

Latrobe City Council

Agenda Meeting

August 26, 2024

6:30 PM

Call to Order

Pledge of Allegiance & Moment of Silence

Citizens Public Comment (Agenda Items)

- 1. Abandoned & Vacant Property Registration Program amendments to Chapter 132 Property Maintenance.**
- 2. TKL Code Inspections Contract Renewal.**
- 3. GLSD School Resource Officer Contract.**
- 4. City of Latrobe Seat Belt Use Policy.**
- 5. Capital Budget revision for Sanitation Boxes quote.**
- 6. Used Vehicle purchase authority for Public Works plow truck from auction site with a price range for authority to purchase by City Manager and Public Works Director.**

Citizens Public Comment. (General Comments)

Adjournment

PA

Article IV Abandoned or Vacant Property

The following is the proposed ordinance for the City of Latrobe Abandoned & Vacant Property Registration Program

Part III: Land Use and Development Administration and Regulation

Chapter 132 Property Maintenance

Article IV Abandoned & Vacant Property Registration

Section 132-22 Program Goals / Intentions

Section 132-23 Definitions

Section 132-24 Application Process

Section 132-25 Responsibility to Complete Repairs

Section 132-26 Need for Registration Renewal and Reinspection

Section 132-27 Courtesy Registration

Section 132-28 Administrative Enforcement

Section 132-29 Penalties

Section 132-30 Non-Consent to Abandoned & Vacant Property Registration

Section 132-31 Property Owner Appeal Process

Section 132-32 Exemptions to the Abandoned & Vacant Property Registration

Section 132-33 Process to Remove a Property from the Registry

Section 132-34 Authorized Agent

Section 132-35 Legislative Authority

Section 132-36 Repealer

Section 132-37 Severability

*NOT CURRENTLY PART
OF PROPERTY
MAINT. CODE
TO BE ADDED*

Section 132-22 Program Goals / Intentions

It is the intent of the City of Latrobe to implement a process to address the deterioration and blight of City neighborhoods due to the lack of adequate maintenance and security of abandoned and vacant properties and to identify, regulate, limit and reduce the number of abandoned and vacant properties. It is the City's further intent to establish a registration program as a mechanism to ensure commercial and residential properties meet the minimum requirements to provide a

reasonable level of health, safety, property protection, and general welfare insofar as each are affected by the continued occupancy and maintenance of structures and premises.

Existing commercial and residential structures that do not comply with established community standards shall be altered or repaired in a defined period of time to a reasonable minimum level of health, safety, property protection, and general welfare as required by the City Code.

The goals of the Abandoned & Vacant Property Registration Program are to implement a non-invasive, but comprehensive and consistent, registration program to protect the public health, safety, and welfare by collecting owner/representative contact information and establishing a maintenance plan ensuring the minimum standard of physical condition of commercial and residential properties that;

- Ensures a structure is safe and secure,
- Maintains and protects property values,
- Creates a mechanism to hold property owners accountable,
- Conserves and improves the aesthetic characteristics of the neighborhood, and
- Remediates failures of the structure and property classified as elements of blight.

Section 132-23 Definitions

A. Terms defined in other codes. Where terms are defined in this chapter and are defined in the International Building Code, Pennsylvania Uniform Construction Code, International Fire Code, Zoning Code, International Plumbing Code, International Mechanical Code, ASME A17.1 or the National Electric Code, such terms shall have the meanings ascribed to them in those codes.

B. General definitions. The definitions herein shall apply to all articles in this chapter unless otherwise noted herein.

ABANDONED – A property in which the owner has intentionally relinquished all rights to it through actions such as prolonged absence, non-payment of taxes, or willful neglect.

ANNUAL REGISTRATION - Twelve (12) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent twelve (12) months. The date of the initial registration may be different than the date of the first action that required registration.

BOARD OF APPEALS - The Code Enforcement Appeals Board as set forth in Code of the City of Latrobe.

CITY – The City of Latrobe, Westmoreland County, Pennsylvania.

DEPARTMENT - The City of Latrobe Code Enforcement Department.

DESIGNATED LOCAL AGENT - Any party designated by the Owner as responsible for inspecting, maintaining, and securing the property as required in this Chapter.

DERELICT - A building or structure that has at least three of the following conditions:

- (1) Has been neglected as defined herein for a period longer than two years;
- (2) Has been subject to one or more violations of the Code of the City;
- (3) Has open and/or unresolved violations of the Code of the City; and
- (4) Demonstrates significant conditions of neglect, disuse, or disrepair as determined by the Department.

ENFORCEMENT OFFICER - Any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City of Latrobe to enforce the applicable code(s).

EVIDENCE OF VACANCY - Any condition that on its own, or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to, overgrown or dead vegetation, accumulation of abandoned personal property, extensive or pervasive damage of improvements to real property, broken or boarded up windows and/or doors, statements by neighbors, passerby, delivery agents or government agents that the property is vacant, the termination of one or more utilities serving the property, among other evidence that the property is vacant. A multi-unit rental property with at least one (1) tenant is not considered an abandoned or vacant property.

FORECLOSURE OR FORECLOSURE ACTION - The legal process by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. The legal process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

NEGLECTED - A building or structure that has at least two of the following conditions:

- (1) Has been vacant as defined herein for a period longer than one year;
- (2) Has been subject to one or more violations of the Code of the City; and
- (3) Demonstrates conditions of neglect, disuse, or disrepair as determined by the Department.

OPEN - A building or structure subject to the provisions of this section shall be deemed to be "open" if any one or more exterior doors other than a storm door is broken, open and/or closed shut, without a properly functioning lock to secure it, or if one or more windows is broken or not capable of being locked and secured from intrusion, or any combination of the same.

OWNER - Every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such property; is in possession or control of any such property; and/or is vested with possession or control of any such property.

REAL PROPERTY - Any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the City limits.

REGISTRABLE PROPERTY - Any property that is vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first.

REGISTRY - An electronic database of searchable Real Property records, used by the City to allow Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

SECURED - A building or structure subject to the provisions of this chapter shall be deemed to be "secured" if all means of potential ingress and egress including but not limited to doors, windows, and openings are secured a properly fastened sheet or sheets of plywood and/or any and all doors are locked with a chain and padlock.

UNDER ACTIVE RENOVATION - A building or structure shall be deemed under active renovation if ongoing, and continuous and substantive construction, renovation, and/or restoration where all such work is authorized by permits and any other necessary permissions and approvals granted by the City.

UNSAFE BUILDING OR STRUCTURE - An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of a structure by not providing the minimum safeguards to protect or warn occupants in the event of a fire or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible.

UTILITIES AND SERVICES - Any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all City codes. This includes, but is not limited to, electrical, gas, water, sewer, lawn maintenance, pool maintenance, and snow removal.

VACANT - Any parcel of land in the City that contains any building or structure that is not lawfully occupied and any parcel of land without a building or structure with evidence of vacancy.

Section 132-24 Application Process

A. Every property owner shall be required to register with the City of Latrobe all commercial and residential properties classified as either abandoned and/or vacant that are within the limits of the City by submitting an application for registration as provided for in § 132-24: Subsection B.

B. The Code Enforcement Department shall provide the application for registration in both digital and printed formats upon which the property owner or the owner's designated local agent will provide requested information including, but are not limited to, names of individuals holding ownership of the registered property, contact information for the primary owner, contact information for the designated local agent, and a property maintenance plan.

C. City officials are authorized to charge a fee for the registration required under this section in an amount approved by City Council and listed on the City's schedule of fees. A registration fee shall

be imposed on the owner of a vacant and blighted property for each year that the vacant and blighted property is not in compliance with City Code.

(1) If the property owner brings the property into compliance with the City Code within 12 months or sells the property to an entity that brings the property into compliance with the City Code, the fee shall be waived in accordance with section 3 of the act of December 20, 2000 (P.L.724, No.99), known as the Municipal Code and Ordinance Compliance Act.

D. All abandoned & vacant property shall be registered by the owner or the owner's designated local agent on or before 12-months after the date of abandonment or vacancy by the owner or a tenant.

E. Upon registration, the Code Enforcement Officer or a designated representative shall conduct an inspection of the commercial or residential property to determine and ensure that the structure on the property and the landscaped or unimproved area contained within the property boundary is not a public nuisance or substandard and meets all zoning, property maintenance, health and safety requirements of the Code of Ordinances of the City.

F. Within 21 days after application was made for an Abandoned & Vacant Property Registration, the Code Enforcement Officer or the designated agent of the City shall have completed the inspection, compiled a list of any items to be brought into compliance with zoning, property maintenance, health and safety requirements of the Code of Ordinances of the City. This period of time may be extended by the code enforcement officer if a delay is caused by any matter beyond the reasonable control of that official.

(1) In the event the commercial or residential property or a unit contained therein is in compliance with any of the zoning, property maintenance, health and safety requirements of the Code of Ordinances of the City, the Code Enforcement Officer will submit a letter of compliance with the ordinance and notice of registration for a 12-month period to the owner.

(2) In the event the commercial or residential property or a unit contained therein is not in compliance with any of the zoning, property maintenance, health and safety requirements of the Code of Ordinances of the City, any deficiencies shall be noted on the property inspection report and provided to the owner by the Code Enforcement Officer.

(3) If a deficiency or multiple deficiencies are reported to the owner, the Code Enforcement Office shall set a time period in which the repairs are required to be completed and reinspection of the property shall be scheduled. Depending on the severity of the violation, the owner will be granted a minimum of seven days to a maximum of 30 days from the date of the inspection to abate such Code violations.

(4) If the owner or the designated local agent cannot be available at the scheduled inspection time, said owner or designated local agent shall provide no less than 24-hour written or emailed notice to Code Enforcement Office. Upon failure to give such written or emailed notice, or upon failure to gain entry, an administrative fee of \$100 will be assessed against the owner. For each rescheduling beyond the second rescheduling, an administrative fee of \$150 shall be assessed in all cases. Failure to pay administrative fees shall, at the discretion of City of Latrobe, constitute a violation of this or the applicable Code including, but not limited to, the City of Latrobe Property Maintenance

Code. Failure of an owner, or the designated local agent, to appear for a scheduled inspection shall be considered probable cause for obtaining a search warrant to inspect the premises.

Section 132-25 Responsibility to Complete Repairs

Responsibility for compliance with this ordinance include any person owning or otherwise in possession or control of any abandoned or vacant commercial or residential property located within the City of Latrobe.

- (1) The responsibility to complete or correct reported deficiencies may be shifted to a new owner by a written agreement in which that new owner assumes the responsibility, after having been given a copy of the abandoned and vacant property inspection report including the list of violations. A signed copy of such an agreement shall be filed with the Code Enforcement Officer stating the new owner's assumption of these responsibilities and releasing the previous owner from responsibility to the City.
- (2) If responsibility is assumed, the new owner shall comply with the requirements of the ordinance within the time period required by the Code Enforcement Officer.

Section 132-26 Need for Registration Renewal and Reinspection

Each commercial or residential property with an approved and current abandoned and vacant property registration shall be registered with the City annually thereafter upon reaching the conclusion of the 12-month registration period, if such building or structure continues to be an abandoned or vacant building or structure during each subsequent calendar year.

- (1) The owner or the designated local agent shall submit an application for registration as provided for in § 132-24: Subsection B to renew the registration of the abandoned or vacant commercial or residential property until such time as the building or structure ceases to be an abandoned or vacant building or structure.
- (2) The owner or the designated local agent shall comply with all requirements of Section 132-24 Application Process including, but are not limited to, payment of registration fee, completion of the reinspection of the property, and correction of any reported deficiencies.

Section 132-27 Courtesy Registration

The owner or the designated local agent should submit an abandoned and vacant property application for registration when the building or structure that serves as a primary residence in which the owner is away for more than 6 months for work, vacation, military, or a medical reason. The intent of the courtesy registration is to collect the contact information for the property owner or the designated local agent should an issue or event occur while the owner is away from the property.

- (1) When these reasons to be away from the property exist, the Code Enforcement Officer has the discretion to waive the registration fee or the inspection for the first 12 month registration period.

(2) A courtesy registration of an abandoned and vacant property doesn't remove the responsibility for the maintenance of the building and property by the owner ensuring the minimum level of health, safety, property protection, and general welfare as required by the City Code is met.

Section 132-28 Administrative Enforcement

Compliance with the Abandoned & Vacant Property Registration Program shall be overseen by the Code Enforcement Department, who shall be assisted in its implementation, administration and enforcement by the Code Enforcement Officer. The Code Enforcement Officer may be assisted as needed by other city staff, including but not limited to, the City Solicitor and contracted third-party inspection firm.

The issuance of the Abandoned & Vacant Property registration shall not and does not constitute a representation, guarantee, or warranty of any kind by the City of Latrobe or any official or employee of the city of the safety, soundness, habitability, or quality of the premises, or any part thereof, or any plumbing, heating, electrical or other equipment whatsoever therein, and the issuance of the registration shall create no liability upon the City of Latrobe or any of its officials or employees.

Section 132-29 Penalties

Any person who shall violate a provision of this article shall, upon conviction thereof, be subject to penalties assessed under all other applicable Federal, State and local laws including a fine of not less than \$25 nor more than \$1,000 and/or imprisonment for a term not to exceed 90 days, or both, at the discretion of the court. Each day that a violation continues to occur after due notice has been served shall be deemed a separate offense and an owner of vacant and blighted property who fails to pay the registration fees required by this section shall be assessed a penalty of;

- (1) \$25 per day if the vacant and blighted property is residential.
- (2) \$50 per day if the vacant and blighted property is commercial or industrial.

In addition, the amount of any unpaid fee authorized under this section shall constitute a lien against the property and the Code Enforcement Officer or other city designee may seek such other relief as may be available in a civil action, or in equity, to address a violation of this chapter.

Section 132-30 Non-Consent to Abandoned & Vacant Property Registration

In addition to any other remedy provided by law, if the owner, representative, or agent thereof does not consent to the proposed registration and inspection, the Code Enforcement Officer may appear before any judge in a court of competent jurisdiction and seek an administrative search warrant to allow an inspection. Any such application shall be made within ten (10) calendar days after the nonconsent. The application for the warrant shall specify the basis upon which the warrant is being sought and shall include a statement that the inspection will be limited to a determination whether there are violations of the code provisions identified in the zoning, housing, or building code under the jurisdiction of the Code Enforcement Officer.

The court may consider any of the following factors along with such other matters as it deems pertinent in its decision as to whether a warrant shall be issued;

- (1) Eyewitness account of a violation,

- (2) Citizen complaints,
- (3) Termination of utility service,
- (4) Plain view violations,
- (5) Violations apparent from city records,
- (6) Property deterioration,
- (7) Nature of alleged violation,
- (8) Passage of time since last inspection, and
- (9) Previous violations on the property.

Section 132-31 Property Owner Appeal Process

Any person aggrieved by a decision or order of the Code Enforcement Department shall have the right to appeal that matter to the City of Latrobe Code Enforcement Hearing Board. To file an appeal, a printed or typed written notice of appeal must be signed by that person and filed with the office of the City Manager within 14 days after the date of the issuance of the property inspection report and the notice of violation of city code.

Section 132-32 Exemptions to the Abandoned & Vacant Property Registration

An abandoned and vacant property shall be exempt from inclusion on the abandoned and vacant property registration list upon meeting criteria provided in the list of eligible reasons for exemption and from payment of the registration fee if the abandoned and vacant property is;

(A) Under active construction or undergoing active rehabilitation, renovation or repair and a permit to make the property fit for human occupancy was issued, renewed or extended within 12 months of the required registration date.

(B) In compliance with all Federal, State and local laws and the owner or the designated local agent has been actively seeking in good faith to rent or sell the property. The time frame for sale or rent does not exceed:

(1) one year from the initial listing, offer or advertisement of sale, in the case of a residential property;

(2) two years from the initial listing, offer or advertisement of sale, in the case of a commercial property; or

(3) one year from the initial listing, offer or advertisement to rent, provided that any leased property exempt under this paragraph has a valid certificate of occupancy from the municipality.

(C) Exempted by the municipality upon a showing of economic hardship by the owner and that the owner is working with the municipality to bring the property into compliance with all Federal, State and local codes. An exemption under this paragraph shall be subject to the following provisions:

(1) the exemption may be granted for a time frame not to exceed 12 months from the required registration date, subject to renewal on the basis of continuing economic hardship. The municipality may withdraw the exemption at any time;

(2) the exemption may be granted for a time frame not to exceed 24 months, if the property is subject to a probate proceeding or the title is the subject of litigation, not including a foreclosure of the right of redemption action;

(3) the exemption may be granted for a time frame not to exceed 12 months, if the property is subject to a pending application for a necessary approval for development before State, regional or municipal planning or zoning authorities and is maintained according to all Federal, State and local laws; or

(4) the cumulative time frame for an exemption from registration as provided under this paragraph for an abandoned and vacant property under the same, substantially similar or related ownership shall not exceed 36 consecutive months.

(D) Additionally, an owner of commercial or residential property can be exempt from the requirements of the Abandoned & Vacant Property Registration Program when;

(1) Structures that are used as residential rentals and have active residential rental permits in accordance with the Rental Property Registration Program.

(2) Office, industrial, or general commercial use buildings are actively managed by a licensed property management company.

(3) Structures that have multiple units in which at least one unit is occupied by a tenant with a valid lease.

(4) Accessory structures not designed for occupancy.

(5) Structures that serve as a primary residence in which the owner is away for more than 6 months for work, vacation, military, or a medical reason. Buildings or structures unoccupied for more than 6 months require a Courtesy Registration and compliance with ordinance criteria of that section.

(6) The property is in foreclosure by a mortgage holder.

(7) Property owned by the Federal or State Government or a County, Municipality, Redevelopment Authority, Housing Authority or Land Bank, including one of their instrumentalities.

Section 132-33 Process to Remove a Property from the Registry

A commercial or residential property will be removed from the Abandoned and Vacant Property Registration program upon certification that the building or structure meets City code and the building or structure is occupied by an individual, couple, family, or business.

Section 132-33 Authorized Agent

The City Administrator or the Code Enforcement Officer is hereby designated as authorized agent to sign all necessary forms, permits or other written documents to implement any and all provisions of this article.

Section 132-34 Legislative Authority

This article is enacted pursuant to P.H. Act No. 775 (2023) § 6141 et seq., as amended to read.

Amending Title 53 (Municipalities Generally) of the Pennsylvania Consolidated Statutes, in neighborhood blight reclamation and revitalization, further providing for definitions and providing for vacant and blighted property registration; and imposing penalties. The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows: Section 2. Section 6141 of Title 53 of the Pennsylvania Consolidated Statutes is amended to read by adding Vacant and Blighted Property Registration, a) Authorization, (1) A municipality may impose and collect, by ordinance, a vacant and blighted property registration fee consistent with this section on properties deemed vacant and blighted.

Section 132-35 Repealer

Any ordinance or part of any ordinance which conflicts with the provisions of this article is hereby repealed.

Section 132-36 Severability

The provisions of this article are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provisions shall not effect or impair any of the remaining sections, clauses or sentences.

(B)

City of Latrobe

Commercial and Residential Property Tax Abatement Program and Latrobe Blight Fund Program

Program Goals:

Encourage commercial and residential real estate owners to complete improvements or repairs to the structure resulting in the remediation and elimination of blight by providing a financial incentive to the property owner.

Result in business expansion that may encompass the reuse of existing buildings, or construction of new facilities.

Increase tax revenue generation for the City, School, and County upon termination of the tax abatement period from the new higher assessed value.

Retain the tax revenue for the City, School, and County as the property/business owner will still pay a base amount of tax assessed on the pre-renovated property during the abatement time frame.

Program Intentions:

The intentions are to implement a Commercial and Residential LERTA program and Blight Fund Program that;

- ensures vacant lots are developed into contributing properties,
- creates a sustainable funding mechanism to facilitate revitalization of the City, and
- ensures blighted commercial and residential properties are improved to a standard that provide a reasonable level of health, safety, property protection, and general welfare as desired by residents.

Commercial and Residential LERTA Program and Blight Fund Program Agreement

A unique component of Latrobe's LERTA program will be the inclusion of an agreement with the commercial or residential property owner who seeks to receive tax benefits under the program. LCRP will utilize a percentage of the abated real property tax revenue to invest in priority downtown and neighborhood projects. The property owners who receive these abatement exemptions will make payments to a blight fund established by the LCRP and local taxing bodies in amounts that are related to a portion of the exempted taxes during the entire exemption period.

The intent of this agreement is to create a sustainable funding mechanism that will continue to facilitate revitalization of the City with proposed uses of the funds to include the acquisition of deteriorated commercial buildings, complete necessary building renovations, and city-wide infrastructure improvements.

Tax Abatement Schedule

The abatement is the difference between the original assessed value and the new assessed value. The three taxing bodies continue to collect tax generated from the original assessed value. The property owner retains 25% of the abated tax and donates 75% of the abated tax to the Blight Fund.

Year	Abatement %	Donated %	Retained %
1	100	75	25
2	100	75	25
3	100	75	25
4	100	75	25
5	100	75	25
6	100	75	25
7	100	75	25
8	100	75	25
9	100	75	25
10	100	75	25
11	0	0	0

Example of the Program: 415 Walnut Street

	Taxes Collected	Taxes Abated @100%	LCRP Donation @75%	Homeowner @25%
City	\$ 137.60	\$ 111.47	\$ 83.60	\$ 27.87
County	\$ 137.54	\$ 111.42	\$ 83.56	\$ 27.85
School District	\$ 563.20	\$ 456.25	\$ 342.19	\$ 114.06
<i>Annual Total</i>	\$ 838.34	\$ 679.14	\$ 509.35	\$ 169.78
<i>10-Year Impact</i>	\$ 8,383.36	\$ 6,791.39	\$ 5,093.55	\$ 1,697.85

Latrobe Blight Fund Capitalization Schedule

	Blight Fund
Year1	\$ 509.35
Year2	\$ 1,109.00
Year3	\$ 2,309.00
Year4	\$ 3,509.00
Year5	\$ 4,709.00
Year6	\$ 6,509.00
Year7	\$ 8,309.00
Year8	\$ 10,109.00
Year9	\$ 11,909.00
Year10	\$ 11,909.00
	<u>\$ 60,893.00</u>

The proposed capitalization schedule includes twenty (20) participating residential properties over a 10-year period.

The LCRP will use the locally generated funds as the match to secure additional donations and grants to expand the fund balance to support larger development projects.

Article V Blighted Property Tax Abatement

Note: I originally proposed ***Exemption for Improvements in Deteriorated Areas*** as the title for this article. Perhaps, the title of Blighted Property Tax Abatement is better suited for understanding of the Program by the general public.

The following is the proposed ordinance for the City of Latrobe Blighted Property Tax Abatement Program

Part III: Land Use and Development Administration and Regulation

Chapter 132 Property Maintenance

Article V Blighted Property Tax Abatement

Section 132-50 Program Goals / Intentions

Section 132-51 Definitions

Section 132-52 Eligible Areas

Section 132-53 Exemption

Section 132-54 Exemption Schedule

Section 132-55 Procedure for Obtaining Exemption; Appeals

Section 132-56 Termination of Exemption

Section 132-57 Prior Tax Exemption Schedule or Agreements

Section 132-58 Administrative Enforcement

Section 132-59 Authorized Agent

Section 132-60 Effective Date

Section 132-61 Termination Date

Section 132-62 Legislative Authority

Section 132-63 Repealer

Section 132-64 Severability

NOT CURRENTLY PART
OF PROPERTY MAINT.
CODE.

TO BE ADDED

Section 132-50 Program Goals / Intentions

The City of Latrobe Blighted Property Tax Abatement Program is a blight fighting program created with the goals to;

(A) Encourage owners of commercial and residential real property to complete improvements or repairs to the structure and premises resulting in the remediation and elimination of blight by providing a financial incentive to a qualifying owner.

(B) Result in business expansion that may encompass the reuse of existing buildings, or construction of new facilities providing new jobs for City residents.

(C) Generate new revenue for the City, County and School District at the end of the abatement period from the higher assessment value of the real property after improvements made to the structure and premises.

(D) Retain current tax revenue for the City, County and School District during the abatement period with the owner of the real property continuing to pay a real estate tax based on the original assessment of the structure and premises.

The intentions of the City of Latrobe are to implement a Blighted Program Tax Abatement Program that ensures vacant lots are developed into contributing properties, to create a sustainable funding mechanism that will continue to facilitate revitalization of the City, and blighted commercial and residential real properties are improved to a standard that meet the minimum requirements to provide a reasonable level of health, safety, property protection, and general welfare as required by the Code.

Section 132-51 Definitions

A. Terms defined in other codes. Where terms are defined in this Article and are defined in the International Building Code, Pennsylvania Uniform Construction Code, International Fire Code, Zoning Code, International Plumbing Code, International Mechanical Code, ASME A17.1 or the National Electric Code, such terms shall have the meanings ascribed to them in those codes.

B. General definitions. The definitions herein shall apply to all articles in this Article unless otherwise noted herein.

ARTICLE - Article V Blighted Property Tax Abatement

ASSESSMENT OFFICE – is the Westmoreland County Office of Property Assessments or such successor entity responsible by law or by ordinance for determining the assessed valuation of real estate for the assessment and levy of real estate taxes by a local taxing authority.

ASSESSED VALUE - The fair market value of all buildings upon a parcel of real property as established by the Assessment Office or, upon appeal, by the Court of Common Pleas of Westmoreland County pursuant to the provisions of Article 210 of the Administrative Code of the County, the Second Class County Assessment Law, 72 P.S. § 5452.1 et seq., the General County Assessment Law, 72 P.S. § 5450-101 et seq., and other applicable laws of the Commonwealth of Pennsylvania or ordinances or regulations of the County, for the purpose of the assessment and levy of real property taxes by a local taxing authority.

BOARD OF APPEALS - The Code Enforcement Appeals Board as set forth in the Code of Ordinances of the City of Latrobe.

CITY - The City of Latrobe, Westmoreland County, Pennsylvania.

CODE - The Code of Ordinances of the City of Latrobe, Westmoreland County, Pennsylvania.

COURT - An official institution or person with the authority to hear and resolve legal disputes between parties with jurisdiction within Westmoreland County, Pennsylvania.

DEPARTMENT - The City of Latrobe Code Enforcement Department.

DESIGNATED LOCAL AGENT - Any party designated by the Owner as responsible for building, maintaining, and repairing the real property as required in this Article.

ENFORCEMENT OFFICER - Any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City of Latrobe to enforce the applicable code(s).

EXEMPTION - a reduction of obligation to pay real estate tax by an owner of real property.

EXEMPTION PERIOD - is the 10-year period of time when the real property is approved to participate in the Blighted Property Tax Abatement Program with the due date of the first billing cycle being the start of the 10-year period.

IMPROVEMENT - means repair, construction or reconstruction, including alterations and additions, and construction of new structures having the effect of rehabilitating a deteriorated property so that it becomes habitable or attains higher standards of safety, health, use or amenity or is brought into compliance with laws, ordinances or regulations governing applicable standards. Ordinary upkeep and maintenance shall not be deemed an improvement. Improvements qualifying for exemption shall be those related to improvements to structures and related accessory uses.

LOCAL TAXING AUTHORITY - The City of Latrobe, Greater Latrobe School District and Westmoreland County.

OWNER - Every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any real property as defined by this Article; has legal care, charge, or control of any such real property; is in possession or control of any such real property; and/or is vested with possession or control of any such real property. The term "owner" shall be synonymous with the term "taxpayer."

PREMISES - a dwelling unit, its appurtenances and the building, and the grounds, areas, and facilities held out for the use of the owner or tenant.

REAL PROPERTY - Any commercial or residential land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the City limits.

UNDER ACTIVE RENOVATION - A structure and premises shall be deemed under active renovation if ongoing, and continuous and substantive construction, renovation, and/or restoration where all such work is authorized by permits and any other necessary permissions and approvals granted by the Department.

VACANT - Any parcel of real property in the City that contains any structure that is not lawfully occupied and any parcel of land without a structure with evidence of vacancy.

Section 132-52 Eligible Areas

All parcels contained within the municipal boundaries of the City of Latrobe are eligible for participation in the Blighted Property Tax Abatement Program when the owner meets all qualifying criteria for participation stated within the Article. As stated in the Blight Reduction Plan for the City of Latrobe produced in April 2022 by the Westmoreland County Redevelopment Authority and Land Bank, and the Westmoreland County Planning Division, members of City Council and administration were introduced to the characteristics of blight through the blight inventory and a comprehensive property conditions analysis with one or more of the following criteria used to assess the physical condition of the structure and premises and identify low and high priority geographic areas for intervention. The County representatives evaluated the neighborhoods of the City and individual structures and premises considering:

(A) The buildings within the area, by reason of their age, obsolescence, inadequate or outmoded design, or physical deterioration, have become economic and/or social liabilities.

(B) The buildings within the area are substandard, unsanitary, unhealthy, or unsafe.

(C) A significant percentage of buildings within the area are more than 20 years of age.

(D) A substantial number of parcels within the area have remained vacant, unimproved, overgrown, or unsightly for a period of five or more years indicating a growing or total lack of utilization of land for economically desirable purposes.

Section 132-53 Exemption

The assessed value of the real property eligible for exemption of real estate tax is determined by using the following calculation method. The exempt assessed value of real property equals the new assessed value of the improvement on real property minus the original assessed value of the improvement on real property. The difference between these two (2) values is eligible for exemption of real estate tax following the program's exemption schedule. The assessed value of the land within the real property is not eligible for exemption.

(A) the start date of the exemption period is the first due date for the spring or fall real estate billing period for a parcel approved to participate in the Blighted Property Tax Abatement Program.

(B) The termination date of the exemption period will extend 10-years from the start date if the owner of the approved parcel has maintained exemption status by fulfilling all program criteria stated in Section 132-56 Termination of Exemption of this Article.

(C) The termination date of the exemption can not be extended beyond the 10-year period from the start date of the exemption.

(D) The exemption can be assigned to a new owner of the real property approved to participate in the program during the exemption period if the owner fulfills all program criteria stated in Section 132-56 Termination of Exemption of this Article.

Section 132-54 Exemption Schedule

The Department will use the following exemption schedule to determine the annual real estate tax retained by the property owner, the annual donation to the Latrobe Blight Fund program by the property owner, and the annual real estate tax paid to the City, County, and School District during the 10-year period of the exemption. The three taxing bodies will continue to collect tax generated from the original assessed value of the Land and the Improvement. The property owner retains 25% of the abated tax and donates 75% of the abated tax to the Blight Fund during the 10-year period.

Year	Abatement %	Donated %	Retained %
1	100	75	25
2	100	75	25
3	100	75	25
4	100	75	25
5	100	75	25
6	100	75	25
7	100	75	25
8	100	75	25
9	100	75	25
10	100	75	25
11	0	0	0

Section 132-55 Procedure for Obtaining Exemption; Appeals

It is the responsibility of the commercial or residential real property owner or the owner's agent to request the Blighted Property Tax Abatement Program informational packet including the program guidelines, applications, and forms from the Department prior to the date of issuing a repair or building permit by the Enforcement Officer. The steps in the process include but are not limited to the following.

(A) The Department shall provide the application for abatement in both digital and printed formats upon which the property owner will provide requested information including, but are not limited to, names of individuals holding ownership of the real property, contact information for the primary owner, contact information for the general contractor, and a property renovation plan.

(B) Any person desiring a tax exemption pursuant to this article must apply, in writing, to the Enforcement Officer on the form furnished by the Department at the same time a building or repair

permit is issued by the Department for construction or improvements to the real property. The application must be in writing upon form(s) specified by the Department, setting forth the following information:

- (1) A statement from the taxing authorities indicating the real property noted on the application for tax exemption is not delinquent in payment of real estate tax.
- (2) A list of all other properties owned by the property owner in the County of Westmoreland along with a certification that none of these properties are subject to a tax delinquency.
- (3) Verification that the property has been inspected by the Enforcement Officer prior to the start of the renovation or improvement project.
- (4) Copy of the building or repair permit issued by the Department.
- (5) Such additional information as may be necessary to process such application for exemption.

(C) Within 21 days after submission of the application was made for an exemption of real estate tax, the Enforcement Officer shall have completed the inspection, documented the existing condition of the structure or vacant lot prior to the start of construction or renovation, and shall have issued a condition report and letter to the owner of the premises. This period of time may be extended by the code enforcement officer if a delay is caused by any matter beyond the reasonable control of that official.

(D) Owner or Owner's Agent submits required documents to receive a repair or a building permit. Depending on the type and extent of construction or repairs, documentation can be written statements of processes and methods or plans created by an architect or MEP engineer. These documents will be submitted to the Department along with the appropriate form(s).

(E) Owner or the Owner's Agent requests an appraisal of value for the new or renovated structure based on the physical condition of the structure when the construction or repairs are completed. The appraisal of value report must be submitted by a PA licensed real estate appraiser. The report will be submitted to the Department along with the Westmoreland County Office of Property Assessments.

(F) Owner or the Owner's Agent requests a reassessment of the structure by the Westmoreland County Board of Assessment Appeals. The Westmoreland County Board of Assessment Appeals requires a copy of the real estate appraisal of value report to determine the new assessed value. With this new assessed value, the Westmoreland County Office of Property Assessments will calculate the value of the abatement and report to the Department.

(G) Owner or the Owner's Agent requests a final inspection of the new or renovated structure by the Enforcement Officer to verify the improvements were made as stated in the building or repair permit.

(H) The Department completes an annual review of the participating property to confirm the Owner or the Owner's Agent is in compliance with Blighted Property Tax Abatement Program requirements. The annual compliance criteria include, but are not limited to; the content stated in Section 132-56 Termination of Exemption of this Article.

Any person aggrieved by a decision or order of the Enforcement Officer shall have the right to appeal that matter to the City of Latrobe Code Enforcement Hearing Board. To file an appeal, a printed or typed written notice of appeal must be signed by that person and filed with the office of the City Manager within 14 days after the date of the issuance of the notice of rejection to participate in the program or termination of the exemption of real estate tax.

Section 132-56 Termination of Exemption

The Enforcement Officer has the authority to terminate the real estate tax exemption and Blighted Property Tax Abatement Program participation of approved parcels for reasons including:

- (A) The property owner is 3-months delinquent in payment of real estate tax.
- (B) The property owner fails to correct deficiencies in the Code listed in the notice of violation from the Enforcement Officer.
- (C) The property owner fails to make the annual donation to the Latrobe Blight Fund.
- (D) The property owner is 3-months delinquent in payment of sanitation and stormwater fees.
- (E) The real property is classified as a public nuisance that threatens the public health, safety or welfare, or does damage to community resources but can also be based on accumulation of citations issued or significant number of visits or frequency of responses to calls by the City of Latrobe Police Department.
- (F) The property owner files an appeal to lower the assessed value of the real property with the Westmoreland County Board of Assessment Appeals after the completion of the improvements to structure and premises and during the 10-year exemption schedule assigned to the approved parcel.

Section 132-57 Prior Tax Exemption Schedule or Agreements

Real property subject to a prior tax exemption schedule or agreement with the Westmoreland County Land Bank approved by City, County and School District will remain valid for the period of the exemption or agreement. The exemption provided by the Blighted Property Tax Abatement program will apply when a difference in new and old assessed values exist and when the prior tax exemption schedule or agreement terminates.

Section 132-58 Administrative Enforcement

Compliance with the Blighted Property Tax Abatement Program shall be overseen by the Department, who shall be assisted in its implementation, administration and enforcement by the Enforcement Officer. They may be assisted as needed by other city staff, including but not limited to the City Solicitor and contracted third-party inspection firm.

Section 132-59 Authorized Agent

The City Administrator or the Code Enforcement Officer is hereby designated as authorized agent to sign all necessary forms, permits or other written documents to implement any and all provisions of this Article.

Section 132-60 Effective Date

The effective date of this article is January 1, 2025.

Section 132-61 Termination Date

The provisions hereof shall become effective on January 1, 2025, and its terms shall continue in effect without annual reenactment for a period of 10 years from the effective date and shall apply to any real property permitted for construction or renovation at any time during that ten-year period.

Section 132-62 Legislative Authority

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT

Act of Dec. 1, 1977, P.L. 237, No. 76 Cl. 53

AN ACT - Authorizing local taxing authorities to provide for tax exemption for certain deteriorated industrial, commercial and other business property and for new construction in deteriorated areas of economically depressed communities; providing for an exemption schedule and establishing standards and qualifications. (Title amended July 13, 1988, P.L. 518, No. 90)

(A) Section 1. Short title. This act shall be known and may be cited as the "Local Economic Revitalization Tax Assistance Act."

(B) Section 2. Construction. This act shall be construed to authorize local taxing authorities to exempt new construction in deteriorated areas of economically depressed communities and improvements to certain deteriorated industrial, commercial and other business property thereby implementing Article VIII, section 2(b)(iii) of the Constitution of Pennsylvania. (2 amended July 13, 1988, P.L. 518, No. 90)

IMPROVEMENT OF DETERIORATING REAL PROPERTY OR AREAS TAX EXEMPTION ACT

Act of Jul. 9, 1971, P.L. 206, No. 34 Cl. 72

(Reenacted and amended Aug. 5, 1977, P.L. 167, No. 42)

AN ACT - Authorizing local taxing authorities to provide for tax exemption for certain improvements to deteriorated dwellings and for improvement of deteriorating areas by the construction of new dwelling units; and providing for exemption schedules and other limitations.

(A) ARTICLE I General Provisions, Section 101. Short Title. – This act shall be known and may be cited as the "Improvement of Deteriorating Real Property or Areas Tax Exemption Act."

(B) Section 102. Construction. – This act shall be construed to authorize local taxing authorities to exempt improvements to certain deteriorated residential property and areas thereby implementing clause (iii) of subsection (b) of section 2 of Article VIII of the Constitution of Pennsylvania.

Section 132-63 Repealer

Any ordinance or part of any ordinance which conflicts with the provisions of this Article is hereby repealed.

Section 132-64 Severability

The provisions of this Article are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 775 Session of
2023INTRODUCED BY TWARDZIK, CIRESI, STEHR, BURGOS, MAJOR, KINKEAD,
COOPER, GAYDOS, BARTON AND BRENNAN, MARCH 30, 2023AS REPORTED FROM COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
HOUSE OF REPRESENTATIVES, AS AMENDED, MAY 24, 2023

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania
2 Consolidated Statutes, in neighborhood blight reclamation and
3 revitalization, further providing for definitions and
4 providing for vacant and blighted property registration; and
5 imposing penalties.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Section 6103 of Title 53 of the Pennsylvania
9 Consolidated Statutes is amended by adding a definition to read:

10 § 6103. Definitions.

11 The following words and phrases when used in this chapter
12 shall have the meanings given to them in this section unless the
13 context clearly indicates otherwise:

14 * * *

15 "Vacant and blighted property." A blighted property that is
16 vacant.

17 Section 2. Section 6141 of Title 53 is amended to read:

18 § 6141. [(Reserved).] Vacant and blighted property
19 registration.

1 (a) Authorization.--

2 ~~(1) A municipality may impose and collect, by ordinance, <--~~
3 ~~a vacant and blighted property registration fee consistent~~
4 ~~with this section on properties deemed vacant and blighted~~
5 ~~properties.~~

6 (1) A MUNICIPALITY MAY IMPOSE AND COLLECT, BY ORDINANCE, <--
7 A VACANT AND BLIGHTED PROPERTY REGISTRATION FEE CONSISTENT
8 WITH THIS SECTION ON PROPERTIES DEEMED VACANT AND BLIGHTED.

9 (2) A MUNICIPALITY CHOOSING TO ENACT AN ORDINANCE UNDER
10 PARAGRAPH (1) MAY CONTRACT WITH A THIRD-PARTY ENTITY TO
11 EXECUTE THE VACANT AND BLIGHTED PROPERTY REGISTRY AND TO
12 COLLECT THE REGISTRATION FEES AND FINES ALLOWED UNDER THIS
13 CHAPTER.

14 ~~(2) (3) A municipality with a vacant and blighted <--~~
15 ~~property registration ordinance in place prior to the~~
16 ~~effective date of this subsection shall not be required to~~
17 ~~amend the ordinance to comply with the provisions of this~~
18 ~~section.~~

19 ~~(3) (4) A municipality with an existing program for <--~~
20 ~~vacant and blighted property registration may continue to~~
21 ~~operate the program without impacting any other law~~
22 ~~authorizing the municipality to regulate vacant or blighted~~
23 ~~property.~~

24 ~~(b) Listing required. <--~~

25 ~~(1) A municipality that elects to impose and collect a~~
26 ~~registration fee under this section shall compile and~~
27 ~~maintain a vacant and blighted properties list that~~
28 ~~identifies by address and owner all vacant and blighted~~
29 ~~properties in the municipality. Each listing shall contain~~
30 ~~the date each vacant and blighted property was listed.~~

1 ~~(2) The municipality shall update the municipality's~~
2 ~~vacant and blighted properties list annually and submit the~~
3 ~~list to the county assessment office or comparable office in~~
4 ~~a home rule county.~~

5 ~~(3) The municipality shall submit the municipality's~~
6 ~~first vacant and blighted properties list to the county~~
7 ~~assessment or comparable office in a home rule county within~~
8 ~~six months of the enactment of an ordinance under this~~
9 ~~section. All other submissions shall be submitted as provided~~
10 ~~under paragraph (2).~~

11 (5) A MUNICIPALITY THAT ELECTS TO IMPOSE AN ORDINANCE <--
12 UNDER PARAGRAPH (1) SHALL ESTABLISH A PROCESS FOR THE REMOVAL
13 OF PROPERTIES FROM THE REGISTRY AND SHALL DISCLOSE THE
14 PROCESS FOR REMOVAL TO THE PROPERTY OWNER AT THE TIME OF
15 LISTING, INCLUDING ANY REQUIREMENT TO BRING THE PROPERTY UP
16 TO MUNICIPAL CODE EXISTING UNDER OTHER APPLICABLE STATE LAW.

17 (B) LISTING REQUIRED.--A MUNICIPALITY THAT ELECTS TO IMPOSE
18 AND COLLECT A REGISTRATION FEE UNDER THIS SECTION SHALL COMPILE
19 AND MAINTAIN A VACANT AND BLIGHTED PROPERTIES LIST THAT
20 IDENTIFIES BY ADDRESS AND OWNER ALL VACANT AND BLIGHTED
21 PROPERTIES IN THE MUNICIPALITY. EACH LISTING SHALL CONTAIN THE
22 DATE EACH VACANT AND BLIGHTED PROPERTY WAS LISTED.

23 (c) Amount of registration fee.--A registration fee shall be
24 imposed ON THE OWNER OF A VACANT AND BLIGHTED PROPERTY for each <--
25 year that a THE vacant and blighted property is not in <--
26 compliance with the municipal code, subject to the following:

27 (1) If the property owner brings the property into
28 compliance with the municipal code within 12 months or sells
29 the property to an entity that brings the property into
30 compliance with the municipal code, the fee shall be waived

1 in accordance with section 3 of the act of December 20, 2000
2 (P.L.724, No.99), known as the Municipal Code and Ordinance
3 Compliance Act.

4 (2) The fee shall be \$500 one year from the date on
5 which the property was listed on the registry.

6 (3) The fee shall be \$1,000 two years from the date on
7 which the property was listed on the registry.

8 (4) The fee shall be \$2,000 three and four years from
9 the date on which the property was listed on the registry.

10 (5) The fee shall be \$3,500 five through eight years
11 from the date on which the property was listed on the
12 registry.

13 (6) The fee shall be \$5,000 nine or more years from the
14 date on which the property was listed on the registry.

15 (7) PROPERTY OWNED BY THE FEDERAL OR STATE GOVERNMENT OR <--
16 A COUNTY, MUNICIPALITY, REDEVELOPMENT AUTHORITY, HOUSING
17 AUTHORITY OR LAND BANK, INCLUDING ONE OF THEIR
18 INSTRUMENTALITIES, WHICH IS REQUIRED TO REGISTER UNDER THIS
19 SECTION IS EXEMPT FROM THE REGISTRATION FEES UNDER THIS
20 SUBSECTION.

21 (d) Exempt vacant and blighted properties.--A vacant and
22 blighted property shall be exempt from inclusion on the vacant
23 and blighted properties list under subsection (b), except as
24 otherwise provided in paragraph (3), and from annual assessment <--
25 THE REGISTRATION FEES under subsection (c) if the vacant and <--
26 blighted property is:

27 ~~(1) Owned by the Federal or State Government or a~~ <--
28 ~~municipality, redevelopment authority, housing authority or~~
29 ~~land bank, including one of their instrumentalities.~~

30 ~~(2)~~ (1) Under active construction or undergoing active <--

1 rehabilitation, renovation or repair and a permit to make the
2 property fit for human occupancy was issued, renewed or
3 extended within 12 months of the required registration date.

4 ~~(3)~~ (2) In compliance with all Federal, State and local <--
5 laws and the owner or the owner's agent has been actively
6 seeking in good faith to rent or sell the property. The time
7 frame for sale or rent does not exceed:

8 (i) one year from the initial listing, offer or
9 advertisement of sale, in the case of a residential
10 property;

11 (ii) two years from the initial listing, offer or
12 advertisement of sale, in the case of a commercial
13 property; or

14 (iii) one year from the initial listing, offer or
15 advertisement to rent, provided that any leased property
16 exempt under this paragraph has a valid certificate of
17 occupancy from the municipality.

18 ~~(4)~~ (3) Exempted by the municipality upon a showing of <--
19 economic hardship by the owner and that the owner is working
20 with the municipality to bring the property into compliance
21 with all Federal, State and local codes. An exemption under
22 this paragraph shall be subject to the following provisions:

23 (i) the exemption may be granted for a time frame
24 not to exceed 12 months from the required registration
25 date, subject to renewal on the basis of continuing
26 economic hardship. The municipality may withdraw the
27 exemption at any time;

28 (ii) the exemption may be granted for a time frame
29 not to exceed 24 months, if the property is subject to a
30 probate proceeding or the title is the subject of

1 litigation, not including a foreclosure of the right of
2 redemption action;

3 (iii) the exemption may be granted for a time frame
4 not to exceed 12 months, if the property is subject to a
5 pending application for a necessary approval for
6 development before State, regional or municipal planning
7 or zoning authorities and is maintained according to all
8 Federal, State and local laws; or

9 (iv) the cumulative time frame for an exemption from
10 registration as provided under this paragraph for a
11 vacant and blighted property under the same,
12 substantially similar or related ownership shall not
13 exceed 36 consecutive months.

14 ~~(5)~~ (4) Owned by a member of the United States military <--
15 presently on active duty if the property is in compliance
16 with all Federal, State or local codes.

17 (e) Right of appeal.--An ordinance adopted under this
18 section shall provide an opportunity for an appeal UNDER 2 <--
19 PA.C.S. § 752 (RELATING TO APPEALS) by the owner of property
20 that is deemed vacant and blighted property.

21 (f) Penalties.--

22 (1) An owner OF VACANT AND BLIGHTED PROPERTY who fails <--
23 to ~~comply with~~ PAY the registration ~~requirements~~ FEES <--
24 required by this section shall be assessed a penalty of \$25
25 per day ~~for a~~ IF THE vacant and blighted property ~~that is~~ <--
26 residential and \$50 per day ~~for a~~ IF THE vacant and blighted <--
27 property ~~that is~~ commercial or industrial for each day that <--
28 the owner fails to ~~register the property with the~~ <--
29 ~~municipality~~ PAY THE REGISTRATION FEE. The owner shall also <--
30 be subject to penalties assessed under all other applicable

1 Federal, State and local laws.

2 (2) The amount of any unpaid fee authorized under this
3 section shall constitute a lien against the property and
4 shall be collected in the same manner as municipal claims by
5 the municipality.

6 ~~(g) Blight remediation and eradication fund.~~ <--

7 ~~(1) A municipality that imposes a vacant and blighted~~
8 ~~property registration fee shall establish a blight~~
9 ~~remediation and eradication fund into which shall be~~
10 ~~deposited all registration fees and penalties the~~
11 ~~municipality collects.~~

12 ~~(2) A municipality may use money in the municipality's~~
13 ~~blight remediation and eradication fund to:~~

14 ~~(i) acquire tax delinquent and foreclosed~~
15 ~~properties;~~

16 ~~(ii) donate to a land bank established by local~~
17 ~~ordinance or State law;~~

18 ~~(iii) apply to conservatorship projects as provided~~
19 ~~in the act of November 26, 2008 (P.L.1672, No.135), known~~
20 ~~as the Abandoned and Blighted Property Conservatorship~~
21 ~~Act;~~

22 ~~(iv) remediate blight conditions in the~~
23 ~~municipality; and~~

24 ~~(v) educate the municipality's residents about the~~
25 ~~costs and dangers of vacancy and blight.~~

26 ~~(3) A municipality may use up to 5% of the blight~~
27 ~~remediation and eradication fund for administrative costs of~~
28 ~~carrying out the provisions of an ordinance enacted under~~
29 ~~this section.~~

30 Section 3. This act shall take effect in 60 days.

4

CITY OF LATROBE SEAT BELT USE POLICY

The City of Latrobe recognizes that seat belts are an important and effective item of personal protective equipment that reduce injury to motor vehicle operators and occupants and that reducing injuries can strengthen our effectiveness. Therefore, we are implementing the following seat belt use policy:

Seat belts will be used for all occupants of entity vehicles or other vehicles used on City business

Purpose

The purpose of this policy statement is to establish mandatory seat belt use as a workplace policy of the highest priority and to designate responsibility for implementation and enforcement.

Scope

These guidelines apply to all employees and to occupants of vehicles driven by employees on official City business. It is especially important that all managers and supervisors demonstrate their commitment to and support of this policy by their strict adherence to it.

Guidelines for Seat Belt Use

Occupants shall use seat belts in employer owned, leased, or rented vehicles whenever such vehicles are in use and in personal vehicles when used for official city business.

Seat belt systems in all vehicles are to be maintained so that they are clean, easily accessible and in good working order. The lack of a properly functioning seat belt or restraint system in a municipal vehicle shall result in the vehicle being placed out of service.

Enforcement

Seat belt use shall be enforced in the same manner and with the same enforcement tools as any other work rule. The driver of the vehicle is responsible for enforcing belt use by all occupants. The ranking occupant, if other than the driver, shares this responsibility. Peer pressure is a powerful enforcement aid and should be fostered.

City Administration/Official Signature_____

Employee Signature_____ Date_____

Capital Projects Budget

5-Year Plan

5

Revised 2/26/24

Revision 9/9/24

Project or Vehicle	2023	2024	2025	2026	2027	2028	Dept	Status
Scale Extension <i>cancel</i>		56,000					Sanitation	
Water Line		18,000					Sanitation	
Sprinkler system			35,000				Sanitation	
Garage Door Compactor							Sanitation	
Open Boxes <i>Amend</i>		15,000	12,000				Sanitation	
Compactors		11,000	12,000				Sanitation	
Excavator Tracks			2,500			3,200	Sanitation	
Roll off Truck 24		order		185,000			Sanitation	
Roll off Truck 26						order	Sanitation	
F-550 # 29 2014				order	100,000		Sanitation	
10 Yard Boxes			10,000	10,000	10,000	10,000	Sanitation	
Truck #4 Pickup 012 4X4		order	85,000				All	Foreman Truck/Plow
Truck #1 Highway Plow		order	60,000				Mechanical	Used Plow #1
Truck # 8 8 Ton Dump Plow		order	150,000				Highway	Paid
Truck # 5 Pickup w/Lift Gate 4x4	order	62,876					Highway	
Truck # 9 Highway Plow			order		150,000		Highway	
Cat Excavator			order	150,000			Highway / SW	Shared Equipment
Roller 2005			45,000				Stormwater	
Lawn Mower			4,500				Bldg & Grounds	
Craft Crafcro Sealer Unit		order		20,000			Highway	
Seal Pavement at TS			2,500				Bldg & Grounds	
Unit #3 Air Handler		48,000						
Electric Box Replacements (4)		23,100						Funded
Keystone Blight Grant Program		67,500						Denied
Admin. Floor Replacements		25,000						
Police Vehicle Replacements				56,000		60,000		
Police Drone Program / Weapons		30,000						
SW Utility Truck / Mix Ap		85,000					Stormwater / P.O.	On Hold