

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
November 15, 2011

Chairman Harlan G. Shober, Jr. Chairman called the regular meeting of the Chartiers Township Board of Supervisors meeting to order at 7:00 p.m. Tuesday November 15, 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:

**Charmie Hunt
581 Arden Mines Rd
Washington PA. 15301**

Mrs. Hunt approached the Board regarding the status of a zoning concern.

Mr. Liekar reported the Building Inspector checked the records for building permits and any variances that were granted on sidelines and setbacks. He has not found any documents except an application to the Zoning Hearing Board for variances for sidelines and setbacks for the house. An application was filed. There is notation on file. It was advertised and posted. Mailings went out to property owners within 300-ft. A hearing was held on May 17, 2004. We cannot locate a decision. We called the Solicitor of the Zoning Hearing Board – he doesn't have it. Harold checked the minutes. We can't find a decision. Harold has called the stenographer for the court reporting but she has not been able to find a tape of that hearing. So far we have a notice of a hearing but no decision – no transcript. If there was no decision issued under state law the request is deemed approved. There was no decision made for seven (7) years so that is a deemed approval.

Mrs. Moore is to be issued a letter of violations of sidelines and setbacks according to a drawing submitted with the application filed with the Zoning Hearing Board. However, the Board agreed to have the Building Inspector visit the site to assure that all setbacks and sidelines are as specified on the variance application. Enforcement action will be taken if the specifications are not in accordance with specifications in the variance application.

APPROVAL OF MINUTES:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Board of Supervisors Regular Meeting minutes of November 1, 2011 as presented.
Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

Coordinated and attended the Groundbreaking Ceremony for the Route 18 Sewer Project.

Met with Emily Shade of DEP to discuss the on-lot sewage survey performed in the proposed Midland Sewer Project.

TCG Investment Advisory Inc. reports Police Department Pension third quarter 2011 total assets of \$1,573,312.48.

Completed all Township proposed fund budgets for review.

Met with PA DOT Municipal Services for 2011 paving project approval for Liquid Fuels.

I met with Catherine Gilmartin, the new manager of Canonsburg-Houston Joint Authority.

Wrote and sent a letter to Mr. Ryburn requesting a meeting to discuss access to Ullom Park.

I met with PA DOT, County and the Gregori Contracting at the Paxton Farm Road Replacement Project.

Public Works Director – Edward Jeffries

Trucks – All vehicles are repaired and ready for winter. The 2002 Harber Jetter, which was in the shop for repair needs a new hose. At a cost of \$1,000.00 that is a reduced price. We need to purchase 1 new 3-inch trash pump at the cost of \$2,000.00 with hose. And also we need to purchase a new generator. After 3 bids the lowest for an 8500 -watt generator is \$1,349.00 at Lowes. All this is used for sewer work.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to purchase a 3-inch Trash Pump/with hose at \$2,000.00 and an 8500-watt generator at \$1,349.00.
Motion carried.

Paved-Potholes – We have been patching and repairing allies in the township.

Storm Drains – Our old jetter was returned today we will start to jet the cross drains on Paxton Road.

Tree's – We have been removing trees as they fall.

Park – Arnold Park is closed.

Building – They are working on demolition at Pine Lawn.

Planning/Zoning Officer – Harold Ivery, Jr.

Maronda Homes has turned in their application for a Planned Residential Development (PRD).

The Planning Commission meeting will be rescheduled to November 29, 2011. This is due to the Township's "Light-up Night. The meeting will be advertised.

Chartiers Industrial Park is ready for a final inspection. They can't precede any further until the Township has received proper bonding.

Met with Fire Chief Vincent Altieri regarding the Microtel Hotel Site for the placement of Fire Hydrants.

Mark West has made a request to extend their hours of operation.

Township Engineer – Daniel Slagle

Development Proposals

1. **Creekside Commons** – We are currently working with the Solicitor in the preparation of the Developers Agreement and establishing the Bonding requirement. We plan to meet with Cecil Township regarding sewerage availability.
2. **Microtel Hotel Site Plan** – We are currently working with the Solicitor in the preparation of the Developers Agreement and establishing the Bonding requirement.
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.

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 new Manager.
2. **Midland Sewer Project** – We responded to PaDEP/WCCD comments and updated the Design/Construction Drawings.
3. **Midland Sewerline Easements** - We are currently preparing developing property data and preparing the required sewer easements based on the preliminary sewer layout.
4. **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 a April 25, 2012 Board Meeting.
5. **McClane Farm Act 537 Plan** - The McClane Farm Act 537 Plan is 75% complete.
6. **Local Share Account Grant** - The Manager and I updated/submitted the LSA Grant Application on October 14, 2011 for \$1,278,000.

On-Going Developer Projects

1. **1. Paxton Grove Plan** – We are currently reviewing the revised plans.
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 updated the Performance Bond based on the work performed to date. No Occupancy should be granted until all Bonds are in place.

On-Going Township Projects

1. **Act 167 - Municipal Separate Storm Sewer System (MS4)** - We have reviewed and commented on the new stormwater Ordinance as required by PaDEP.
2. **2012 Tap Request** - We prepared the 2012 Tap Request requesting 200 EDU's.

3. **Act 57 Tapping Fee Calculation** - We updated the Township's Act 57 Tapping Fee Calculation. Request meeting to review the tapping fee report.
4. **Infiltration/Inflow Reduction Program** - Jet Jack is completing the CCTV work which should be completed the end of the month.
5. **2011 Sewer Rehabilitation Project** – The project started on 10/5/11 and is now 90% complete. We still retain \$64,373.78.
6. **2011 Paving Project** – The bonds have been submitted by El Grande and Youngblood Paving guaranteeing their bid for next year.
7. **2011 Demolition Project** – The Contract Documents were prepared/executed. The demolition started today.
8. **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.

Veteck Bridge – Mr. Jeffries and I met after the last meeting to take a look at the Veteck Bridge. We are looking at getting the right size pipe. One of the things we ran into-the pipe that I would like to see put in there weigh 12,000 lb. (6 tons). It is on the ability of his machine (broken into 3 sections) to set them. We were going to try to get Joe Stewart to see if he could bring his machine to set it for us. The Board gave us a budget of \$10,000.00. We didn't anticipate the machine. Another option would be to go with galvanized pipe.

As of January 1 2012 the bid amounts have been raised from \$10,000.00 to \$18,500.00.

SOLICITOR – James Liekar

The Board needs to make a motion to sell the old police car which is valued at less than \$1,000.00. Post a sign in the front door that it is up for sale. Put a “for sale” sign on it. Place an ad in the paper. Interested individuals can come in and make offers on it.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to sell the old police car valued at less than \$1,000. Appropriate newspaper ads will be placed. Motion carried.

SUPERVISOR REPORTS:

Mr. Shober – No report

Mr. Kiehl:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to recommend the HSA Highmark Health Care Plan and initiate paper work. Motion carried.

Mr. Metzler – No Report

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 #26493-#26540: \$128,683.24; Light Fund: Check #1410-#1411: \$4,417.81; Fire Hydrant Fund: Check #1422-#1423: \$3,670.69; Sewer Fund: Check #2451-#2456: \$11,795.29; RT. 18 SLE Fund: Check #1052: \$359.82; Municipal Improvement Fund: Check #1375-\$6,428.30; Total All Funds: \$155,355.15). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of 2010 Resident refund in the amount of \$25.43. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of 2007 Non-Resident refunds in the amount of \$81.22. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of 2008 Non-Resident refunds in the amount of \$206.90. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize 2009 Non Resident refunds in the amount of \$329.56. Motion carried

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of 2010 Non-Resident refunds in the amount of \$3,279.36. Motion carried.

A motion was made by Mr. Kiehl, and seconded Mr. Metzler to authorize payment of 2011 Non-Resident refunds in the amount of \$595.39. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the 2012 tentative budgets for twenty-day review. Motion carried.

General Fund:	\$3,073,750.00
Light Fund	81,102.00
Hydrant Fund	57,550.00
Gaming Fund	309,686.00
Arden Force Main Fund	235,276.00
Sewer Fund	1,571,803.00
Operating Reserve Fund	195,164.00
Arnold Park Fund	20,861.00
Liquid Fuels Fund	370,984.00
Municipal Improvement Fund	77,140.00
Friends of the Park Fund	4,006.00
Growing Greener Fund	<u>\$ 716,660.00</u>
Total Funds	\$6,713,982.00

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Manager to advertise the tentative 2012 budgets for twenty-day public review to be adopted at the 7:00 p.m. meeting December 20, 2011. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Shober to authorize the Manager to advertise a Request for Proposals for the Chartiers Township Community Center. Supervisor Metzler noted for the record that as stated at the last meeting the Board has not considered options for the building and its site, has not considered costs of operation and has not identified revenue sources to fund the facility and its operation. Therefore, he is not seconding the motion. Roll Call: Mr. Kiehl: yes; Mr. Metzler: no; Mr. Shober: yes. Motion carried 2 to 1.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize Chartiers Township and All Clad Metal Crafters Police Coverage Agreement for 43 hours in the amount of \$1,720.00. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Manager to advertise for residents interested in filling the anticipated vacancy on the Board of Supervisors. Motion carried.

DISCUSSION:

Mark West Liberty Midstream & Resources request for Lane Construction to operate 24 hours per day. This request is made due to the weather to complete the rail yard. They are within 400-ft. to residences. Mark West has not yet completed their Site Plan. This request was not acted upon. Because the Township has not received the site plan the following actions was stipulated.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to notify Mark West they must provide the Township, in writing, their agreement to extend time for Township action on their site plan. If the request is not received by November 21, 2011 and complying with the Township Engineer's letter dated September 26, 2011 the plan will be denied. Motion carried.

Discuss draft Digital Message Sign Policy

Supervisor Metzler and the Township Manager drafted the proposal, which will define who may apply for using sign to advertise and it will include emergency type messages; messages of general interest; works of charity. Groups that may use this would be community events (i.e. library programs, Park & Recreation events; youth athletic organization sign up). Mr. Stockton added to it the requirements of guidelines on the number of words. Mr. Shober requested additional time to review the draft policy and prepare comments.

Paxton Farm Road Bridge

Supervisor Metzler continued the discussion on the bridge at the intersection of Route 519 and Paxton Farm Road. At this point the State has closed the bridge due to the road being unsafe. The State and County have indicated that they have limited funds to repair the damage they have caused. They are requesting that the Township permit them to fill the worse portions of the road were the road has been completely washed out and open the bridge to public transportation within about a week. It remains uncertain if all unsafe areas of the road will be repaired.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl that until there is a signed agreement on how they (State, County, Contractor) are going to pay for the damages to Kings Road and Paxton Farm Road and repairs are properly made to assure that all unsafe areas of Paxton Farm Road is properly repaired, the road will remain closed by the township. Motion carried.

EXECUTIVES SESSION:

None

ADJOURNMENT:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn the meeting at 8:20 p.m. Motion carried.

Richard W. Metzler
Secretary

Wendy Williams, Recording Secretary