

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS
December 6, 2011

Chairman Harlan G. Shober, Jr. called the regular meeting of the Chartiers Township Board of Supervisors to order at 7:00 p.m. Tuesday December 6, 2011. 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; Edward Jeffries-Public Works Director; Harold Ivery, Jr.-Planning/Zoning Officer; and Wendy Williams-Recording Secretary.

VISITORS TIME:

Michael Altieri
294 Ewing Street
Meadow Lands, PA 15301

Mr. Altieri's concern is the conditions of the property across from his residence. Two mobile homes on the property; one possibly abandon. On occasions Mr. Altieri has seen snakes on the property. Mr. Ivery is aware of the situation. Mr. Grieb has been working on this complaint. One resident has moved out and he is coming back to get the vehicle. High grass and junk on the property has been previously addressed. The Board asked Mr. Ivery to investigate this matter and report back to the Board.

Viet Hunt
581 Arden Road
Washington PA 15301

Mr. Hunt's concern is the process regarding the zoning and ordinance enforcement of the property located at 583 Arden Road. Mr. Hunt was informed that a process is in progress on the setback issue. The Township has issued a violation notice to the residents at that address. They have 10 days to appeal and if they don't the Township will address that at the next Board meeting.

Lane Construction requested to work 24 hours a day at the Mark West Rail site. Mr. Jerry Brown (Lane Construction) – Our contract is to move all the dirt on the rail yard. The contractor is presently working 12-hours six (6) day a week. There are no Sunday hours. Work is to be completed by the end of March. Working 24-hours would allow the contractor to work double shifts. The concern of the Township is the work is being done very close to the village of Westland (Mt.

Pleasant Twp.) and the noise with back-up alarms. Supervisor Metzler asked for an up-date on the documentation the Township required on the site plan. Mr. Liekar informed the Board that the contractor was to notify the Township by November 21st asking for an extension and this was done in a timely fashion. Supervisor Metzler's concern with working 24-hours is the noise in that area the residents will be subject to. The Board suggested the contractor work with Mt. Pleasant Township Supervisors and the residents. Charters Township Supervisors want to be assured that any concerns are addressed. The board agreed to attend any meeting that could be arranged with Mt Pleasant Township Supervisors and the residents. The Township Manager was asked to make Mt Pleasant Supervisors aware of the situation.

Discuss JCD Developments formal request for adoption of Public Facilities in the Paxton Grove residential subdivision. Mr. Shober excused himself from this discussion - Mr. David Jardini being his son-in-law.

The Developer has submitted the legal description of the roads. The developers Engineer has submitted the "as built" which we reviewed and sent back to the Engineer for corrections. The subdivision plan has been reviewed by the Planning Commission and the subdivision has been held until the Final Matters has been completed. Three items of discussion are: 1) Re-approval of the subdivision plan, which could have conditions on it; 2) acceptance of the road system; and 3) approval of the plan. This has been summarized in a letter of the Final Matters from Township Engineer, dated December 6, 2011. The retention pond fencing is to be installed by the end of the year being a 6-ft rod iron decorative fence.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to table approval of the Paxton Grove Plan of Lots until the next meeting at 7:00 p.m. December 20, 2011. Roll Call: Mr. Kiehl: yes Mr. Metzler yes: Mr. Shober: abstain Motion carried 2-0-1 (yes, no, abstain).

Jamie Harshman
HMT & Associates

Mr. Harshman gave a brief up-date of the Route 18 Sanitary Sewer Project.

APPROVAL OF MINUTES: (posted on bulletin board)

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Board of Supervisors minutes of November 15, 2011 as presented. Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

Drafted and sent legal notices for 2012 Budgets Public Review and Board of Supervisor vacancy.

Attended ribbon-cutting ceremony at the Arden Landfill for the natural gas filling station.

The Township Engineer and I met with Catherine Gilmartin and Diane Altman of Canonsburg-Houston Joint Authority concerning Act 57 calculations.

The Township updated Zoning Map has been completed and delivered by Widmer Engineering.

Conferred with the Township Engineer, Solicitor and Stone & Company concerning performance and maintenance bonds for the Chartiers Industrial Park.

Arranged and attended a meeting on Health Care for the bargaining units.

I have been in frequent contact with the Washington County Planning Commission concerning road repairs on Paxton Farms Road and reported to the Board.

The Zoning Officer and I met with Kerry Fox of the Washington County Redevelopment Authority, concerning qualifying the proposed Midland Sewer Project for Community Development Block Grant funding.

I spoke to the Ryburn Family attorney concerning a right-of-way to the Ullom Park property.

Public Works Director – Edward Jeffries

Everything is ready for snowfall.

We will need four (4) tires for the one-ton pick-up truck and a tire for the backhoe. A telephone call was made today but they haven't returned my call.

The pipe for Veteck Bridge has been ordered.

We are addressing water issues on McClane Farm Road.

The storm drain box on Paxton Farm Road will be installed tomorrow weather permitting. The "Road Closed" sign was taken down by someone other than the Township and the road was open to traffic. The signs were replaced and road blocked. Mr. Metzler stated that residents have received a letter to identify the concerns the Township had to close the road. A closure made by the State and concurred by the Township. The road will be kept closed until the unsafe conditions are addressed. Supervisor Metzler is concerned with the Contractor restoring the road in its' pre-construction condition repairing all unsafe areas of

the road. He has requested the Township Engineer for a road assessment and report providing specifications and costs to repair all damages to the road. With this report the Township can take appropriate legal action to from the State, County or Contractor for repairing the roads (Kings Road and Paxton Farm Road).

Planning/Zoning Officer – Harold Ivery, Jr.

The plan for a Range Resources gas well site in an area off of Kings Road has been received and is in my office. This is the access road off Kings Road not Country Barn Road.

Final inspections are to be performed at the Chartiers Industrial Park but they haven't turned in their bonding. However, they do understand until we get the bonding they will not be permitted to occupy any of the buildings.

Maronda Homes Planned Residential Development lot size change request. The Planning Commission denied the developer's request for variances. The revised PRD Modification does not meet the lot size and setbacks of Chartiers Township Ordinances. The developer requested Township Supervisor approval.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to hold a Conditional Use Hearing for Maronda Homes at 6:00 p.m. Tuesday January 10, 2012. Motion carried.

Township Engineer – Daniel Slagle

Development Proposals

1. **Creekside Commons** – We requested revised drawings from the Developers Engineer. We are currently working with the Solicitor in the preparation of the Developers Agreement and establishing the Bonding requirement. We prepared a stormwater consistency letter. We plan to meet with Cecil Township regarding sewerage availability and the existing service agreements.
2. **Microtel Hotel Site Plan** – We developed the bonding requirement and working with the Solicitor in the preparation of the Developers. We met with CHJA to request additional taps from 2011 allocation.
3. **Markwest Rail Yard Site Plan**– We reviewed the revised Rail Yard plans submitted on 9/16/11. We prepared a suggested list of conditions for approval. **We are awaiting the revised Site Plan.**

4. **Summit PRD** - We reviewed the revised PRD plan for general conformance with the Township Ordinances and prepared review comments for consideration at the last Planning Commission meeting on (11/29/11).

Capital Improvement Projects

1. **Midland Act 537 Plan** – We applied to PaDEP for \$19,204.60 reimbursement of the Midland Act 537 Plan on 6/29/11. Discussed status with the Manager and PaDEP.
2. **Midland Sewer Project** – We responded to PaDEP/WCCD comments and updated the Design/Construction Drawings.
3. **PennVEST Financing** – PennVEST will not accept the project until the PaDEP Permits are in place. The next PennVEST application cut-off is February 22, 2012 with an April 25, 2012 Board Meeting.

On-Going Developer Projects

1. **Paxton Grove Plan** – We updated the letter of Final Matters, set Bonding requirements, reviewed the Developers Agreement and commented on the As-Built drawings.
2. **Chartiers Industrial Park Site Plan** – Construction started 8/15/11. PaDEP is requiring a Planning Module for the holding tanks. The Developer is currently revising the sewer drawings. We evaluated the current status of the project and prepared the 2nd Partial Drawdown request reducing the Performance bond from \$775,000 to \$670,000. No Occupancy should be granted until all Bonds are in place.

On-Going Township Projects

1. **2012 Tap Request** - The 2012 Tap request was submitted to CHJA on November 1, 2011 for 200 EDU's. CHJA does not plan to submit the joint request to PaDEP until January.
2. **Act 57 Tapping Fee Calculation** - We updated the Township's Act 57 Tapping Fee Calculation. Request meeting to review the tapping fee report. We met with CHJA to discuss their Act 57

calculation and reimbursement of the Chartiers Interceptor.

3. Infiltration/Inflow Reduction Program - Jet Jack is completing the CCTV work which should be completed the end of the month. We still retain \$25,000.
4. 2011 Sewer Rehabilitation Project – The project started on 10/5/11 and is now 90% complete. We prepared Estimate No.2 in the amount of \$19,175.62 for consideration by the Supervisors leaving a residual of \$45,198.16.
5. 2011 Paving Project – The bonds have been submitted by El Grande and Youngblood Paving guaranteeing their bid for next year.
6. 2011 Demolition Project – Demolition started 11/15/11 as is near complete.
7. Township Subdivision and Land Ordinance - The PC is currently reviewing the new Construction Standards. We are currently updating the Land Development and Subdivision Ordinance. We prepared suggested Subdivision/Site Plan Approval and Acceptance Alternatives.
8. Paxton Farm Road Restoration – We met with Contractor and Inspector and discussed inadequacy of their roadway restoration. We are currently documenting the damage to this roadway by the Contractor.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment to Boarder Patrol Estimate No.2 in the amount of \$19,175.62. Motion carried.

Solicitor – James Liekar

No Report

SUPERVISOR REPORTS:

Mr. Shober – No report

Mr. Kiehl – No report

Mr. Metzler

Electronic Sign Policy Guidelines – A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the draft of the Electronic Sign Policy be approved. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of invoices (General Fund: Check #26541-#2622: \$212,819.28; Light Fund: Check #1412: \$111.96; Fire Hydrant Fund: Check #1424: \$64.59; Sewer Fund: Check #2457-2464: \$5,846.52; Route 18 SLE Fund: Check #1053-#1056: \$15,032.24; Municipal Improvement Fund: Check #1376: \$6,428.30 Total All Funds: \$240,302.89). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of 2010 Resident refunds in the amount of \$49.96. Motion carried.

A motion was made by Mr. Kiehl to authorize payment of 2010 Non-Resident Refunds in the amount of \$4,447.16. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize of payment of 2011 Non Resident refunds in the amount of \$25,171.38. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Ordinance No. 331 Act 32 County Wide Tax Collection. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Piatt/Zitto Subdivision Plan No. 1. The required 90 days to file plan expired. Motion carried.

DISCUSSION ITEMS:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Manager to draft and send a letter of authorization to Trollinger Consulting Group to approve a 3.5% Cost of Living Increase for 2012. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the request from Mark West to conduct a feasibility survey on the Ullom Park Property for additional pipelines. Motion carried.

Discuss Police Car Offers – Three (3) offers were received:

Don Lyles 1417 Princeton Boulevard Pittsburgh, PA 15221	\$2,500.00
Elliott Jay Eakin 363 Tyler Avenue (No City or State provided)	\$ 900.00
Stephen Pitzarella 522 Chartiers Ave., Canonsburg, PA 15317	\$1,000.00

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to sell the Police Car to Don Lyles, 1417 Princeton Boulevard, Pittsburgh, PA at \$2,500.00. - Payment to be made in the form of cash or certified check. Motion carried.

Discuss the resignation letter submitted by Supervisor Harlan G. Shober, Jr. It is recommended that action be taken at the December 20, 2011 meeting.

EXECUTIVE SESSION (Personnel)

The Board met in executive session at 8:40 p.m. for personnel reasons. The Board reconvened at 9:02 p.m.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to place an ad in the newspaper to have residents send their résumés' expressing their interest in serving as a Township Representative on the Library for Board for 2012 and authorize the Township Manager to send a letter to the Library Board informing them of the Boards' action. Motion carried.

ADJOURNMENT:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn the meeting at 9:04 p.m. Motion carried.

Richard W. Metzler
Secretary

Wendy Williams, Recording Secretary

