

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS  
March 13, 2012

Richard W. Metzler, Chairman called the regular meeting of the Chartiers Township Board of Supervisors to order at 4:00 p.m. Tuesday, March 13, 2012. Mr. Metzler asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evenings meeting were Supervisors: A. William Kiehl; John M. Marcischak; and Mr. Metzler. 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**

Mr. Von Fisher  
Stone & Company

Mr. Fisher is requesting the Boards' consideration of approving the Chartiers Industrial Park Phase II Site Plan.

Mr. Fisher was informed that Chartiers Industrial Park Phase II is not on this evening's agenda. The Board will be meeting next Tuesday (March 20) and the plan will be addressed at that meeting.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Board of Supervisors regular meeting minutes of February 21, 2012 minutes as printed.

**STAFF REPORTS:**

**Township Manager – Samuel R. Stockton**

Gave information and construction drawings to RAM Acoustical for a price quote for the Police Building Wall Covering Project. The Township is in receipt of a quote in the amount of \$54,200.00 for exterior insulation and finish.

Gave Police Wall Covering Project information to Easley and Rivers of Monroeville for a price quote. The Township is receipt of a quote of \$59,750.00

Drafted and sent a Notice to Proceed to Technical Products and Supply to begin the Website Redesign Project.

Donald Rugh of DEP Oils and Gas has killed the gas well at Public Works for the short term and will return and plug it permanently.

Met with Phil Agostinelli concerning the Social Hall and reported to the Board of Supervisors

Sent a letter to Waste Management confirming the Board of Supervisors approval of cost and confirmation of May 19, 2012 for Township-Wide Pick-up.

Took a tour of the Mark West Gas Processing Plant.

Attended a meeting with PA DOT, South Strabane, Redevelopment Authority of Washington County, the Washington County and Southwestern PA Planning Commissions concerning access to Route 19.

Toured the Midland Sewer Project area with the Township Engineer and Larry Gasparato of PENNVEST.

The 2011 Act 205 Pension Plan Form PC-201C, for the Police Pension Plan and PC 203-A for the Non-uniformed Pension Plan have been filed with the Public Employee Retirement Commission as required by law.

Working with Representative White's Office and Canton Township to arrange a meeting at the Chartiers Township Municipal Building at 10:00A.M. March 31, 2012 for residents affected in the Route 18 Joint Sewage Extension Project to obtain information on low interest loans/grants from USDA and PA Housing Finance Agency loans to assist with costs related to the project.

Attended a meeting with Range Resources concerning their drilling schedule relative to Allison Hollow Road.

Health Insurance Employee Meeting – The Company is waiting for a contact from Highmark Representative and our Representative for the H.S.A. They are coordinating a date and time to come out.

Pine Lawn Demolition Project – There are still large piles of debris. When will this work be completed? Is it their responsibility to remove all the trees and branches that are piled up? The contract is to be reviewed and identify a completion date.

#### **Public Work Director – Edward Jeffries**

The high lift, backhoe, tiger mower and New Holland tractor have been serviced.

The department has patched potholes throughout the Township as they occur.

We will be repairing two storm drains in the upper Meadow Lands area.

Ditching Brigich Road, Jaspem Way and Plum Run Road and parts of Alison Hollow Road. Tomorrow we will start ditching a section of Arden Road; a section of McClane Farm Road and a section of Allison Hollow Road (Arthur Road to Kings Road).

Now that the weather is clearing we will be setting the concrete pipe on Veteck next week and shore it up and pour concrete. Mr. Jeffries was asked to contact the residents regarding the project giving them the department schedule.

The Supervisors and Manager had met with Range Resources to discuss the roads they intend to use for two wells that are planned for the township. They promised to give the Township a report on this routing and when those wells might be an issue.

### **Planning/Zoning Officer – Harold Ivery, Jr.**

The Zoning Hearing Board has received a resignation of Richard McConnell.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to advertise for an alternate due to the resignation of Richard McConnell. Motion carried.

The Planning Commission did review the ordinance on outside storage. It had suggested that I send a courtesy letter. A call was received and the construction equipment has been moved out of the front yard. Everything is to be moved out with 7 to 10 days

The Zoning Hearing Board had reorganized and Jill Keefer was appointed Chairperson; Ronald Petrie Vice Chairman and James Amato Secretary.

Commercial Properties on Pike Street – Improper Storage and Fencing – The property on Race Track Road is to be fenced. No other communication has been received from anyone else. Before the next meeting another contact will be made.

8 Crossroads Road – There is so much debris along with nine (9) cars. A hearing is scheduled Thursday before the District Justice. Cars are tagged and therefore can be removed.

### **Township Engineer – Daniel Slagle**

#### **Development Proposals**

1. **Creekside Commons** – Cecil Township is agreeable to allocating 40 EDU's but wants a transportation fee. The Developer needs to prepare/submit the required Planning Module.

2. **Markwest Rail Yard Site Plan** – We reviewed/commented on the revised Site Plan submitted on 2/7/2012 and developed list of suggested Conditions for approval.
3. **Summit PRD** - We reviewed their last plan, hand delivered at our last meeting on 1/24/12. We have updated our review letter for consideration at the last Planning Commission Meeting on February 28, 2012.
4. **Stiles Subdivision Plan** - We have reviewed the minor subdivision plan to subdivide a 41.22 Acre Lot into two lots for consideration at the last Planning Commission Meeting on February 28, 2012.
5. **Chartiers Industrial Park PH II Site Plan** – We have received Phase II of the Chartiers Industrial Park Site Plan for review on 2/21/2012 for compliance with the Township Ordinance and considered at the last Planning Commission Meeting on February 28, 2012.

#### **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** –PaDEP approved on the WQM Part II Permit on February 17, 2012. PaDEP/WCCD approved the General/NPDES Permit and the GP5/GP8 Permits. We have updated the cost estimate. The Army Corps of Engineers and Dept. of Agricultural have reviewed the project. We are currently preparing the required PaDOT Highway Occupancy Permit Application.
3. **Midland Sewer R/W** – We have researched/assembled the property data and are currently plotting the property data and developing customer data base in order to prepare R/W Exhibits. A Townhall meeting will be scheduled to update the Township residents and acquire the required R/W's in May 2012.
4. **PennVEST Financing** – We have prepared/submitted the PennVEST application on February 22, 2012 with an April 25, 2012 Board Meeting. We requested a Grant/Loan in the amount of \$2,000,000. We have responded to PaDEP/PennVEST comments and supplied the requested documentation.

5. **Pittsburgh & Ohio Central Railroad** – We have prepared/submitted the Railroad License Application for the R/W for the Midland Sewer Project. **The old Railroad R/W is only partially owned by the railroad with a section now owned by a private individual. We are currently acquiring this R/W.**
6. **Chartiers Township Community Center** – We have reviewed the Preliminary Site Plan and cost estimate provided by the Hayes Design Group on 3/9/2012.

### **On-Going Developer Projects**

1. **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 understand that the Recorded Plan was not signed; therefore no lots can be sold. The Developer has posted the required bonds. **The Developer plans to restart this project next week.**
2. **Microtel Hotel Site Plan** – We prepared the Planning Module Components. We reviewed the revised flow data from the Developer's Engineer and updated sewer tap calculation in the Sewer Service Availability Letter. The Developer missed PaDEP/CHJA's Tap window.

### **On-Going Township Projects**

1. **2012 Tap Request** - CHJA submitted the joint request in January 17, 2012.
2. **Act 57 Tapping Fee Calculation** - We updated the Township's Act 57 Tapping Fee Calculation. We met with the Supervisors to review the tapping fee report and discuss CHJA's Act 57 calculation.
3. **Infiltration/Inflow Reduction Program** – We will contact Jet Jack regarding their schedule to complete the project. We still retain \$25,000.
4. **2011 Sewer Rehabilitation Project** – One remaining sewer run will be completed this spring. We still retain \$45,198.16.
5. **2011 Paving Project** – We will contact El Grande and Youngblood Paving regarding their schedule to start this project.

6. **Township Subdivision and Land Ordinance** - The PC has reviewed the new Construction Standards. **We are currently updating the Land Development and Subdivision Ordinance.**
7. **Annual Wasteload Management Report** – We prepared/submitted the 2011 Annual Wasteload Management Report as required by PaDEP and CHJA.

**Township Solicitor – James Liekar**

Act 13 Ordinance was not ready for review today. The ordinance will be ready by Friday.

**SUPERVISOR REPORTS:**

**Mr. Metzler** – No report

**Mr. Kiehl** – No report

**Mr. Marcischak** – No report

**OLD BUSINESS:**

None

**NEW BUSINESS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Checks #26860-#26931: \$173,843.53; Light Fund: Checks #1418, #1419: \$4,658.46; Fire Hydrant Fund: Checks 1430, 1431: \$3,853.56; Sewer Fund: Checks #2488-2494: \$13,077.64; RT 18 SLE Fund: Checks #1067,1068: \$2,386.74; Municipal Improvement Fund: Check #1379: \$6,428.30; Parks & Recreation Growing Greener: Check #1005: \$135.00; Total All Funds: \$204,383.23). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve costs not to exceed \$14,700.00 of replacement of wildcat storm water pipes on Rawson Drive, Canton Township, as part of the Route 18 Joint Sewer Extension Project. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve payment of 2011 Resident refunds in the amount of \$560.57. Motion carried

**DISCUSSION ITEMS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Mark West Rail Yard Site Plan with the following condition. Motion carried.

- Noise – Less than 60 dB at property line
- EmF/Fire/Police Coordination – Min. Annual Meetings
- Provide approval for Emergency Response Plan by Region 13
- Provide Permanent Wastewater Treatment System within 2 Years
- Provide All Relative Third Party Approvals
- PaDOT Highway Occupancy Permit
- PaDEP Joint Permit Approval
- Army Corp of Engineers Approval
- Enter into an Acceptable Developers Agreement as prepared by the Township Solicitor

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to purchase a new firewall for Township Internet security from Technical Products and Supply for a cost of \$950.00. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to rent the Public Works Storage Yard, to Superior Concrete and Supply, for a minimum of two (2) months and a maximum of four (4) months at \$1,500.00 per month. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Stiles Subdivision with the following conditions. Motion carried.

- Provide seal and signature of engineer, surveyor, or other qualified person responsible for preparing the plan
- for preparing plan
- Approve waiver for plan scale greater than 1" = 50'
- Provide a digital copy of the plan in AutoCAD format

Discuss request from Maronda Homes to modify the approved Project Site Plan from Town Homes to Single Family Homes. This is to be placed on the March 20, 2012 agenda

A motion was made by Mr. Kiehl and seconded by Mr. Marciscak to advertise for Summer Road Materials. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to entering a road salt contract with COSTARS for 212-2013 for 1,500 ton. Motion carried

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve contracts for fireworks in the amount of \$6,250 with a \$1,000 deposit. The Four Townsmen Band for \$1,900.00 with no deposit and Beatlemania Magic for \$2,300.00 with a \$500.00 deposit. Roll Call: Mr. Kiehl: yes; Mr. Marcischak: abstain; Mr. Metzler: yes. Motion carried 2-0-1. (It is noted Mr. Marcischak abstained from voting due to being a member of the Four Townsmen Band).

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to enter into agreement with RCAP for the Community Center. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Holding Tank Permit provided that all the ordinance requirements are met for permitting to Mark West Rail Yard. Motion carried.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to adjourn the meeting at 5:10 p.m. Motion carried.

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John M. Marcischak  
Secretary

Wendy Williams, Recording Secretary