

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS
August 16, 2011

Harlan G. Shober, Jr. – Chairman called the regular meeting of the Chartiers Township Board of Supervisors to order, at 7:05 p.m. Tuesday, August 16, 2011. At this time Mr. Shober asked all present to stand for the pledge of allegiance.

ATTENDANCE:

Attending this evenings meeting were Supervisors A. William Kiehl, Richard W. Metzler and Mr. Shober. Additionally in attendance were James Liekar-Solicitor; Samuel R. Stockton-Township Manager; Daniel Slagle-Township Engineer; Harold Ivery Jr. – Planning/Zoning Officer and Wendy Williams-Recording Secretary.

VISITOR'S TIME:

Cypher & Cypher
Mr. Steven Cypher

Mr. Steven Cypher and Mr. Luke Rayle were presented the audit of the Financial Records for the fiscal year of 2010.

Mrs. Lisa Mowry
30 Arthur Rd.
Washington, PA 15301

Mrs. Mowry was present representing the Chartiers Township Parks and Recreation Board. Mrs. Mowry informed the Board has set the price for the Shaker Woods trip at \$20.00 for residents as well as non-residents.

Mr. Kenneth Britten
405 Linda Lane
Houston, PA 15342

On behalf of the Homeowners Association of the Orchard Ridge Development thanked the Board for the installation of the stop sign on Linda Lane. Mr. Britten also approached the Board regarding non domesticated animals in a residential area.

Mr. Britten representing the Chartiers-Houston Community Library Board presented a Library report.

APPROVAL OF MINUTES: (Posted on Bulletin Board)

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Supervisors Regular Meeting Minutes of August 2, 2011 as presented. Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

Took a tour of Carpenter Industries.

Contacted Rod Elliot for a quote on a survey of the Municipal Center Property.

Attended meetings with El Paso Gas, Cypher and Cypher and HMT & Associates representing Microtel.

Met with Northwest Bank and contacted PNC for a refinance proposal for the Brentwood Bank Loan.

Requested rate proposals from PNC and North West Bank for a Tiger Mower.

Sent a letter to Senator Solobay's Office requesting assistance in having PA DOT uncover the utilities in the West Pike Street ROW.

Arranged a trip for the Senior Group to the Center in the Woods.

Park and Recreation is requesting approval for costs for the Shaker Woods trip. Cost will be \$20.00 residents or non-residents.

Prepared, and sent a reimbursement request to the Army Corps of Engineers for reimbursements on the Engineering and ROW acquisition costs incurred.

Met with a landscaping contractor concerning a storm-water replacement project on Spruce Street.

Houston Pumpkin Festival Parade is October 8, 2011.

Storm water pipe Section 13 – Moninger Heights Plan – Pipe is completely blocked with mud. Contractor has equipment on site. Township is to provide the material. (Pipe, three (3) inlet boxes @ approximately \$300.00 each; pipe \$500.00 and 20 ton of aggregate).

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Contractor to install the storm water pipe with the Township providing the material. Property owner is to be informed that wall is not to be placed in the right-of-way. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Township Engineer to inspect the project. Motion carried.

Planning/Zoning Officer – Harold Ivery, Jr.

Mr. Ivery presented the Piatt Plan Number 3 Subdivision.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Piatt Plan Number 3 with the following conditions: 1) a variance on the size of sheet from 1" = 100' and submission of the digital file. Motion carried.

Maronda Homes submitted an application changing their plan of lots from 87 town homes to 51 single-family homes. The application went before the Zoning Hearing Board on August 15th. The Board made a motion they did not have the authority to rule on this Maronda also wants to change the setbacks and area bulk regulations. Mr. Liekars' remark was the Supervisors do not have the power to grant variances. Mr. Liekar is to call the Zoning Hearing Board Solicitor.

Township Engineer – Daniel Slagle

Development Proposals

1. **Houston Gas Plant Tank Farm Site Plan** - We are providing periodic Construction Surveillance of the site grading. We received/reviewed Addendum #12 regarding fill placement/drainage culvert for compliance with the Township Ordinance.
2. **Chartiers Industrial Park Subdivision Plan** - The Subdivision Plan is complete and ready for signature as soon as the Bonds are posted.
3. **Chartiers Industrial Park Site Plan** - We reviewed/commented on the revised site plan for compliance with the Township Ordinance. We reviewed and approved the Shop Drawings. We inspected the existing culvert and prepared a report that based on the proposed plans the culvert is adequate. PaDEP is requiring a Planning Module for the holding tanks. Construction started 8/15/11.

4. Piatt Subdivision Plan - We have reviewed the simple subdivision plan submitted on (7/19/11) that show a lot line discrepancy.
5. Valley Road Townhouses - We have reviewed a Conditional Use Subdivision Plan to subdivide a 24.044 Acre Tract of property along Valley Road into 4 lots and One Parcel regarding the proposed Townhouse complex for consideration at the last Planning Commission meeting on 7/26/11. We also reviewed the Storm Water Management Plan for compliance with the Township Ordinance.
6. Microtel Hotel Site Plan - We are reviewing the Site Plan that was submitted 8/15/11 to construct an 80-Unit Hotel along Racetrack Road on a 3 Acre Tract for consideration at the next Planning Commission meeting on 8/23/11. We also are reviewing the Storm Water Management Plan for compliance with the Township Ordinance.
7. CONSOL Westland Subdivision Plan - We are reviewing the Subdivision Plan to subdivide a 157.3208 Acre Tract of property along McCalmont Street into 2 lots split in Chartiers & Mount Pleasant Townships for consideration at the next Planning Commission meeting on 8/23/11.
8. Markwest Rail Spur- We are reviewing the Rail Spur Plan submitted on 7/19/11 to construct a rail line from Westland to Southview of which 1 mile is in Chartiers Township.

Capital Improvement Projects

1. Midland Act 537 Plan -The Tripartite Agreement was executed by all parties. We applied to PaDEP for \$19,204.60 reimbursement of the Midland Act 537 Plan on 6/29/11.
2. Midland Sewer Project - We completed the design level construction drawings and technical specifications, prepared the WQM Part II Permit (\$500), the GP5, GP8 and the NPDES Permit (\$1,100). We are currently taking Pre-Construction Photos of the project. We prepared the Act 14 Utility Notification Drawings. The proposed sewer will serve Haft Street.

3. Midland Sewerline Easements - We are currently preparing the required sewer easements based on the preliminary sewer layout.
4. PennVEST Financing - The next PennVEST application cut-off is August 24, 2011 with an October 26, 2011 Board Meeting.
5. McClane Farm Act 537 Plan - The McClane Farm Act 537 Plan is 75% complete.
6. Community Center RACP Grant Application Grant - We prepared the PNDI and PHMC requests for the project.
7. Local Share Account Grant - We updated the cost projection/cost estimate for the Midland Sewer project as requested by Washington County Planning requesting an LSA Grant in the amount of \$1,278,000.

On-Going Developer Projects

1. Villas of Arden Mills - We prepared a report regarding Compliance, Compliance with Modifications and Non-Compliance of the Plan.
2. Paxton Grove Plan - The roadway construction is complete.

On-Going Township Projects

1. Act 167 - Municipal Separate Storm Sewer System (MS4) - We prepared/submitted the semi-annual report as required by PaDEP on 8/5/11. The MS4 NPDES Permit is due on September 9, 2011. We have reviewed and commented on the new stormwater Ordinance as required by PaDEP.
2. 2011 Tap Request - We have prepared the CAP to PaDEP requesting 80 additional taps. PaDEP's released 19 taps which has since been sold.
3. Act 57 Tapping Fee Calculation - We updated the Township's Act 57 Tapping Fee Calculation.

4. **Infiltration/Inflow Reduction Program** - Jet Jack is doing the CCTV work for the Lower McGovern Area which should be completed the end of the month.
5. **2010 Sewer Rehabilitation Project** - Green Thumb Lawn Care & Excavation bid was \$69,069 with the next lowest bid at \$79,800. Cleanup is complete. We met with the majority of the Township resident to confirm the restoration. The Close-Out documents have been submitted.
6. **2011 Sewer Rehabilitation Project** - We prepared the Contract Documents for Border Patrol with a low bid of \$95,000. We have taken Pre-Construction Photos of the project. The project will start this month.
7. **2010 Paving Project** – The Shot & Chip project is complete at last year’s unit price of cost of \$3.20/SY. We are currently preparing the Final Estimate and Close-Out Documents for consideration at the next Supervisors meeting.
8. **2011 Paving Project** - We met with the Manager/Road Master this month to develop a preliminary paving program for 2011 for consideration by the Supervisors. We prepared a preliminary cost estimate to pave Allison Hollow, Authurs Road, Adlin Avenue, Regent/Riggle Street and/or Indiana Ave.
9. **Township Subdivision and Land Ordinance** - The PC is currently evaluating the new Construction Standards. We are currently updating the Land Development and Subdivision Ordinance.
10. **Roadway Opening Ordinance** - We prepared suggested language for consideration by the PC, Supervisors and Solicitor.

Solicitor – James Liekar

The Sidewalk Ordinance has been prepared and will be ready for action September 6, 2011.

The Conditional Use Hearing for Valley View Townhouses has been advertised for public hearing at 6:00 p.m. September 6, 2011.

SUPERVISOR REPORTS:

Mr. Shober – No report

Mr. Kiehl – No report

Mr. Metzler:

Marcellas Shale Co-op is hosting a public forum August 24, 2011 at Cannon McMillen High School concerning local impact fee on Marcellas Shale. Five speakers are coming in to express their points of view. Saturday Mr. Metzler will be meeting with team from the Co-op preparing questions for the speakers.

OLD BUSINESS:

None

NEW BUSINESS:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of invoices (General Fund: Checks 26214-26253: \$113,919.00; Light Fund: Check #1405: \$4,619.95; Fire Hydrant Fund: Check 1417: \$3,558.55; Sewer Fund: Checks 2424-2427: \$18,655.71; Route 18 SLE Fund: Checks 1034-1037: \$14,048.30; Arnold Park Fund: Check 1329: \$2,250.00; Total All Funds: \$157,051.51). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2011 Interim Real Estate refund in the amount of \$12.90. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2008 Non-Resident refunds in the amount of \$565.01. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2009 Non-Resident refunds in the amount of \$1,220.30. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2010 Non-Resident refunds in the amount of \$10,175.97. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2011 Non-Resident refunds in the amount of \$266.39. Motion carried.

DISCUSSION ITEMS:

Green Thumb Final Estimate No. 3 totaling \$20,847.73 – A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of \$18,000. Motion carried.

Discuss Tiger Mower from Walsh Equipment – Price of the mower is \$64,592.00 at 4.5% interest. Making the first payment this year total of \$22,485.02 each year with two (2) payments to be paid once a year.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to purchase the Tiger Mower from Walsh Equipment for \$64,592.00 with our trade in. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to finance the equipment at the best rate of interest not to exceed 4.5%. Motion carried

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve a trip for the Senior Group, to Center In the Woods, Tuesday September 27, 2011 at the cost of \$195.00 transportation fee through Schweinbraten's Bus Company. Motion carried.

Discuss Pine Lawn Home Property – Received a bid of \$5,000.00, for demolition, from Stewart Contracting, with the Township furnishing dumpsters for the wood. Contractor will bury brick and block. They will grade but not seed. Anything over \$4,000.00 requires three (3) written bids. It was suggested that the bid include the removal of contents in the building.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Manager to write a letter to Pennsylvania American Water Company authorizing the installation of three (3) fire hydrants on Hickory Lane, Longvue Drive and in the Paxton Grove Plan of Lots. Motion carried.

EXECUTIVE SESSION

None

ADJOURNMENT:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn the meeting at 9:00 p.m. Motion carried.

Richard W. Metzler
Secretary

Wendy Williams, Recording Secretary