

## **Resolution # 1 of 2014**

**Be it resolved**, by the Council of the Borough of Charleroi, acting pursuant to 53 P.S. 46201 and 46202, hereby sets the following fee schedule for the 2014 calendar year.

### **Amusement Licenses**

Bowling alley-\$12, Electronic Device -\$120, Mechanical Device-\$90, Musical \$90, Pinball \$90, Coin Pool Table \$60, All Other \$60.

### **Building Permits**

Fees established and collected by agreement with third party agency.

### **Demolition Permits**

Residential \$100, Commercial \$200

### **Grading and Excavating**

Residential \$25, Commercial \$50

### **Occupancy Permits**

\$35 per unit

### **Street Openings and Excavations**

\$200 for 5'x5' opening-and \$8.00 per additional sq. ft.

Pipe laying \$200 plus \$5 per foot up to 100 feet and \$1.50 for each addit. foot.

Hole in Street (larger than 3 inches) \$200

### **Peddling/Soliciting**

Peddling-One day-\$15 or \$75 per week, or monthly \$225

Soliciting-One day \$30, One Week \$150, One month \$450

Transient Retail Merchant-monthly \$150

### **Rental License & Inspections**

-\$50 per property

-\$10 per unit for annual and \$25 for additional re-inspections.

**Subdivision**

-5 lots or less \$50

-any additional lots \$5.00 per.

**Sewage Tapping Fee**

\$500 per property

**Sidewalk Display Fee**

\$50 per display


**Zoning Certificate**

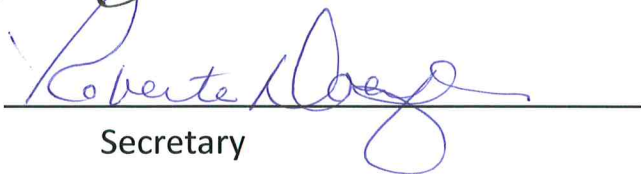
\$25.00

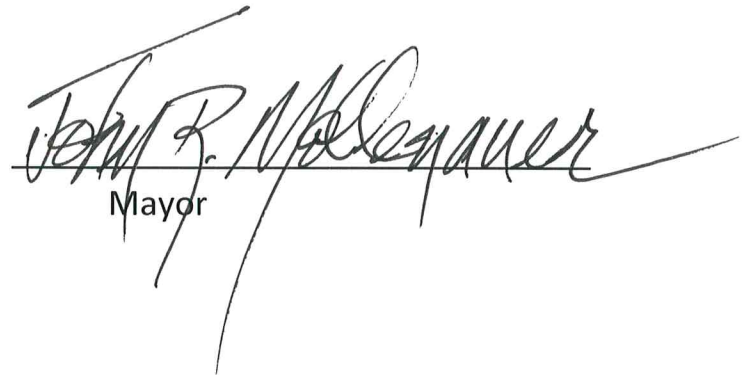
**Zoning Hearing Board Appeal Fees**

Residential \$200/Commercial \$300

**Approved** this 16<sup>th</sup> day of January, 2014, by the duly elected Council of the Borough of Charleroi.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Mayor

**BOROUGH OF CHARLEROI**  
Washington County, Pennsylvania  
Resolution # 2 of 2014

**A RESOLUTION OF THE BOROUGH OF CHARLEROI, WASHINGTON COUNTY, PENNSYLVANIA, PROVIDING THAT THE REAL ESTATE TAX COLLECTOR SHALL HAVE A BOND IN AN AMOUNT NOT LESS THAN THIRTY PERCENT (30%) OF THE TAX DUPLICATE OR THE EXTIMATED AMOUNT OF TAX TO BE COLLECTED.**

**WHEREAS**, the Pennsylvania Fiscal Code 72 Pa.C.S.A. § 5511.4 requires the real estate tax collector for the Borough of Charleroi to post a bond;

**BE IT RESOLVED.** The bond of the real estate collector shall be a smaller designated amount than the total amount of the tax duplicate; however, the amount of the bond shall not be less than thirty percent (30%) of the tax duplicate or the estimated amount of the tax to be collected. The estimated amount for 2014 Borough real estate tax based upon a total assessed real estate value of \$15,862,112.00 at 42.61 mills will be \$675,584.00. The required bond will be in an amount no less than \$202,644.00.

**ADOPTED** at a meeting of the Council of the Borough of Charleroi, Washington County, Pennsylvania held the 13 day of February, 2014

**ATTEST:**

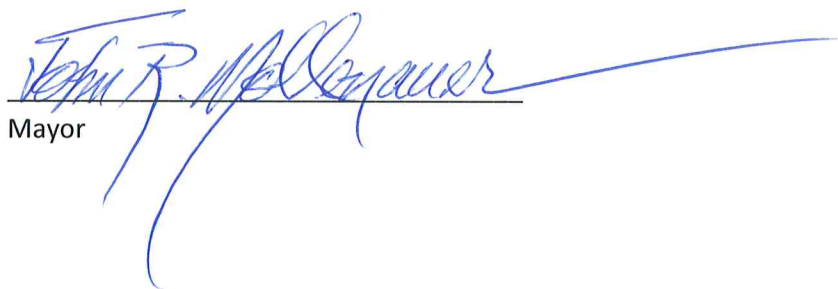
**BOROUGH OF CHARLEROI:**

  
Borough Secretary

  
President of Council

(BOROUGH SEAL)

**APPROVED** this 13 day of February, 2014

  
Mayor



# Borough of Charleroi

"THE MAGIC CITY"

Municipal Building  
Fourth & Fallowfield  
Charleroi, PA 15022-1409

(724) 483-6011  
Fax (724) 483-0430

**President**

Paul Pivovarnik

**Vice President**

Debbie Kruell Buck

**Borough Manager**

Donn Henderson

**Borough Secretary**

Roberta S. Doerfler

**Mayor**

John Mollenauer

**Council**

Randy DiPiazza

Jerry Jerricho

Terrence M. Newstrom

Ed Bryner

Larry Celaschi

January 24, 2014

To Whom it May Concern;

Please find attached the Bond information for Property Tax Collector Meg Byron Malady. The Borough Council will pass a resolution at it's meeting on 2/13/14 to confirm the estimated amount of Real Estate value of \$15,862,112. The resolution will also confirm the continuation of the surety bond in an amount not to exceed \$1,001,921.58 . The amount collected at 42.61 mills is estimated to be \$675,584.00. The required bond at 30% would be \$202,644. Over the four year period of the bond the estimated amount of collections is expected to be \$2,703,336.00. 30% of the four year amount is estimated at \$810,700.00.

The bonded amount far exceeds the required amounts.

Respectfully,

Donn R. Henderson  
Borough Manager

DRH



**Resolution #3 of 2014**

**RELEASE**

WHEREAS, the real estate described below has been exposed to tax sale by the Washington County Tax Claim Bureau, but remains unsold. Such real estate is

Described as situate in the **BOROUGH OF CHARLEROI**  
And being assessed as Parcel No. **160-005-00-02-0042-00**  
And having an address of **922 B Fallowfield Avenue, Charleroi, PA**  
And reputed owner being **Bauer Properties LLC**

WHEREAS, the structure situate upon the property hereinafter described is in a condition of decay and creates a hazard within the **Borough of Charleroi**; and

WHEREAS, the said **Borough of Charleroi** has offered to demolish and raze at its expense the building located on the property described above; and

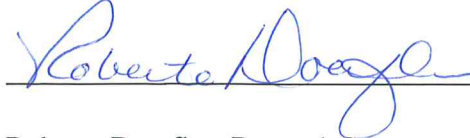
WHEREAS, permission is requested of the Washington County Tax Claim Bureau, for all the Taxing Bodies to authorize said demolition;

NOW, THEREFORE, the **Borough of Charleroi** does hereby release the County of Washington Tax Claim Bureau, and the **Charleroi Area School District** from any and all actions, claims and demands for, upon or by reason of any damage, loss, injury or suffering which may hereafter be sustained by any person or property as a consequence of such demolition and razing.

THIS RELEASE is made under and by virtue of a Resolution adopted by the **Borough of Charleroi**, Washington County, Pennsylvania, duly passed at a regular meeting thereof held the **13th** day of **March, 2014**, authorizing and directing the same be done.

**Charleroi Borough**

ATTEST:

  
\_\_\_\_\_

Roberta Doerfler, Borough Secretary

**RESOLUTION #4 of 2014**

**CERTIFICATION AND RELEASE**

**FOR CODE ENFORCEMENT DEMOLITION**

The Borough of Charleroi, with offices located at 338 Fallowfield Avenue, Charleroi, Washington County, Pennsylvania, (hereinafter called "Borough"), does hereby acknowledge to have received this day the sum of FIVE AND NO/100 (\$5.00) DOLLAR, and other good and valuable consideration, and certifies to and releases the REDEVELOPMENT AUTHORITY OF THE COUNTY OF WASHINGTON, WITH OFFICES LOCATED AT 603 Courthouse Square, 100 West Beau Street, Washington, Washington County, Pennsylvania, (hereinafter called "Authority") as follows:

1. Certification is made to the Authority that all necessary legal steps, certifications, notices, hearings, and other proceedings necessary to be taken by the Borough under the Borough Code, have been taken and completed in accordance with the appropriate rules, regulations, statutes and ordinances with regard to the demolition of the structures hereinafter enumerated.
2. The Borough further acknowledges that the Authority is acting only as agent for the Borough and not on its own behalf on the demolition and site clearance of the structures hereinafter identified.
3. The Borough further certified that it is solely responsible for and has not involved the Authority in the determination that the structures are in violation of codes, which require their selection for police power condemnation; further, the Authority has not been nor will in any way be involved in the selection of those structures to be demolished.
4. The Borough does by these presents remise, release, quit-claim, and forever discharge the Authority, its successors and assigns, of and from said claims on account of the demolition of the structures hereinafter identified, and of and from all actions, suits, payments, accounts, reckonings, claims and demands whatsoever, for or by reason thereof, or any other action, matter, cause or thing whatsoever, except insofar as the claim or demand occurs on account of the negligence of the Authority.
5. The structures to be demolished and for which this Certification and Release is given are identified as follows:

807 Prospect Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-013-00-01-0008-00

1207 ½ Prospect Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-002-00-00-0026-00

516 Washington Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-019-00-06-0022-00

1226 Upper Crest Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-002-00-00-0068-00

811 – 811 ½ Sixth Street, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-017-00-02-0002-00

211 ½ Luella Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-028-00-01-0034-00

717 Fallowfield Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-012-00-05-0011-00

735 Fallowfield Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-012-00-05-0003-00

707 Third Street, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-027-00-03-0003-00

213 Lincoln Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-028-00-02-0013-00

411 Eleventh Street, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-006-00-02-0036-00

1015 Lincoln Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-006-00-02-0047-01

527 Washington Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-019-00-05-0010-00

203-203 ½ Rear Shady, Charleroi, Washington County, Pennsylvania

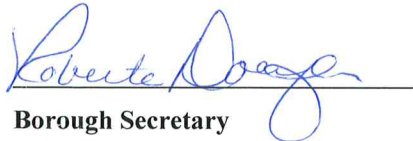
Parcel ID# 160-027-00-01-0012-00

111 Lincoln Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-031-00-03-0014-00

I hereby certify that the above Resolution is in full force and effect as of the 10<sup>th</sup> day of April, 2014.

ATTEST:

  
Borough Secretary

  
President of Council

IN WITNESS WHEREOF, Roberta Doerfler, Borough Secretary

Have set my hand and seal this 10 day of April 2014,

Intending to be legally bound.





**Resolution of Support # 5 of 2014**  
**Borough of Charleroi**  
**Mon Valley/Fayette Expressway, PA Route 51 North Project**

*Whereas*, the core justification for the Mon Valley/Fayette Expressway includes improved access in the Mon Valley essential to address ongoing conditions of economic distress that resulted from the near collapse of basic industry in the region as well as providing improved regional access to the City of Pittsburgh;

*Whereas*, nearly 1,000 acres of brownfield development sites including the City Center of Duquesne, Industrial Center of McKeesport, and Keystone Commons would directly benefit from improved access provided by the Expressway;

*Whereas*, an estimated 1,500 firms would benefit from improved access provided by the Expressway;

*Whereas*, the Expressway would promote economic revitalization for municipalities located along the Expressway;

Whereas, recently passed state transportation legislation includes \$86 million in annual set-aside funding for the PA Turnpike Commission for advancement of expansion projects as well as a phase out of funding obligations to PennDOT under Act 44;

*Whereas*, the PA Turnpike Commission has utilized past set-aside funding to finance bonds for the construction of the Mon Valley/Fayette Expressway from the Pennsylvania border near I-68 to PA Route 51 in Allegheny County and for construction of the Southern Beltway from the Greater Pittsburgh International Airport to US Route 22;

*Whereas*, provisions of recently passed state transportation legislation provide a major opportunity to develop a financing plan for the Mon Valley/Fayette Expressway north of PA Route 51 including the consideration of a public/private partnership;

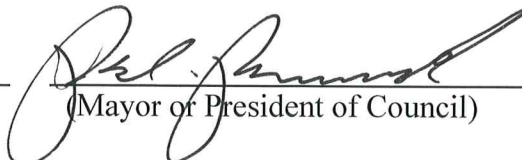
*Whereas*, advancement of key sections of the Expressway north of PA Route 51 has the potential to meet core goals of the Expressway project; and

*Whereas*, to ensure timely development of the Mon Valley/Fayette Expressway it is essential to pursue advancement of the Expressway north of PA Route 51 in a manner consistent with the approved Federal Record of Decision (ROD) for the PA Route 51 to I-376 Mon Valley/Fayette Expressway.

***Therefore*, we call upon the PA Turnpike Commission to develop, by the end of 2014, a financing plan and construction schedule for advancement of key segments of the Mon Valley/Fayette Expressway north of PA Route 51 that will address the core justification for the Expressway and is consistent with provisions of the Federal Record of Decision.**

**The resolution of support for the Mon Valley/Fayette Expressway, PA Route 51 North Project was approved at a meeting of the Council of the Borough of Charleroi on May 8, 2014**

  
Municipal Secretary/Clerk

  
(Mayor or President of Council)



## New direction for Mon-Fay?

Joe Kirk, executive director of the Mon Valley Progress Council and longtime advocate for the Mon-Fayette Expressway, has advanced a new idea for completing it. His plan eliminates the expressway leg to Pittsburgh, substituting an extension of the Port Authority's Martin Luther King Jr. East Busway to connect with the expressway near East Pittsburgh. He would allow HOV traffic to use the busway into Pittsburgh.



Source: The Pennsylvania Turnpike Commission

Post-Gazette

**MEMORANDUM OF UNDERSTANDING**

MADE this 10 day of July, 2014, by and between **COUNTY OF WASHINGTON** (COUNTY), a body politic, whose address is 100 West Beau Street, Washington, PA 15301 and Borough of Charleroi (Borough) whose address is 4<sup>th</sup> Street and Fallowfield Avenue, Charleroi, PA 15022.

**WHEREAS**, the parties hereto have come together to collaborate and to make application for a Greenways, Trails and Recreation Program (GTRP) Grant through the Commonwealth Finance Authority (CFA) for the purposes of improving kayak and canoe launching and amenities; and

**WHEREAS**, the parties hereto have agreed to enter into a collaborative agreement in which the COUNTY will be the lead agency and named applicant; and

**WHEREAS**, the parties herein desire to enter into this Memorandum of Understanding setting forth the services to be provided; and

**WHEREAS**, the said Application shall be submitted to the CFA; and

**AND NOW**, intending to be legally bound, the parties agree as follows:

**I. DESCRIPTION OF PARTNERSHIP AGENCIES**

1. COUNTY OF WASHINGTON is a political entity formed as a Fourth Class County in the Commonwealth of Pennsylvania acting through the County Commissioners.

2. Borough of Charleroi is a political entity formed as a 2<sup>nd</sup> Class Borough in the Commonwealth of Pennsylvania acting through the County Commissioners.

**II. HISTORY OF RELATIONSHIP**

1. At a meeting of the Borough Council on July 10, 2014 (date), Borough of Charleroi voted to approve the COUNTY's submission of a GTRP grant to CFA to secure funds to enhance and further develop canoe and kayak recreational activities and amenities within the Borough along Monongahela River.

**III. APPLICATION**

1. The project which is the subject of this Memorandum is an application for CFA funds to support recreational development within the Borough long the Monongahela River.

2. The shores of the Monongahela River are the eastern Boundary of the Borough.
3. Washington County shall do the following:
  - A. Write and submit the CFA grant;
  - B. if approved, receive and manage the grant funds;
  - C. undertake the elements of the project on behalf of the Borough .
4. Charleroi Borough shall do the following:
  - A. Secure the land;
  - B. Own the docks and amenities;
  - C. Maintain the docks and hold any necessary insurance upon construction.

#### **IV. TIMELINE**

- A. The roles and responsibilities described in the Memorandum of Understanding are contingent upon receiving the funding outlined herein. Responsibilities under this Memorandum of Understanding shall coincide with the subject grant period. Upon approval of the grant, all parties shall enter into an agreement to carry out the terms of the grant in accordance with this memorandum of understanding.

#### **V. COMMITMENT TO PARTNERSHIP**

We, the undersigned, have read and agree with the terms and conditions of this Memorandum of Understanding. Further, we have reviewed the project and approve it.

#### **VI. HOLD HARMLESS**

Borough of Charleroi agrees to indemnify and hold the **County of Washington** harmless from any and all liability that may arise as the result of the subject project.

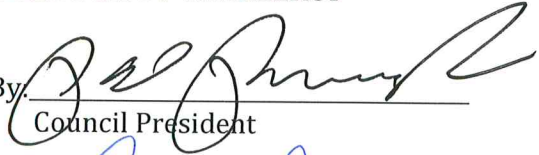
**COUNTY OF WASHINGTON**

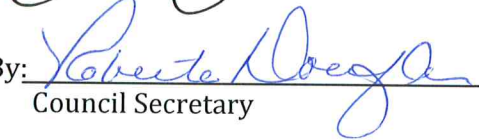
By: \_\_\_\_\_  
Lawrence O. Maggi

By: \_\_\_\_\_  
Diana Irey Vaughan

By: \_\_\_\_\_  
Harlan G. Shober Jr.

**BOROUGH OF CHARLEROI**

By:   
Council President

By:   
Council Secretary

## RESOLUTION BY MUNICIPALITY CERTIFYING PROVISION OF LOCAL MATCH FOR STATE OPERATING FINANCIAL ASSISTANCE

The Council of Charleroi Borough resolves  
(Name of Governing Body) (Name of Municipality)

and certifies that it will provide Mid Mon Valley Transit Authority local funds in the amount of  
(Name of Local Transportation Organization)

\$4,756.00 to match state funds provided pursuant to 74 Pa. C.S. Section 1513 in Fiscal Year 2014-2015.

Further, the Council resolves and certifies that the required amount  
(Name of Governing Body)  
of local matching funds will be provided no later than the end of the State Fiscal Year, June 30, 2015. The following schedule indicates dates and payments of eligible local matching funds:

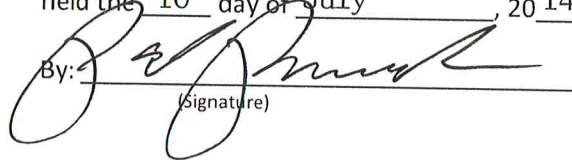
<u>Payment Date</u>	<u>Payment Amount</u>
July 31, 2014	\$ 4,756.00
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

I, Paul Pivovarnik, President of the Council  
(Name) (Official Title) (Name of Governing Body)

of Charleroi Borough do hereby certify that the foregoing is a true and  
(Name of Municipality)

correct copy of the Resolution adopted at a regular meeting of the Council  
(Name of Governing Body)

held the 10 day of July, 2014.

By:  7/10/14  
(Signature) (Date)





## MEMO

TO: Member Communities

FROM: Donna Weckoski, Director of Finance/Funding

DATE: July 1, 2014

RE: FY 14-15 Local Match

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Enclosed please find your invoice and resolution for Local Match for FY 14-15.

Please have your respective governing body adopt the resolution at your next meeting. It is imperative that the MMVTA receive a copy of the adopted resolution prior to August 1, 2014, so that we may obtain the State Operating Funds which are crucial to the continued operation of our fixed route service through your community.

I would like to thank you in advanced for cooperation in adopting this resolution in a timely manner.

Payment of your local match requirement is due before June 30, 2015.

Your continued support of public transit is vital to the residents of your community.

Mid Mon Valley Transit Authority

1300 McKean Avenue  
Charleroi, PA 15022

# Invoice

Date	Invoice #
7/1/2014	14-15-4

Bill To
Charleroi Borough Municipal Building 4th & Fallowfield Charleroi, PA 15022

Terms
Net 30

Description	Amount
Local Match Requirement for FY 14-15	4,756.00
<b>Total</b> \$4,756.00	
<b>Payments/Credits</b> \$0.00	
<b>Balance Due</b> \$4,756.00	

Phone #	Fax #	E-mail	Web Site
724-489-0880	724-489-0750	dweckoski@mmvta.com	www.mmvta.com

**RESOLUTION #8 OF 2014**

**A RESOLUTION OF CHARLEROI BOROUGH COUNCIL AUTHORIZING PARTICIPATION IN THE PENNSYLVANIA STATE ASSOCIATION OF BOROUGH JUNIOR COUNCIL PERSON PROGRAM**

**WHEREAS**, Charleroi Borough Council seeks to educate and involve the Youth of the Borough in their local government, and to reach out to involve possible future members of Council, to benefit both the youth and all residents of the Borough; and

**WHEREAS**, The Junior Council Person (JCP) Program as established and fostered by the Pennsylvania State Association of Boroughs (PSAB), seeks to encourage Boroughs to have high school age Borough residents participate in the workings of their local government by appointing Junior Council Person(s); and

**WHEREAS**, Borough Council intends to seek assistance from High School faculty members and guidance counselors to recommend prospective Junior Council candidates to Council, and Council plans to select a student to serve as Junior Council Person during the school year; and

**WHEREAS**, the Council wishes to extend to the youth of Charleroi Borough a voice in the operation of this Borough and this Council; and

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The Council of the Borough of Charleroi hereby creates the position of "Junior Council Person"
2. The term of office shall be during the school year, from September through May
3. Candidates for the office shall submit a written application to the Borough Council with a one-page cover letter highlighting the applicant's interest in the position. After considering all submissions, Borough Council shall appoint a student at a regularly scheduled meeting.
4. The Junior Council Person shall be a resident of Charleroi Borough and a student in his/her junior or senior year of high school.
5. The Junior Council Person shall, upon appointment, take a "Junior Council Person Pledge"
6. The Junior Council Person shall not receive compensation.
7. The Junior Council Person shall be permitted to attend all meetings of Council and all committee meetings and shall be permitted to participate fully in those proceedings, **EXCEPT** that he/she shall not be afforded the right to vote and shall not be permitted to attend executive sessions.

**ADOPTED** this 13<sup>th</sup> day of August, 2014

  
\_\_\_\_\_  
Roberta Doerfler, Secretary

  
\_\_\_\_\_  
Paul Pivovarnik, President

## Resolution #9 of 2014

**Whereas**, Charleroi Borough Council seeks to accommodate residents with special needs in regards to accessible parking; and


**Whereas**, Borough Council from time to time receives application for the placement of both private and public accessible parking spaces; and


**Whereas**, parking on public streets is regulated by Borough Ordinances; and

**Now therefore** be it resolved that the following policy is put in place regarding the regulation of the placement of accessible parking spaces;

- Private/Accessible parking spaces will only be offered in predominately residential streets and not on streets in predominately commercial districts as determined by Borough Council;
- Private/Accessible parking spaces, upon investigation by Council, found to be misused or underutilized, may be revoked at any time with a pro-rated refund to the lease holder;
- Private/Accessible parking spaces will be limited to one per block on streets that offer parking on only one side and two per block on streets where on street parking is offered on both sides;
- Applications for Private/Accessible parking spaces may be applied for at the Borough office and the costs will be established from time to time for each calendar year by Borough Council;
- Once approved by action of Borough Council the application is good for the one year billed annually and subject to proper use of the space;
- Applicants must apply each year and re-submit documentation required in the initial application as it pertains to state accessible parking permits, license numbers and current driver's license;
- Once it is determined the renewal applicant is in compliance with the requirements and the lease holder has used the space properly in the prior period the Borough Manager, Borough Secretary or Borough Council may re-issue a renewing the lease without Council approval;
- Applications for Accessible Parking spaces for use by the public at large may also be filed at the Borough;
- One public space per block will be made available with special exceptions to be considered from time to time by council with a maximum of two public accessible parking spaces per block.

**Adopted** this 11<sup>th</sup> day of September, 2014

  
\_\_\_\_\_  
Roberta Doerfler, Borough Secretary

  
\_\_\_\_\_  
Paul Pivovarnik, President



**RESOLUTION #10 of 2014**

**CERTIFICATION AND RELEASE**

**FOR CODE ENFORCEMENT DEMOLITION**

The Borough of Charleroi, with offices located at 338 Fallowfield Avenue, Charleroi, Washington County, Pennsylvania, (hereinafter called "Borough"), does hereby acknowledge to have received this day the sum of FIVE AND NO/100 (\$5.00) DOLLAR, and other good and valuable consideration, and certifies to and releases the REDEVELOPMENT AUTHORITY OF THE COUNTY OF WASHINGTON, WITH OFFICES LOCATED AT 603 Courthouse Square, 100 West Beau Street, Washington, Washington County, Pennsylvania, (hereinafter called "Authority") as follows:

1. Certification is made to the Authority that all necessary legal steps, certifications, notices, hearings, and other proceedings necessary to be taken by the Borough under the Borough Code, have been taken and completed in accordance with the appropriate rules, regulations, statutes and ordinances with regard to the demolition of the structures hereinafter enumerated.
2. The Borough further acknowledges that the Authority is acting only as agent for the Borough and not on its own behalf on the demolition and site clearance of the structures hereinafter identified.
3. The Borough further certified that it is solely responsible for and has not involved the Authority in the determination that the structures are in violation of codes, which require their selection for police power condemnation; further, the Authority has not been nor will in any way be involved in the selection of those structures to be demolished.
4. The Borough does by these presents remise, release, quit-claim, and forever discharge the Authority, its successors and assigns, of and from said claims on account of the demolition of the structures hereinafter identified, and of and from all actions, suits, payments, accounts, reckonings, claims and demands whatsoever, for or by reason thereof, or any other action, matter, cause or thing whatsoever, except insofar as the claim or demand occurs on account of the negligence of the Authority.
5. The structures to be demolished and for which this Certification and Release is given are identified as follows:

515 Fallowfield Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-019-00-06-0011-00

538 Washington Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-019-00-06-0033-00

516 Washington Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-019-00-06-0022-00

1015 Lincoln Avenue, Charleroi, Washington County, Pennsylvania

Parcel ID# 160-006-00-02-0047-01



I hereby certify that the above Resolution is in full force and effect as of the 13<sup>th</sup> day of November, 2014.

ATTEST: Roberta Doerfler  
Borough Secretary

Paul Pivovarnik  
President of Council

IN WITNESS WHEREOF, Roberta Doerfler, Borough Secretary

Have set my hand and seal this 13 day of November 2014,  
Intending to be legally bound.

SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF:

Roberta Doerfler  
Roberta Doerfler, Borough Secretary

BY: Paul Pivovarnik  
Paul Pivovarnik, President of Council

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF WASHINGTON )

) SS:

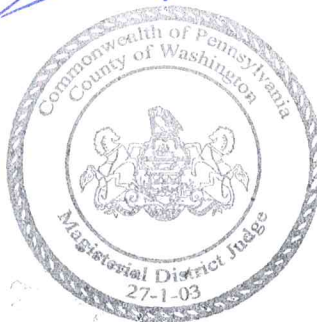
On this, the 13 day of November, 2014, before me, a Notary Public, the undersigned officer, personally appeared Paul Pivovarnik, who acknowledged himself/herself to be the President, of the Charleroi Borough Council, one of the parties herein, and that he/she as such President, being authorized to do so, voluntarily executed the within instrument for the purposes therein contained by signing the name of the Paul Pivovarnik by himself/herself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Larry W. Hopkins  
Notary Public

My Commission Expires: 01-06-2020

NOTARIAL SEAL  
LARRY W. HOPKINS, Notary Public  
Magisterial District Judge  
Charleroi Borough, Washington County  
My Commission Expires January 6, 2020



**Resolution #11**

**RELEASE**

WHEREAS, the real estate described below has been exposed to tax sale by the Washington County Tax Claim Bureau, but remains unsold. Such real estate is

Described as situate in the **BOROUGH OF CHARLEROI**  
And being assessed as Parcel No. **160-019-00-06-0011-00**  
And having an address of **515 Fallowfield Avenue, Charleroi, PA**  
And reputed owner being **Kimberly Edwards Coleman**

WHEREAS, the structure situate upon the property hereinafter described is in a condition of decay and creates a hazard within the **Borough of Charleroi**; and

WHEREAS, the said **Borough of Charleroi** has offered to demolish and raze at its expense the building located on the property described above; and

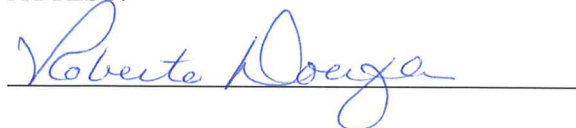
WHEREAS, permission is requested of the Washington County Tax Claim Bureau, for all the Taxing Bodies to authorize said demolition;

NOW, THEREFORE, the **Borough of Charleroi** does hereby release the County of Washington Tax Claim Bureau, and the **Charleroi Area School District** from any and all actions, claims and demands for, upon or by reason of any damage, loss, injury or suffering which may hereafter be sustained by any person or property as a consequence of such demolition and razing.

THIS RELEASE is made under and by virtue of a Resolution adopted by the **Borough of Charleroi**, Washington County, Pennsylvania, duly passed at a regular meeting thereof held the **13th** day of **November, 2014**, authorizing and directing the same be done.

**Charleroi Borough**

ATTEST:



Roberta Doerfler, Borough Secretary

**Resolution #12**

**RELEASE**

WHEREAS, the real estate described below has been exposed to tax sale by the Washington County Tax Claim Bureau, but remains unsold. Such real estate is

Described as situate in the **BOROUGH OF CHARLEROI**  
And being assessed as Parcel No. **160-019-00-06-0033-00**  
And having an address of **538 Washington Avenue, Charleroi, PA**  
And reputed owner being **Thomas J. Jurik**

WHEREAS, the structure situate upon the property hereinafter described is in a condition of decay and creates a hazard within the **Borough of Charleroi**; and

WHEREAS, the said **Borough of Charleroi** has offered to demolish and raze at its expense the building located on the property described above; and

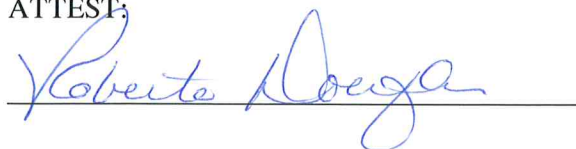
WHEREAS, permission is requested of the Washington County Tax Claim Bureau, for all the Taxing Bodies to authorize said demolition;

NOW, THEREFORE, the **Borough of Charleroi** does hereby release the County of Washington Tax Claim Bureau, and the **Charleroi Area School District** from any and all actions, claims and demands for, upon or by reason of any damage, loss, injury or suffering which may hereafter be sustained by any person or property as a consequence of such demolition and razing.

THIS RELEASE is made under and by virtue of a Resolution adopted by the **Borough of Charleroi**, Washington County, Pennsylvania, duly passed at a regular meeting thereof held the **13th** day of **November, 2014**, authorizing and directing the same be done.

**Charleroi Borough**

ATTEST:

  
\_\_\_\_\_

Roberta Doerfler, Borough Secretary

**Resolution #13**

**RELEASE**

WHEREAS, the real estate described below has been exposed to tax sale by the Washington County Tax Claim Bureau, but remains unsold. Such real estate is

Described as situate in the                   **BOROUGH OF CHARLEROI**  
And being assessed as Parcel No.       **160-019-00-06-0022-00**  
And having an address of                   **516 Washington Avenue, Charleroi, PA**  
And reputed owner being                   **Palmerino & Antonio Ciotti**

WHEREAS, the structure situate upon the property hereinafter described is in a condition of decay and creates a hazard within the **Borough of Charleroi**; and

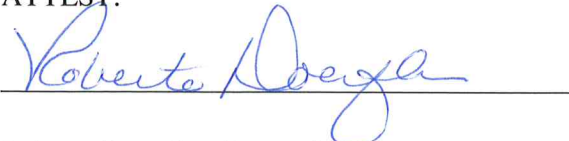
WHEREAS, the said **Borough of Charleroi** has offered to demolish and raze at its expense the building located on the property described above; and

WHEREAS, permission is requested of the Washington County Tax Claim Bureau, for all the Taxing Bodies to authorize said demolition;

NOW, THEREFORE, the **Borough of Charleroi** does hereby release the County of Washington Tax Claim Bureau, and the **Charleroi Area School District** from any and all actions, claims and demands for, upon or by reason of any damage, loss, injury or suffering which may hereafter be sustained by any person or property as a consequence of such demolition and razing.

THIS RELEASE is made under and by virtue of a Resolution adopted by the **Borough of Charleroi**, Washington County, Pennsylvania, duly passed at a regular meeting thereof held the **13th** day of **November, 2014**, authorizing and directing the same be done.

**Charleroi Borough**

ATTEST:  


Roberta Doerfler, Borough Secretary



**Resolution #14**

**RELEASE**

WHEREAS, the real estate described below has been exposed to tax sale by the Washington County Tax Claim Bureau, but remains unsold. Such real estate is

Described as situate in the **BOROUGH OF CHARLEROI**

And being assessed as Parcel No. **160-006-00-02-0047-01**

And having an address of **1015 Lincoln Avenue, Charleroi, PA**

And reputed owner being **Earl & Cheryl Cole**

WHEREAS, the structure situate upon the property hereinafter described is in a condition of decay and creates a hazard within the **Borough of Charleroi**; and

WHEREAS, the said **Borough of Charleroi** has offered to demolish and raze at its expense the building located on the property described above; and

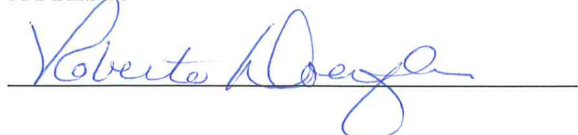
WHEREAS, permission is requested of the Washington County Tax Claim Bureau, for all the Taxing Bodies to authorize said demolition;

NOW, THEREFORE, the **Borough of Charleroi** does hereby release the County of Washington Tax Claim Bureau, and the **Charleroi Area School District** from any and all actions, claims and demands for, upon or by reason of any damage, loss, injury or suffering which may hereafter be sustained by any person or property as a consequence of such demolition and razing.

THIS RELEASE is made under and by virtue of a Resolution adopted by the **Borough of Charleroi**, Washington County, Pennsylvania, duly passed at a regular meeting thereof held the **13th** day of **November, 2014**, authorizing and directing the same be done.

**Charleroi Borough**

ATTEST:



Roberta Doerfler, Borough Secretary



**Resolution #15 of 2014**  
**Borough of Charleroi-Washington County, Pennsylvania**

THE BOROUGH OF CHARLEROI, WASHINGTON COUNTY,  
PENNSYLVANIA APPROVING A REQUEST FOR A LIQUOR LICENSE  
TRANSFER BY RUBIN ENTERPRISES, LLC TO 411 FALLOWFIELD AVE,  
CHARLEROI, PA 15022 PURSUANT TO ACT 141 OF 2000.

WHEREAS, Rubin Enterprises, LLC d/b/a Cotromano's at 411 Fallowfield Avenue, Charleroi, Pennsylvania 15022 is requesting to purchase and transfer Liquor License No. R-18844 from Franklin S. Gregg, Inc. of 1790 Route 136, Post Office Box 78, Eighty Four, Pennsylvania 15330; Washington County to Rubin Enterprises, LLC d/b/a Cotromano's restaurant located at 411 Fallowfield Avenue, Borough of Charleroi, Washington County, Pennsylvania 15022; and

WHEREAS, Rubin Enterprises, LLC d/b/a Cotromano's located at 411 Fallowfield Avenue, Charleroi, Pennsylvania 15022 would also like to be permitted to serve food and liquor with outside dining and / or rooftop dining.

WHEREAS, the Council of the Borough of Charleroi deliberated on the requests at a public meeting held on Thursday, December 11, 2014, and determined that said requests would not be detrimental to the health, safety, welfare, peace and morals of the Borough of Charleroi or it's resident; and

NOW, THEREFORE, be it resolved by the Borough of Charleroi Council that the request by Rubin Enterprises, LLC d/b/a Cotromano's, 411 Fallowfield Avenue, Charleroi, Pennsylvania 15022 to purchase and transfer Liquor License R-18844 from Franklin S. Gregg, Inc., of 1709 Route 136, Post Office Box 78, Eighty Four, Pennsylvania 15330 is hereby approved. Further, that the request by Rubin Enterprises, LLC d/b/a Cotromano's for outside and /or roof top dining and serving of alcoholic beverages is hereby approved subject to compliance with all Borough Ordinances and other applicable state laws.


Said Liquor License No. R-18844 may be transferred into the Borough of Charleroi accordance with the regulations and procedures required by the Pennsylvania Liquor Control Board.

BE IT RESOLVED this 11th day of December, 2014 by the Borough of Charleroi Council.

Borough of Charleroi

By:   
PAUL A. FIVOARNIK  
Council President

Attest:

  
Roberta Doerfler,  
Borough Secretary

**Business Executive Summary for Rubin Enterprises LLC,  
trading as Cotramono's Restaurant located at 411 Fallowfield  
Ave, Charleroi, PA 15022.**

Cotramono's, formally Paolo's Pizza & Pasta, is a family style restaurant serving the community and surrounding Charleroi area with a take out and sit in dining experience. Cotromon's Restaurant offers a variety of meals along with a unique pizza experience. Cotromano's Restaurant consists of a 30 table dining room with a state of the art kitchen. Cotromano's Restaurant prepares food for our customers 7 days a week. Cotromano's Restaurant employees 7 full time staff and 5 part time employees. Cotramono's Restaurant is the undertaking of the purchase of the once Paolo's Pizza & Pasta that was located at the same address. Paolo's Pizza & Pasta operated for over 10 years. The acquisition was completed in 2013. Cotromano's Restaurant looks to serve alcoholic beverages starting January 1, 2015 to enhance our customers dining experience. Beer and wine are to be added to our menu selection.

The owner of Cotramono's Restaurant is Rubin Enterprises, LLC. Rubin Enterprises, LLC is a single member limited liability corporation owned by Arnold Rubin. The general manager of Rubin Enterprises LLC, is Neal Rubin who handles all the administrative and marketing duties of Cotromano's Restaurant. Arnold Rubin owns the property located at 411 Fallowfield Ave, Charleroi, PA, while Rubin Enterprises LLC, leases the space from Arnold Rubin. Paolo's Pizza & Pasta was purchased by Arnold Rubin in the fall of 2013 and later named Cotromano's Restaurant in the spring of 2014.

Cotromano's Restaurant caters to the young and older alike. Cotromano's extends our services to functions, clubs, funerals, events and social gatherings. Reservation can be made to utilize our dining facility for private gatherings. Cotromano's will serve for the business meeting as well.

Cotromano's Restaurant's Objective are to be a premier family restaurant in the Charleroi, Mon Valley area.

Cotromano's Restaurant has an extensive management team of professionals. Cotromano's professionals bring 20 years of restaurant management experience and looks to expand on this expertise in the coming years.

Cotromano's Restaurant has a number of competitors in the surrounding area. These restaurants bring healthy competition to the restaurant industry and help the overall community dining experience.

Cotromano's Restaurant uses a simple but effective marketing plan. Simple and fair pricing resonates with our customers. Cotromano's Restaurant offers an interactive web site for our customers viewing, along with our full menu and prices. Cotormano's Restaurant can be found at [www.Cotromano's.com](http://www.Cotromano's.com).

Cotromano's Restaurant is community based and looks to give back what that has been so graciously given. Cotromano's Restaurant has a strong sense of community values and would like to play an integral part in community growth.