition and Rehabilitation Fund and Imposing a Fee to be Collected by the Lawrence County Tax Claim Bureau from Purchasers at Sales Under the Real Estate Tax Sale Law and by the Lawrence County Sheriff from Judicial Sales in Mortgage Foreclosure Actions.

Moved by Mr. Sainato, seconded by Mr. Kennedy to introduce and table said Ordinance for final action and adoption on Tuesday, April 8, 2025. Motion carried 3-0.

- D.** For Final Action: None

ANNOUNCEMENTS

- A. The next Commissioners' Meeting will be held on Tuesday, April 1, 2025 @ **9:00am** in the Commissioners' Meeting Room.

PUBLIC COMMENTS

None

ADJOURNMENT

Moved by Mr. Sainato, seconded by Mr. Kennedy to adjourn the Lawrence County Commissioners' meeting dated Tuesday, March 25, 2025, at 11:15 am.