

AGENDA
COMMISSIONERS CONFERENCE
SEPTEMBER 24, 2024

I Call to Order

II Unfinished Business/Correspondence

III Motion by _____, second by _____, to approve the minutes of the meeting dated September 10, 2024 as presented.

Vote called: Aye _____ Nay _____ Abstain _____

IV Motion by _____, second by _____ to approve invoices in the amount of \$571,860.29 for the period September 6, through September 19, 2024.

Vote called: North _____ Humes _____ Pisarcik _____

V Motion by _____, second by _____ that the actual gross payroll in the amount of \$318,995.49 be approved for payment for the period August 25, through September 7, 2024.

Vote called: North _____ Humes _____ Pisarcik _____

VI Motion by _____, second by _____ to rescind Ordinance Number 2024-01 enacted at the July 23, 2024 meeting.

Vote called: Aye _____ Nay _____ Abstain _____

VII Motion by _____, second by _____ to adopt Ordinance Number 2024-01 identifying items that are prohibited entry into the Jefferson County Courthouse and other county buildings and offices employing county employees, establishing security regulations for all county buildings, establishing exemptions for law enforcement officers, and providing for identification and entry to the Jefferson County Courthouse and other county owned buildings.

Vote called: Aye _____ Nay _____ Abstain _____

VIII Motion by _____, second by _____, to advertise enactment of Ordinance Number 2024-02 establishing a County Demolition and Rehabilitation Fund and imposing a fee to be collected by the Jefferson County Tax Claim Bureau from purchasers at sales under the real estate tax sale law and by the foreclosure action. Said Ordinance shall be adopted on October 1, 2024.

Vote called: Aye _____ Nay _____ Abstain _____

IX Motion by _____, second by _____, to advertise enactment of Ordinance Number 2024-03 authorizing the collection of a \$15.00 fee for each deed and mortgage recorded which shall be deposited into the Jefferson County Demolition and Rehabilitation Fund to be used exclusively for the demolition of blighted properties situate in Jefferson County, requiring the filing of an initial report with the department of community and economic development (DCED) within 90 days including a plan for how the funds will be spent and how many properties are likely to be demolished, and requiring an annual report to DCED showing how many properties have been demolished. Said Ordinance shall be adopted on October 1, 2024.

Vote called: Aye _____ Nay _____ Abstain _____

X Motion by _____, second by _____, to approve the submission of the 2024-2025 Human Services Plan.

Vote called: Aye _____ Nay _____ Abstain _____

XI Public Comments

XII Close Public Comments

XIII Motion by _____, second by _____, that the meeting be adjourned.

Vote called: Aye _____ Nay _____ Abstain _____

ANNOUNCEMENTS

*Commissioners Meeting – October 1, 2024 – 10:30 a.m. – Jefferson Place
(Please Note change in Meeting Date)*

There will be no Commissioners Meeting on October 8, 2024

*All County Offices will be closed on Monday, October 14, 2024 in observance of Columbus
Day*

Jefferson County Invoice Approval
09/06/2024 through 09/19/2024

Vendor	Invoice Description	Amount
Fund 10 - GENERAL FUND		
1074 - WINDSTREAM	911 - Acct# 021612652 Phone Service 9/4 to 10/3	3,370.95
1425 - BROOKVILLE MUNICIPAL AUTHORITY	JAIL-Water/Sewage 7/10 to 8/9 Acct# 07-125.00*00	2,867.40
1703 - CLEARFIELD-JEFFERSON DRUG & ALCOHOL	PROTH-Title 75 DUI August 2024	2,733.99
1703 - CLEARFIELD-JEFFERSON DRUG & ALCOHOL	RP Grant#43907-Care Coordination+Mileage July 2024	4,741.67
1703 - CLEARFIELD-JEFFERSON DRUG & ALCOHOL	RP Grant#43907-Care Coordinaton+Mileage-Aug 2024	6,898.79
1706 - CLEARFIELD WHOLESALE PAPER COMPANY INC.	CH/JP-Paper Towels, TP, Soap-PO#2024-8/14-4160-61	1,232.96
1738 - COMMUNITY ACTION	MATP - July 2024	112,186.71
2673 - INFOCON CORPORATION	REG/REC - Imaging/Monthly Service August 2024	2,256.17
3704 - PCORP	2023-2024 Premium 30%	93,430.00
3723 - PENELEC	Master Acct# 200 000 011 797 for 5/22 to 6/19	12,272.79
3723 - PENELEC	Master Acct# 200 000 011 797 for 6/20 to 7/22	16,576.04
3856 - PITNEY BOWES RESERVE ACCOUNT	EDJ Postage Reserve Acct# 35598440	2,000.00
3856 - PITNEY BOWES RESERVE ACCOUNT	SDJ Postage Reserve Acct# 19114495	2,000.00
3856 - PITNEY BOWES RESERVE ACCOUNT	WDJ Postage Reserve Acct# 47949029	2,000.00
3856 - PITNEY BOWES RESERVE ACCOUNT	JP Postage Reserve Acct# 36104578	5,000.00
3856 - PITNEY BOWES RESERVE ACCOUNT	CH Postage Reserve Acct# 50171792	7,000.00
4853 - THOMSON REUTERS - WEST	LAW LIB-Online/Software Subscription Aug 2024	2,725.69
4983 - ZELEKOFKSKE AXELROD LLC	FINANCE-Professional Services-2023 Audit	20,000.00
5269 - PCN-PITTSBURGH COMPANIES NORTH INC.	JAIL-Meals 8/1/24-8/16/24 qty 5580 CUST ID JCJ349	18,246.60
5340 - SUSQUEHANNA SACS (GROUP ADVISORS)	FINANCE-Accounting/Consult Aug 2024-Audit Prep/Courts	5,445.32
5801 - PRIMECARE MEDICAL, INC.-JAIL	JAIL-Catastrophic Billing-Drummond	1,212.78
5801 - PRIMECARE MEDICAL, INC.-JAIL	JAIL-Infectious Disease Meds & Tests-May 2024	2,356.11
5801 - PRIMECARE MEDICAL, INC.-JAIL	JAIL-Catastrophic Billing-Stivers	2,605.64
5801 - PRIMECARE MEDICAL, INC.-JAIL	JAIL-Inmate Medical Services - Oct 2024	53,823.13
6346 - J.D. RYAN LAW OFFICES	CRTS-Ct Appointed Counsel-OC-Aug 2024 - Rand	2,601.83
6346 - J.D. RYAN LAW OFFICES	PD -Greeley CP-33-CR-562-2023 August 2024	4,785.00
7057 - HEADSETS DIRECT INC.	911/DES-Poly Encore Pro Headsets qty 25-PO#08142024-60	2,237.75
7699 - BWB LANDSCAPING	911-JAIL-JCCD - Mowing 4/20/24 to 8/12/24	5,555.00
7989 - ZITO BUSINESS	I.T. -Dedicated Internet/Dark Fiber-Cust ID# C-JEFRSN	2,501.73
8370 - FORENSICDX	CORONER-Autopsy	2,738.00
8543 - SECURITAS TECHNOLOGY CORP (was Stanley Convergent)	JAIL - Site Visit - Troubleshoot DCE and Test	2,220.00
8602 - STALLION MECHANICAL	CH - Replace Condenser Fan Motor & Blade	2,271.00
8957 - TEK84 INC	JAIL-Body Scan Service Agreement 10/7/24 - 10/6/25	10,900.00
9062 - XTREME CLEANING SOLUTIONS LLC	Cleaning Services-CH, JP, 911 Center, JCCD Building	5,170.00
9246 - SERVICE ACCESS & MANAGEMENT INC.	JAIL Therapist August 2024	8,140.91
9246 - SERVICE ACCESS & MANAGEMENT INC.	JAIL Therapist July 2024	8,140.91
9626 - THOMAS & KRIEG PLLC	CRTS-Court Appointed Counsel 7/15/22 to 8/27/24	2,796.12
9715 - TALADAY LAW GROUP LLC	CRTS-Court Appointed Counsel August 2024	1,300.00
9795 - Indiana County Coroner's Office	CORONER- Autopsy/Tox	2,231.00
DELINQUENT TAX		-
MISCELLANEOUS	MISC. UNDER \$1,000	31,426.46
C&Y EXPENDITURES	C&Y EXPENSES	6,047.25
		<u>484,045.70</u>
Fund 21 - LIQUID FUEL FUND		
9415 - CHAD'S LAWN AND LANDSCAPING	LF-Mowing, Sweeping, Debris Removal Around Bridges	7,625.00
7239 - LARSON DESIGN GROUP, INC.	JC-8 T-517 Kramer Road Bridge	45,298.89
7239 - LARSON DESIGN GROUP, INC.	JC-8 Bridge Kramer Road Project Engineering	5,036.46
3783 - PERRY TOWNSHIP	County Aid-Fanhouse Rd Project #24-33212-001	5,000.00
		<u>62,960.35</u>
Fund 35 - COMMUNITY DEVELOPMENT		
MISCELLANEOUS	MISC. UNDER \$1,000	5,722.24
		<u>5,722.24</u>
Fund 73 - OFFENDER SUPERVISION FUND		
CRISTINI'S AUTO SALES	APO WR Vehicle-2006 Chevy Passenger Express Van-OSF	18,326.00
MISCELLANEOUS	MISC. UNDER \$1,000	806.00
		<u>19,132.00</u>
GRAND TOTAL		<u><u>571,860.29</u></u>

COUNTY OF JEFFERSON, COMMONWEALTH OF PENNSYLVANIA
ORDINANCE NO. 2024-01

AN ORDINANCE IDENTIFYING ITEMS THAT ARE PROHIBITED ENTRY INTO THE JEFFERSON COUNTY COURTHOUSE AND OTHER COUNTY BUILDINGS AND OFFICES EMPLOYING COUNTY EMPLOYEES, ESTABLISHING SECURITY REGULATIONS FOR ALL COUNTY BUILDINGS, ESTABLISHING EXEMPTIONS FOR LAW ENFORCEMENT OFFICERS, AND PROVIDING FOR IDENTIFICATION AND ENTRY TO THE JEFFERSON COUNTY COURTHOUSE AND OTHER COUNTY BUILDINGS

BE IT AND IT IS HEREBY ORDAINED AS FOLLOWS:

ARTICLE I

Searches.

All persons, even those with passes or appropriate credentials, may be subject to search of the person by electronic means and search of all packages and carry-in items. The Sheriff may establish spot-checking procedures for those persons holding official ID cards as shall be deemed appropriate.

ARTICLE II

Prohibited Items.

- A. No person shall enter any County building or County office, unless otherwise exempted by Statute or otherwise hereby, with any of the following items:
1. explosives or explosive devices;
 2. firearms of any type, hand guns, handheld rifles, or shotguns, etc.;
 3. gas or spring activated BB, pellet or other type of guns;

4. any prohibited offensive weapon and/or dangerous weapon as defined by the Pennsylvania Crimes Code; and
5. such other items or devices as may be determined by the Sheriff of Jefferson County to represent a danger to any person in a public building.

B. Exemptions

Law enforcement officers shall be permitted to carry with them any weapons issued to them or carried routinely in the performance of their duties as law enforcement officers. Also, certain personal defensive weapons such as small tear gas, pepper mace or electronic stun devices may be carried by certain County employees and members of the bar association after hours, if such devices are approved by the Sheriff of Jefferson County.

Notwithstanding any of the foregoing, the Court of Jefferson County is acknowledged as having inherent power over control of the courtrooms and the courtroom environs.

ARTICLE III

Firearms in Courthouse.

A. Procedures for police officers.

1. Police officers shall comply with Court of Common Pleas orders that deal with dress or firearms.
2. Police officers appearing at the Jefferson County Courthouse on business other than court appearance may retain their weapons if the Sheriff approves of the retention. Security monitors will be advised by the police officer relative to destination.
3. Armed non-uniformed police officers and armed off-duty police officers shall, at all times, display their badge of authority, other departmental identification, or County-issued temporary identification, after notifying security personnel of their presence upon entry.

4. Armed non-uniformed police officers and armed off-duty police officers shall be required to log entry and exit at security checkpoints if such logs are maintained by security personnel.

B. Lockers for firearms.

Firearms lockers are available at the Courthouse (location to be designated by the Sheriff) for the use of police personnel, employees and members of the public.

ARTICLE IV

Security Regulations.

The Jefferson County Sheriff is tasked to assure proper security in the Jefferson County Courthouse and other County buildings and County offices. The following rules and regulations are hereby adopted:

A. The Sheriff of Jefferson County shall maintain security procedures for the Courthouse and other designated County buildings and County offices. These regulations shall apply to all County personnel, including appointed and elected officials, and all persons who enter County buildings and County offices unless expressly exempted.

B. Disciplinary Action.

Appointed, Elected Officials, employees and visitors shall abide by these rules and regulations. Employees who violate these rules and regulations may be subject to disciplinary action which may include dismissal. In addition, employees and all other persons will be subject to the penalties provided herein.

C. The intent of these regulations shall be to provide a safe work environment for employees and a safe place for members of the public to visit and receive the service provided in such public buildings and/or offices by the County.

D. Hours of Operation for Metal Detectors and Security Monitors.

1. The normal hours of operation for the metal detectors and security monitors shall be determined on an as-needed basis. Badges must be visibly worn by all County personnel.

2. During normal working hours, visitors shall be required to pass through the security access point at the entrance of the Courthouse. Before or after normal working hours, visitors may be required to pass through the security access point at the entrance to the Courthouse.

ARTICLE V

Identification and Entry Procedures.

A. Employees, Appointed and Elected Officials

All County employees, appointed and elected officials shall be issued an identification badge. Such individuals shall comply with all work conditions, rules and regulations promulgated by the County.

B. Members of the Public

Members of the public shall be required to pass through a security check point but have free access to the County Courthouse and other County buildings and/or County offices without the need to be supplied with a specific identification badge. Members of the public, however, shall not enter any portion of any public building where access has been prohibited.

C. Minimal Attire Requirements

All persons entering the Courthouse shall be appropriately dressed. Persons seeking entry to the Courthouse with bare feet and/or bare chests will be denied access.

D. Animals to be Denied Entry

Only Service Animals (certified and accompanied by the eligible person) or animal assets of the County may be brought into the Courthouse or other County buildings and/or County offices. Therapy or Support Animals will be permitted only by contract with the County, approved by the Commissioners with proof of registration (USA Service Dogs or equivalent), proof of insurance in the amount of \$1,000,000 and the execution of a Release by every employee and visitor having contact with the animal.

E. Other Prohibited Items

Except for disabled persons who use special equipment or self-propelled vehicle to transport themselves, no person, unless authorized in writing by the Sheriff, shall bring any of the following items (or variations thereof) into the Courthouse or other County buildings and/or County offices:

- Bicycles
- Skates
- Skateboards
- Rollerblades
- Wagons
- Carts

ARTICLE VI

Accessibility for Disabled Persons.

Under the Americans With Disabilities Act (ADA), access will be provided for those individuals.

ARTICLE VII

ADA Compliance for Security.

A. Accommodations to be provided.

In accordance with the ADA, accommodations will be made to allow access into facilities for individuals with disabilities.

B. Purpose.

The implementation of these guidelines is to allow travel throughout the county facilities and to assure the safety and well-being of all individuals who use these designated facilities.

ARTICLE VIII

Rear Entrance to Courthouse.

A. Alley entrance limited.

The alley entrance at the rear of the Courthouse will be limited to allowing access to employees and other persons designated by the Sheriff. All other persons must use the Main Street entrance.

B. Entrances for employees.

Employees must use their individual ID Cards for access. Allowing non-employees access not cleared by the Sheriff is a violation of this policy.

ARTICLE IX

Evening, Weekend and Holiday Use of the Courthouse by the Public.

Civic use of the Courthouse on holidays, weekends and in the evenings is permitted if approved by the Commissioners subject to the following:

- A. Request made within a reasonable time of the event.
- B. Coordination for access is made and available.
- C. The Sheriff may promulgate such regulations as deemed necessary for after-hours use security.

ARTICLE X

Penalties.

Any violation of this Ordinance for which no penalty is otherwise provided by Statute shall be controlled by this section. A violation of this Ordinance shall be considered a summary offense. Any person who shall violate any section of this Ordinance and be found guilty of the violation in a summary proceeding before the Magisterial District Court having jurisdiction of the matter shall, upon conviction thereof, be fined not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00) and/or imprisoned up to not more than ten (10) days.

Adopted: Sept 24, 2024

Adopted this the 24th day of September, 2024.

Scott North, Chairman

Mark Humes

Jeffrey E. Pisarcik

**BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF JEFFERSON COUNTY, PENNSYLVANIA, PURSUANT TO ACT 48 OF 2024, ESTABLISHING A COUNTY DEMOLITION AND REHABILITATION FUND AND IMPOSING A FEE TO BE COLLECTED BY THE JEFFERSON COUNTY TAX CLAIM BUREAU FROM PURCHASERS AT SALES UNDER THE REAL ESTATE TAX SALE LAW AND BY THE JEFFERSON COUNTY SHERIFF FROM JUDICIAL SALES IN MORTGAGE FORECLOSURE ACTIONS; DEFINING TERMS; AND PROVIDING FOR SEVERABILITY, REPEALER AND EFFECTIVE DATE.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Jefferson County, pursuant to its authority under Pennsylvania Act 48 of 2024, amending Section 631 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.631, as follows:

Section 1: SHORT TITLE: The within Ordinance may be referred to herein and elsewhere as the “Demolition and Rehabilitation Fund Ordinance”.

Section 2: DEFINITIONS: As used in this Ordinance, the following terms shall have the meanings set forth below:

“Tax sale” shall mean any upset tax sale, private sale, judicial sale or repository sale conducted by the Jefferson County Tax Claim Bureau for delinquent real property taxes pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, but shall *not* include any property that is sold for delinquent real property taxes to a non-profit entity, land bank or government entity or to a property acquired by the Pennsylvania Housing Finance Agency.

“Mortgage foreclosure sale” shall mean any sale of real property conducted by the Office of the Jefferson County Sheriff in connection with a mortgage foreclosure action pursuant to the authority of Article XII of the Pennsylvania County Code, 16 P.S. § 1201 *et seq.* and the Pennsylvania Rules of Civil Procedure, 231 Pa. Code § 51 *et seq.*

Section 3: ESTABLISHMENT OF THE JEFFERSON COUNTY DEMOLITION AND REHABILITATION FUND:

Effective as of January 1, 2025, a Jefferson County Demolition and Rehabilitation Fund shall be established by the Jefferson County Treasurer pursuant to Pennsylvania Act 48 of 2024.

Section 4: DIRECTIVES:

- a. Effective as of January 1, 2025, which is not less than ninety (90) days after the effective date of this Ordinance, the Jefferson County Board of Commissioners authorizes and directs the Jefferson County Tax Claim Bureau and the Office of the Jefferson County Sheriff to collect a fee in the amount of two hundred fifty dollars (\$250.00) from each and every purchaser of real property from a tax sale or a mortgage foreclosure sale, respectively, in addition to the purchase price of the property and all other associated fees and costs. Each and every separate parcel of real estate sold at a tax sale or mortgage foreclosure sale shall be subject the purchaser's obligation to pay the said fee in the amount of two hundred fifty dollars (\$250.00).
- b. As soon as practicable after each tax sale or mortgage foreclosure sale, the Jefferson County Tax Claim Bureau and the Office of the Jefferson County Sheriff shall promptly deliver any and all funds collected pursuant to this Demolition and Rehabilitation Fund Ordinance to the Office of the Jefferson County Treasurer for deposit into the Jefferson County Demolition and Rehabilitation Fund.
- c. Jefferson County may reserve up to five percent (5%) of the gross proceeds for administration and oversight.

Section 5: ADMINISTRATION OF THE JEFFERSON COUNTY DEMOLITION AND REHABILITATION FUND:

- a. Any and all funds collected by the Jefferson County Tax Claim Bureau and the Office of the Jefferson County Sheriff pursuant to this Demolition and Rehabilitation Fund Ordinance shall be promptly deposited by the Jefferson County Treasurer into a designated fund for the exclusive purposes of the Jefferson County Demolition and Rehabilitation Fund.
- b. The methods of custody, divestiture, disbursement and application of any and all funds deposited into the Jefferson County Demolition and Rehabilitation Fund shall be consistent with generally-accepted accounting principles (GAAP) and the laws of the Commonwealth of Pennsylvania.
- c. Funds deposited and maintained in the Jefferson County Demolition and Rehabilitation Fund shall be administered by the Jefferson County Board of Commissioners, which, within its sole discretion, may use the funds for its own demolition and/or rehabilitation projects, or may award funds by application on a competitive basis to municipalities, school districts, redevelopment authorities and/or other non-profit entities for demolition and/or rehabilitation of blighted properties located within Jefferson County, Pennsylvania.

d. Additionally, the Jefferson County Board of Commissioners may act in its sole discretion to approve the use of funds deposited and maintained in the Jefferson County Demolition and Rehabilitation Fund by a non-profit or for-profit corporation that has a contract with the County of Jefferson or with any taxing district, redevelopment authority, land bank or other government entity, for demolition and/or rehabilitation of blighted properties located within Jefferson County, Pennsylvania.

Section 6: FORM AND METHOD OF NOTICE TO AFFECTED AGENCIES:

Notice that the Jefferson County Board of Commissioners has established a Demolition and Rehabilitation Fund, and that the fee imposed herein shall be collected and deposited as provided by Section 4, above, shall be transmitted to each of the offices of the Jefferson County Tax Claim Bureau, Jefferson County Sheriff, Jefferson County Treasurer and Jefferson County Prothonotary by transmitting a true, correct and accurate copy of the within Demolition and Rehabilitation Fund Ordinance to the department head of each said office via U.S. Mail, electronic mail and/or hand-delivery within two (2) working days of its enactment.

Section 7: SEVERABILITY: The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, same such shall not affect the validity of any of the remaining provisions of the within Ordinance.

Section 8: REPEALER: All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

Section 9: EFFECTIVE DATE: This Ordinance shall become effective as of January 1, 2025.

DULY ENACTED AND ORDAINED by the Board of Commissioners of the County of Jefferson, Pennsylvania, in lawful session duly assembled, this 1st day of October, 2024.

ATTEST:

JEFFERSON COUNTY BOARD OF COMMISSIONERS:

Karen Lupone
Chief Clerk

BY: _____
Scott E. North, Chair

BY: _____
Mark H. Humes, Vice-Chair

BY: _____
Jeffrey E. Pisarcik, Commissioner

**BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 2024-03

AN ORDINANCE PURSUANT TO PENNSYLVANIA ACT 152 OF 2016 (42 P.S. § 21052.2), AUTHORIZING THE COLLECTION OF A \$15.00 FEE FOR EACH DEED AND MORTGAGE RECORDED WHICH SHALL BE DEPOSITED INTO THE JEFFERSON COUNTY DEMOLITION AND REHABILITATION FUND TO BE USED EXCLUSIVELY FOR THE DEMOLITION OF BLIGHTED PROPERTIES SITUATE IN JEFFERSON COUNTY, REQUIRING THE FILING OF AN INITIAL REPORT WITH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED) WITHIN 90 DAYS INCLUDING A PLAN FOR HOW THE FUNDS WILL BE SPENT AND HOW MANY PROPERTIES ARE LIKELY TO BE DEMOLISHED, AND REQUIRING AN ANNUAL REPORT TO DCED SHOWING HOW MANY PROPERTIES HAVE BEEN DEMOLISHED.

WHEREAS the General Assembly of Pennsylvania passed Act 152 of 2016 (42 P.S. 21052.2) which was approved by Governor Wolf on November 4, 2016 and effective 60 days after enactment (hereinafter the "Demolition Fund Act") and said Act established fees for services of recorders of deeds in various counties including counties of the sixth class, authorized a special deed and mortgage recording fee and established county demolition funds.

WHEREAS the County of Jefferson desires to enact an ordinance to support the Demolition and Rehabilitation Fund, and to impose such a special deed and mortgage recording fee for use in the demolition of blighted properties in Jefferson County.

NOW THEREFORE, BE IT, AND IT IS HEREBY ORDAINED AND ENACTED by the Jefferson County Commissioners of the County of Jefferson as follows:

SECTION 1 - DEFINITIONS

"Blighted property." A property which meets at least three of the criteria listed under 68 P.S. § 1 105(d)(5) of the Abandoned and Blighted Property Conservatorship Act (68 P.S. § 1 101 et seq.), as determined by the governing body of a county. The criteria under section (5)(d)(5) of said Abandoned and Blighted Property Conservatorship Act include the following nine items:

- (i) The building or physical structure is a public nuisance.
- (ii) The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.
- (iii) The building is unfit for human habitation, occupancy or use.
- (iv) The condition and vacancy of the building materially increase the risk of fire to the building and to adjacent properties.
- (v) The building is subject to unauthorized entry leading to potential health and safety hazards and one of the following applies: (A) The owner has failed to take reasonable and necessary measures to secure the building. (B) The municipality has secured the building in order to prevent such hazards after the owner has failed to do so.
- (vi) The property is an attractive nuisance to children, including, but not limited to, the presence of abandoned wells, shafts, basements, excavations and unsafe structures.
- (vii) The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds has created potential health and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards.
- (viii) The dilapidated appearance or other condition of the building negatively affects the economic well-being of residents and businesses in close proximity to the building,

including decreases in property value and loss of business, and the owner has failed to take reasonable and necessary measures to remedy appearance or the condition.

(ix) The property is an attractive nuisance for illicit purposes, including prostitution, drug use and vagrancy.

SECTION 2 - DEMOLITION AND REHABILITATION FUND

A Jefferson County Demolition and Rehabilitation Fund is established which shall be funded as hereinafter provided and which shall be used exclusively for the demolition of certain "blighted properties" in Jefferson County. Jefferson County may reserve up to five percent (5%) of the gross proceeds for administration and oversight.

SECTION 3 - IMPOSITION OF RECORDING FEES

In additional to any and all existing recording fees, there is hereby imposed a \$15.00 demolition fund recording fee for each deed and each mortgage recorded with the Jefferson County Recorder of Deeds. All such demolition fund recording fees shall be deposited into the Jefferson County Demolition and Rehabilitation fund and utilized for the purpose set forth in this Ordinance.

SECTION 4 - REPORTING REQUIREMENTS

In compliance with the provisions of the Demolition Fund Act, an initial report shall be filed with the Pennsylvania Department of Community and Economic Development (DCED) within 90 days of the enactment of this Ordinance setting forth how the funds will be spent and how many properties are likely to be demolished. An additional annual report shall be filed with DCED showing how many properties have been demolished.

SECTION 5 – EXPIRATION

The provisions of Section 2.2 of the Demolition Fund Act require that this ordinance shall expire 10 years from the effective date of the Demolition Fund Act.

SECTION 6 - SEVERABILITY

The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, same such shall not affect the validity of any of the remaining provisions of the within Ordinance.

SECTION 7 - EFFECTIVE DATE

This Ordinance shall become effective January 1, 2025 and a \$15.00 demolition fee shall be collected for each deed and each mortgage recorded with the Jefferson County Recorder of Deeds on or after January 1, 2025.

ORDAINED AND ENACTED on this 1st of October, 2024.

ATTEST:

Karen Lupone
Chief Clerk

JEFFERSON COUNTY BOARD OF COMMISSIONERS:

BY: _____
Scott E. North, Chair

BY: _____
Mark H. Humes, Vice-Chair

BY: _____
Jeffrey E. Pisarcik, Commissioner

**BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 2024-03

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WHEREAS the General Assembly of Pennsylvania passed Act 152 of 2016 (42 P.S. 21052.2) which was approved by Governor Wolf on November 4, 2016 and effective 60 days after enactment (hereinafter the "Demolition Fund Act") and said Act established fees for services of recorders of deeds in various counties including counties of the sixth class, authorized a special deed and mortgage recording fee and established county demolition funds.

WHEREAS the County of Jefferson desires to enact an ordinance to support the Demolition and Rehabilitation Fund, and to impose such a special deed and mortgage recording fee for use in the demolition of blighted properties in Jefferson County.

NOW THEREFORE, BE IT, AND IT IS HEREBY ORDAINED AND ENACTED by the Jefferson County Commissioners of the County of Jefferson as follows:

SECTION 1 - DEFINITIONS

"Blighted property." A property which meets at least three of the criteria listed under 68 P.S. § 1 105(d)(5) of the Abandoned and Blighted Property Conservatorship Act (68 P.S. § 1 101 et seq.), as determined by the governing body of a county. The criteria under section (5)(d)(5) of said Abandoned and Blighted Property Conservatorship Act include the following nine items:

- (i) The building or physical structure is a public nuisance.
- (ii) The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.
- (iii) The building is unfit for human habitation, occupancy or use.
- (iv) The condition and vacancy of the building materially increase the risk of fire to the building and to adjacent properties.
- (v) The building is subject to unauthorized entry leading to potential health and safety hazards and one of the following applies: (A) The owner has failed to take reasonable and necessary measures to secure the building. (B) The municipality has secured the building in order to prevent such hazards after the owner has failed to do so.
- (vi) The property is an attractive nuisance to children, including, but not limited to, the presence of abandoned wells, shafts, basements, excavations and unsafe structures.
- (vii) The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds has created potential health and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards.
- (viii) The dilapidated appearance or other condition of the building negatively affects the economic well- being of residents and businesses in close proximity to the building,

including decreases in property value and loss of business, and the owner has failed to take reasonable and necessary measures to remedy appearance or the condition.

(ix) The property is an attractive nuisance for illicit purposes, including prostitution, drug use and vagrancy.

SECTION 2 - DEMOLITION AND REHABILITATION FUND

A Jefferson County Demolition and Rehabilitation Fund is established which shall be funded as hereinafter provided and which shall be used exclusively for the demolition of certain "blighted properties" in Jefferson County. Jefferson County may reserve up to five percent (5%) of the gross proceeds for administration and oversight.

SECTION 3 - IMPOSITION OF RECORDING FEES

In additional to any and all existing recording fees, there is hereby imposed a \$15.00 demolition fund recording fee for each deed and each mortgage recorded with the Jefferson County Recorder of Deeds. All such demolition fund recording fees shall be deposited into the Jefferson County Demolition and Rehabilitation fund and utilized for the purpose set forth in this Ordinance.

SECTION 4 - REPORTING REQUIREMENTS

In compliance with the provisions of the Demolition Fund Act, an initial report shall be filed with the Pennsylvania Department of Community and Economic Development (DCED) within 90 days of the enactment of this Ordinance setting forth how the funds will be spent and how many properties are likely to be demolished. An additional annual report shall be filed with DCED showing how many properties have been demolished.

SECTION 5 – EXPIRATION

The provisions of Section 2.2 of the Demolition Fund Act require that this ordinance shall expire 10 years from the effective date of the Demolition Fund Act.

SECTION 6 - SEVERABILITY

The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, same such shall not affect the validity of any of the remaining provisions of the within Ordinance.

SECTION 7 - EFFECTIVE DATE

This Ordinance shall become effective January 1, 2025 and a \$15.00 demolition fee shall be collected for each deed and each mortgage recorded with the Jefferson County Recorder of Deeds on or after January 1, 2025.

ORDAINED AND ENACTED on this 1st of October, 2024.

ATTEST:

Karen Lupone
Chief Clerk

JEFFERSON COUNTY BOARD OF COMMISSIONERS:

BY: _____
Scott E. North, Chair

BY: _____
Mark H. Humes, Vice-Chair

BY: _____
Jeffrey E. Pisarcik, Commissioner