

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
July 20, 2010

Harlan G. Shober, Jr. – Chairman called the regular meeting of the Chartiers Township Board of Supervisors at 7:00 p.m., Tuesday, July 20, 2010. 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.

VISITORS TIME:

John Dunn
360 Welsh Rd.
Washington, PA. 15301

Mr. Dunn is subdividing his property and wanted an up-date.

Mr. Slagle: “This is a 95.77 tract of land consisting of two (2) lots wanting it subdivided in six (6) lots. Private road is to serve only four (4) lots. There was concerned for access of property owned by Consolidated Coal. The scale of the map is very small. As long as the County accepts it I have no problem. My recommendation is to approve the Dunn Subdivision on the condition of not more than four lots have access to the private road and they provide us with the CAD.”

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the Dunn Subdivision contingent that the following conditions are met: 1) no more than four (4) lots have access to the private road; 2) waiver be given on the size of the drawing and 3) letter from the Engineer stating he is recommending approval. Motion carried.

Charles Kidder
200 Washington Trails Rd.
Washington, PA 15301

Mr. Kidder is presenting a subdivision of 10-acre tract. This is a two (2)-lot subdivision; one tract being two (2) acres and the second tract being eight (8) acres.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the Mary L. Buckel Subdivision contingent that a CAD be submitted and a letter from the Engineer stating he recommends approval. Motion carried.

**Mike Myzak
McClane Farm Rd.
Washington, PA 15301**

Mr. Myzak approached the Board regarding the status of a letter from the Township stating plans of public sewage on McClane Farm Road.

A review of the plan revealed this property is not within the project.

Mr. Slagle suggested that a letter read: "The Township of Chartiers is in the planning stage in providing public sewage facilities in the McClane Farm Watershed as shown on the enclosed drawing." We would attach a small drawing and they can make their own determination.

The Engineer is to finalize this matter and submit the letter to the Board.

**Vera Koziel
829 W Grant St
Houston, PA. 15342**

Mrs. Koziel's concern was an incident on West Grant Street where her daughter got a ticket, and people who are working on the Koziel residence parks on the street due to construction material in their driveway, and any company visiting parks on the street. Mrs. Koziel spoke to the Chief of Police and the tickets are Null-in-void.

State and Township Code states that there is to be no parking on cart ways and Mrs. Koziel was requested to notify the police in the future.

APPROVAL OF MINUTES:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Board of Supervisors regular meeting of July 6, 2010. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Windmill and Oil and Gas Well Ordinance Hearing minutes of July 13, 2010 with the correction of the abbreviation of kilowatts. Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

The Route 18 Bond Proceeds were received and deposited in the appropriate account July 7, 2010. (\$1,724,609.78)

Resolved a fee from Standard and Poor's in the amount of \$4,800.00.

The ad and RSVP's for the Washington County Association Conference have been sent.

Spoke to Widmer Engineering on a meeting with residents and contractor in the Indiana Avenue Storm Water Project.

Met with Northwest Bank to review recommendations to increase interest income
Business Insured Money Funds are earning more interest than Municipal Funds.

Sent the 2009 Auditor's Report to the Observer Reporter for publishing in the legal ad section.

Met with the Township Engineer and Director of Public Works on road repair program.

Drafted and sent tree removal request letter to Pine Lawn Homes, Inc.

Sent the 2009 Audit Report to Standard and Poors necessary to maintain the Township's bond rating.

Met with PA DOT and Director of Public Works and Supervisor Shober for a storm water issue on West Pike Street.

Working with the Animal Control Officer to resolve a cat problem on Locust Avenue.

Finishing up the LED Traffic Signal Grant Application.

Working on the USDA Grant for the Public Works equipment.

Public Works Director – Edward Jeffries

Trucks – We thought the cost of sandblasting the bed on the 2004 Ford 550 would cost \$350.00 plus removing and installing the bed back on the truck. John Ferris of Carnegie does this work with the bed on the truck. Work will include the frame, bed and the hitch for \$750.00.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize John Ferris of Carnegie to sandblast the 2004 Ford 550 for the total cost of \$750.00. Motion carried.

Ditching – We are finishing Allison Hollow Road.

Patching-Potholes – We have been patching Arthur Road.

Curbing – Installed two (2) curbs on Thorne Street.

Storm Drains – Repaired a storm drain at Linda Land and Locust. The storm drain across from Hi Hat Cleaners PENNDOT cleaned out Monday. We need to replace at least one (1) section of the 36-inch pipe from the manhole to the open ditch so there are no

obstructions. The 36-inch pipe is \$27.00/foot or \$540.00/section. I believe we only need one (1) section. Also a ditch box for the job because it is 18-feet deep is \$120.00/day or \$360/week.

Mr. Stockton was asked to obtain three (3) quotations regarding the above.

Street Signs – I have ordered the signs for the soccer field.

Parks – Arnold Park is ready for rent every week we mow and take care of the trash. We have received the 2 basketball hoops and are in the process of installing them.

Driveways – Noticed driving around the township that the new housing going up like McClane Farm Road they have poured their driveways right up to the blacktop on the road. When winter comes and we are plowing if one of our trucks hit that it could damage the driveway or the truck. And with all the new houses going up I have also noticed that the driveway pipes have not been installed in some places. After ditching you can see water running down in the ditch line then jumping back on the road where there is no pipe.

Building – The welder that was donated to the township has all been wired in and as of today we have been using it.

DEP had given us pipe a few years ago for Green Street. Emily Shade called she thought she wasn't piped in. She is piped in to the old system. She is relieved to know that she is connected in and the water coming down from her downspouts and is going where it supposed to.

Planning/Zoning Officer – Harold Ivery, Jr.

Strimel Subdivision – This was a five (5) unit and he is changing it to a four (4) unit. Township has received notification the County has approved it. Mr. Slagle stated this is a multi subdivision. The Developers Agreement is in place. We're good with the subdivision.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Kingston Estate Phase 1 the re-plat of Lots 114-115 with the condition of submitting the CAD. Motion carried.

Mazutis Plan of Lots – This is a line shift.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the Mazutis Subdivision Phase 1. Motion carried.

Dains Subdivision – Arabian Lane - A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the Daines Subdivision contingent to the following conditions:

1) the private road serves only four (4) lots; 2) Correction of misspellings; 3) CAD is provided to the Township and 5) a letter of approval from the Engineer. Motion carried.

Township Engineer – Daniel Slagle

1. **Markwest Liberty Site Plan** - We have reviewed the revised site plan, Lighting/Noise/Landscaping Plans to modify the existing site by the addition of an electric substation pad. We have prepared a revised comment letter.
2. **Paxton Grove Plan** - We have prepared the Bonding Requirement and reviewed the Developers Agreement. We have reviewed the revised subdivision plan.
3. **Houston Gas Plant Tank Farm Site Plan** - We have reviewed the revised site plan (Version 4) to add a new Tank Farm Pad due to tank spacing limitations imposed by the regulatory agency. We have prepared a revised comment letter.
4. **Dains Subdivision Plan** - We have reviewed the minor subdivision plan to resubdivide the existing one lot into three lots for consideration at the next Supervisors meeting on June 20, 2010. We have not seen the revised plan/response.
5. **Dunn Subdivision Plan** - We have reviewed the revised subdivision plan to subdivide the 95.777 Acre Tract of property along Welsh Road into 6 lots off of a Private Road considered at the last Planning Commission meeting on May 25, 2010. We have prepared a revised comment letter.
6. **Mazutis Subdivision Plan** - We have reviewed the minor subdivision plan to resubdivide the existing two lots into two lots for consideration at the next Supervisors meeting on June 20, 2010.
7. **Buckels Subdivision Plan** - We have reviewed the minor subdivision plan to resubdivide the existing one lot into two lots for consideration at the next Supervisors meeting on June 20, 2010.
8. **Strimel Subdivision Plan** - We have reviewed the minor subdivision plan to resubdivide the existing five lots into four lots for consideration at the next Supervisors meeting on June 20, 2010.
9. **Glendenning Subdivision Plan** - We have reviewed the minor subdivision plan to resubdivide the existing two lots into two lots for consideration at the next Supervisors meeting on June 20, 2010.
10. **Jones Subdivision Plan No. 3** - We have reviewed the minor subdivision plan to resubdivide the existing one lot into three lots for consideration at the next Supervisors meeting on June 20, 2010.

Capital Improvement Projects

1. **Midland Act 537 Plan** - The Draft Act 537 Plan was submitted to PaDEP for initial comments on 10/27/09. The Township Supervisors adopted the Plan by Resolution on 12/1/09. CHJA agreed to accept the initial sewage flows from the existing homes. The Final Act 537 Plan was submitted to PaDEP for initial comments on 12/21/09. **Emily Shade has reviewed the Act 537 Plan and provided comments on April 30, 2010. We are currently responding to PaDEP's comments. Once the Act 537 Plan is approved, we will apply for 50% reimbursement of the TAR.**
2. **Midland Sewer Project** - We redesigned the sewer for only one interconnection with the CHJA sewer system. Preliminary sewerline designs were completed and profiles developed. **Field verification of basement elevations will be performed this month. The WQM Part II Permit will be prepared based on the field verification.**
3. **Sewerline Easements** - We will prepare the required sewer easements based on the final sewer layout.
4. **PennVEST Financing** - The next PennVEST application cut-off is **August 31, 2010 with a November 9, 2010 Board Meeting.**
5. **H2O Grant Application** - The next funding cycle for DCED's H2O will be July 2010. Chartiers Township's DCED's H2O Grant Application submitted on February 11, 2009. We understand that DCED will only consider the prior nonfunded applications. We requested \$1,225,000 or about 50% of the Total Project Cost. All cost are retroactive back to January 1, 2007. This grant is critical to making this project affordable. **We compiled/submitted the required supporting data for the next round for the Midland Sewer Project.**
6. **McClane Farm Act 537 Plan** - We have prepared of the Task Activity Report to evaluate the McClane Farm Road Watershed as required by PaDEP.

On-Going Developer Projects

1. **Kingston Estates** - We are currently obtaining construction drawings and recorded plan.
2. **Summit Plan** - We are currently obtaining construction drawings and recorded plan.
3. **Villas of Arden Mills** - We are currently obtaining construction drawings and recorded plan.

On-Going Township Projects

1. **Act 167 - Municipal Separate Storm Sewer System (MS4)** - We attended a meeting by WCPC held on March 29, 2010 to review Act 167 with their consultant HRG. **This ACT will impose added constraints on development within the Township. We have taken the position with**

WCPC to ONLY impose the minimum REQUIRED by PADEP. A new stormwater Ordinance is required by PaDEP.

2. **2010 Tap Request** - CHJA has evaluated the interceptor sewer capacity and determined that the basement flooding is a result of Houston's sewers.
3. **Act 57 Tapping Fee Calculation** - We reviewed the prior tapping fee calculation and began assembling the base data in preparation of updating the Township's Act 57 Tapping Fee Calculation.
4. **Infiltration/Inflow Reduction Program** - We have compiled the historical I/I rehabilitated areas and we are developing the 2010 I/I Reduction Project. We are providing supplemental data to PaDEP.
5. **Roadway Priority Plan** - We met with the Road Master to review/evaluate/rank each Township Roadway and prepared the Roadway Master plan for consideration by the Supervisors. We also met with the Manager and Road Master to setup a three roadway paving program. This program was used to develop road restoration cost estimates.
6. **Construction Standards** - We noted in our review of the Township Land Development Ordinance that the Construction Standards are outdated.
7. **Rayburn Bridge** - We evaluated the bridge damage.

There was a brief discussion of the Road Priorities and the Township needs answers from Range Resources to determine what areas they anticipate drilling. A meeting is to be set up with Range Resources.

Arden Mills Development – The Homeowners Association is asking the Township to take over their roads. We need to get cost estimates of the review process for the Association. Mr. Slagle is preparing the estimates. Once the cost estimates are prepared they will be forwarded to the Board.

Solicitor – James Liekar

Spoke to Jeff Lighthouse, Washington County Planning Commission regarding the Obscenity Ordinance and he has some suggestions. He is going to send them to me so I can incorporate them into our ordinance.

SUPERVISOR REPORTS:

Mr. Shober – No report

Mr. Kiehl – No report

Mr. Metzler – No report

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of invoices (General Fund Checks 24930-24972: \$114,974.72; Light Fund: Check 1378: \$5,123.44; Sewer Fund: Checks 2314, 2313* \$281.99 *Transfer of \$1,000.000 to Sewer Account Money Market Higher Interest Rate; Liquid Fuels Fund: Check 1396: \$100.77; Revenue Gaming Fund: Check 1002: \$193.77 (Salary-Part-Time Code/Bldg. Insp.); Payroll Fund: Check 5666: \$797.11 (Correcting Deposit Error); Total Fund Excluding Transfer & Deposit Correction: \$120,674.69). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize 2009 Resident refunds in the amount of \$7.66. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize 2009 Non Resident refunds in the amount of \$58.48. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize 2010 Non Resident refunds in the amount of \$7,401.02. Motion carried.

Proposed fence ordinance: Fence Ordinance - Mr. Shober's response to Mr. Metzler's comments: Sub-paragraph I OK. Recommendation to insert in Residential Zoning districts hazardous fence materials (e.i. barbed wire, electrically energized etc.) shall not be permitted. Sub-paragraph L. In any zoning district barbed wire or any other hazardous fence material shall be permitted except Agricultural Districts for farming purposes.

Unless Conditional Use is granted with the following conditions being met is granted with the following conditions being met as a minimum: 1) There is a clear and present danger to the public (e.g. electrical power transformers, surface gas lines, detention ponds etc.) 2) It is required to protect the property from trespassers 3) Barbed wire shall not be installed on any fence less than 8 feet in height. Alternate ornate security fences are preferred.

Sub-paragraph M. In any zoning district, except Agricultural Districts, fences shall not be set back from property lines not less than 1 foot. Fences being erected on property lines that border adjoining lots or property where another fence is or could be erected must be set back not less than 2 feet to permit exterior maintenance of the fence without crossing adjacent property line.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to table this ordinance until the August 3, 2010 meeting. Motion carried.

DISCUSSION:

Mr. Stockton was asked to place on a September agenda authorizing the Township Engineer to update the Subdivision Land Development street construction standards.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler hiring Joanne Buckel as full time Wage Tax Collector/Sewer Clerk at a rate of \$14.00 per hour, 90-day probation with benefits as described in the Chartiers Township Personnel Policy. This is FLSA exempt. Motion carried.

Discuss proposed windmill and oil and gas drilling ordinance. This is to be placed on a future agenda as a discussion item. The Board members need additional time to review the record of public comments.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Manager to purchase 250 recycling barrels at \$13.50 per barrel for a total of \$3,375.00 delivered. Motion carried.

EXECUTIVE SESSION

The Board went into executive session for personnel reasons at 9:47 p.m. and reconvened at 10:53 p.m.

ADJOURNMENT:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn at 10:54 p.m. Motion carried.

Richard W. Metzler
Secretary

Wendy Williams, Recording Secretary