

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS

November 1, 2011

5:00 p.m.

Chairman Harlan G. Shober, Jr. called the regular meeting of the Chartiers Township Supervisors to order at 5:01 p.m. 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; Edward Jeffries-Public Works Director; Harold Ivery, Jr.-Planning/Zoning Officer and Wendy Williams-Recording Secretary.

VISITORS TIME:

Mrs. Vera Koziel
829 W. Grant St.
Houston PA. 15342

Mrs. Koziel expressed concern of the deplorable condition of Oak Alley. Public Works Department is to look at the alley before winter.

Mrs. Sue Shuba
Allison Hollow Rd.
Washington, PA. 15301

Mrs. Shuba approached the Board requesting the Board to sponsor a public meeting on PA legislation regarding options of replacing the School Tax with a Sales Tax. She encouraged the Board to hold a public meeting at the township building.

Mr. Frank Betonte
216 South Shady Ave.
Houston, PA 15342

Mr. Betonte approached the Board regarding a letter that was to be signed regarding the construction work that was being done in the area. A signed letter was presented to him this evening to be followed by a letter on Township stationary.

APPROVAL OF MINUTES:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Board of Supervisors regular meeting minutes of October 18, 2011 as presented. Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

Drafted a notice of bridge closed for the Veteck Lane Bridge Replacement Project and posted the notice on the Township website.

Director of Planning and Zoning and I met with Mark Cain of Widmer Engineering concerning the Zoning Map revisions.

Coordinating with the Washington County Redevelopment Authority concerning a groundbreaking ceremony for the Route 18 Joint Sewage Extension Project.

Attended the Route 18 joint Sewer Project Pre-Construction Meeting.

Notified Widmer Engineering that property line pins were not replaced after the Indiana Avenue Storm Water Project.

The Certificate of Residency Forms for the County Wide Tax Collection Act 32 was sent.

Frank Hinckle, of Verizon, called concerning the phone wires on Adlin Avenue. Verizon will replace or splice them.

The Director of Public Works and I met with PA DOT concerning storm water drainage for the Country Club West Pike Street Intersection Project.

Public Works Director – Edward Jeffries

Trucks – The 19095 Ford dump, and 2004 Ford Harben jetter are still out for repairs. All other vehicles are inspected and ready.

Paved-Potholes – We have slowed down patching – catching up with other jobs.

Storm Drains – As soon as the jetter is repaired we will be jetting the cross drains on Paxton Road.

Tree's – We removed the large limb hanging over Kings Road near McConnell's Mills Road. We have also removed a large dead cherry tree on Paxton Road.

Guider Rails – I have received a return call from Interstate Enterprises about the guide rail but we haven't been able to set up a date for an estimate.

Park – We will be closing the comfort station this Friday we have kept it opened because bonfire for the football team was cancelled last week due to the bad weather.

Building – All items in question were removed from Pine Lawn.

Ditching – We ditched 4 problem areas in the township that was letting water suit on the edge causing a problem.

Planning/Zoning Officer – Harold Ivery Jr.

The Planning Commission brought up Maronda Homes and the Board decided they should resubmit for a private residential development (PRD). An ordinance was also discussed for driveways associated with multi-family dwellings. The Engineer is drafting specifications based on previous discussions.

Supervisor Kiehl expressed concern regarding the piping of the driveways in the McClane Farm Road Development. Mr. Ivery is to notify the developer once again.

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.
2. **Midland Sewer Project** – We reviewed PaDEP/WCCD comments and are updating 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 November 16, 2011 with a January 25, 2011 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. **Paxton Grove Plan** – We prepared the letter of Final Matter and met with the Manager/Developer on 10/17/11 to review outstanding items.
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 are currently preparing the 2012 Tap Request.
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 70% complete. We prepared Estimate No.1 in the amount of \$31,253.22 for consideration by the Supervisors leaving a residual of \$64,373.78.
6. **2011 Paving Project** – The project was awarded to El Grande @ \$50, 675 and Youngblood Paving @ \$176,529.60. We prepared the Contract Documents. Youngblood Paving requested a time extension at their bid price.
7. **2011 Demolition Project** – The project was awarded to Stewart @ \$21,000, Contract Documents were prepared. Power Company has not disconnected.
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.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize 2011 Sewer Rehabilitation Project Estimate No. 1 for the total amount of \$31,253.22.
Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to extend Youngblood Paving contract based on Youngblood holding their bid price.
Motion carried.

Solicitor – James Liekar

Re-advertised the EIT Ordinance for the December meeting.

SUPERVISOR REPORTS:

Mr. Shober: No Report

Mr. Kiehl: No Report

Mr. Metzler: Supervisor Metzler informed the Board that he and Mr. Jeffries went out again to look at Paxton Farm Road and Kings Road to determine if the PENNDOT Engineer appropriately marked areas damaged during the bridge construction project. For the second time, it was noted that many damaged areas were not marked for repairs. Damage is continuing because of rain any heavy truck traffic associated with the bridge construction. Stone was brought in for the base of the road by the bridge and several new areas are now showing damage. It was also noted that the Engineer did not mark Kings Road, but stopped at the intersection of Paxton Farm and Kings Road. There are a couple of damaged areas on Kings Road. Mr. Stockton is going to be meeting with the PENNDOT Representative on Thursday.

Mr. Stockton informed the Board that at the close of the day he had received a call from the Villas of Arden requesting the Board to considered waiving the fee for the Social Hall.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to waive the \$100.00 fee of the Social Hall. 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 #26456-26492: \$86,226.27; Sewer Fund: Checks #2443-2450: \$413,021.39 (3rd quarter treatment cost for Sanitary Sewer –CHJSA included) Route 18 SLE Fund: Check #1047-1051: \$14,697.25; Liquid Fuels Fund: Check #1419: \$25,935.39; Grand Total All Funds: \$269,880.30). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2011 Non-Resident refunds in the amount of \$10,712.82. Motion carried.

DISCUSSION ITEMS:

Community Center:

A Generic Proposal for the design of a building was presented to the Board. A “design to build” proposal means that you would accept proposals for design and construction based on their own specifications. Each bidder would be responsible

coming in and talk to the Township. Supervisor Metzler expressed concerns on that plans have not been considered with regard to long range costs for operating the facility including the potential need for additional staff required to manage the facility. Revenue sources were not identified for supporting the operation of the facility. He expressed concern that the facility specification was primarily for a banquet hall which may be needed. He stated that there are options for a community center which should be considered such as working to expand the fire hall or locating a smaller multipurpose facility adjacent to the library. These options, operating costs, and revenue sources need to be considered prior to announcing a proposal for a building.

A motion was made by Mr. Kiehl and seconded by Mr. Shober to authorize the Township Manager to prepare a design build proposal. Roll Call: Mr. Kiehl: yes; Mr. Metzler: no; Mr. Shober: yes. Motion carried 2-1.

EXECUTIVE SESSION:

None

ADJOURNMENT:

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn the meeting at 6:20 p.m. Motion carried.

Richard W. Metzler
Secretary

Wendy Williams, Recording Secretary