

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY  
SEPTEMBER 6, 2011  
7:00 p.m.

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

**VISITOR'S TIME:**

**Mr. Phil Biggs**  
**Rail System Project**  
**Mark West**

Mr. Biggs presented the Mark West Rail Project. The yard will be situated on Rt. 519. The rails will run from the South View Area down 4.4 miles to the rail yard. This plan was presented to the Chartiers Township Planning Commission.

**HMT & Associates**  
**Representing Microtel**

HMT was present concerning the vacating a paper street adjacent to the Microtel property. The Board informed the Engineer that although the street is not a township road it must remain open and not blocked. The owner could initiate the process of quiet title working with residents of bordering properties to divide area contained in the paper street-A 25-ft. buffer will be required.

**Gerald Lewis**  
**79 Clarke St**  
**Washington, PA 15301**

Mr. Lewis wanted to go on record that he submitted a letter to Mr. Liekar and the Board of Supervisors specifying his requirement for replacing trees and associated landscaping on his property along Route 18 Sewer Project. Mr. Lewis was informed that once the contractor is engaged he is to meet with Mr. Lewis.

## **APPROVAL OF MINUTES:**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Board of Supervisors regular meeting minutes of August 16, 2011. Motion carried.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to provide conditional approval for Creekside Commons Master Plan concept and Phase I specifications subject to the August 19, 2011 Engineer Letter with the exception of Section 2; Section 4 and Comment 1. Motion carried.

## **STAFF REPORTS:**

### **Township Manager – Samuel R. Stockton**

Sent the 2010 Township Audit advertisement to the Observer-Reporter to be published.

Contacted Ron Raine Senior Project Manager for Carpenter Industries.

Called Tom Toth, Local Verizon Manager, concerning the installation of Verizon FIOS fiber optic lines in Chartiers Township.

Negotiated a rate of 2.10% interest for the Tiger Tractor/Mower loan with Northwest Savings bank.

Attended the 2012 LSA meeting held by the Redevelopment Authority.

The Township has ordered 2,000 biodegradable bags for fall leaf pick-up at a cost of \$890.00.

Consul Coal has e-mailed a deed to the Ullom Road property to the Township. I sent it to the Solicitor for review.

Spoke to the Washington County Planning Commission concerning the condition of Paxton Farm and Kings Road due to the bridge construction project.

I will be in contact with Walter O'Shinski of the Cecil Township Sewer Authority concerning amending the current agreement with the Authority to accept flows from Creekside Commons.

### **Public Works Director – Edward Jeffries**

Trucks – All equipment is inspected and in working order.

Paved-Potholes – We have been patching township roads.

Storm Drains – We are working on cleaning storm drains today.

Tree – We have been removing trees that have fallen during the heavy rain season.

Guide rails – Working on getting a price for guide rails on Gretna.

Parks – The comfort station is clean and ready for the next rental.

Building – We will be ditching parts of Gretna Road tomorrow.

Mowing – We have been mowing back the township roads.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to advertise bids for the sealing of 8.2 miles and pave .15 miles of road. Motion carried.

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

Mr. Ivery presented the Summit 3 Lot Subdivision (line shift) that had previously been approved June 2010. The 90 days has lapsed and the plan needed to be resigned.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to re-approve the Maronda Homes (Summit) Subdivision. Motion carried.

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

#### **Development Proposals**

1. **Houston Gas Plant Tank Farm Site Plan** - We are providing periodic Construction Surveillance of the site grading. We received/reviewed Addendum #12 regarding fill placement/drainage culverts for compliance with the Township Ordinance.
2. **Chartiers Industrial Park Subdivision Plan** - **The Subdivision Plan is complete and ready for signature as soon as the Bonds are posted.**
3. **Chartiers Industrial Park Site Plan** – **The site plan has been revised for compliance with the Township Ordinance. We reviewed and approved the Shop Drawings. The Developer plans to replace the existing culvert with a new culvert. PaDEP is requiring a Planning Module for the holding tanks. Construction started 8/15/11. We met with**

the Developer today to review revised sewer drawings. A R/W may be required for future extensions across the Ellis Asphalt property.

4. Piatt Subdivision Plan - We have reviewed the simple subdivision plan submitted on (7/19/11) that show a lot line discrepancy.
5. Creekside Commons – We have reviewed a Conditional Use Subdivision Plan to subdivide a 24.044 Acre Tract of property along Valley Road into One 5 Acre lot and One Parcel regarding the proposed 3 Phase Townhouse complex considered at the last Planning Commission meeting on 8/23/11. We also reviewed the revised Storm Water Management Plan for compliance with the Township Ordinance. The primary concerns involve a Storm Sewer R/W, driveway spacing, road R/W and landlocked property.
6. Microtel Hotel Site Plan – We reviewed the Site Plan submitted on 8/15/11 to construct an 80-Unit Hotel along Racetrack Road on a 3 Acre Tract considered at the last Planning Commission meeting on 8/23/11. We also reviewed the Storm Water Management Plan for compliance with the Township Ordinance. The primary concern involves a 25' buffer Com./Res.
7. CONSOL Westland Subdivision Plan – We reviewed the Subdivision Plan to subdivide a 157.3208 Acre Tract of property along McCalmont Street into 2 lots split in Chartiers & Mount Pleasant Townships considered at the last Planning Commission meeting on 8/23/11.
8. Markwest Rail Yard– We reviewed the Rail Yard submitted on 7/19/11 to construct a rail line from Westland to Southview of which 1 mile is in Chartiers Township. We also reviewed the scaled down version submitted today.

## Capital Improvement Projects

1. Midland Act 537 Plan –The Tripartite Agreement was executed by all parties. We applied to PaDEP for \$19,204.60 reimbursement of the Midland Act 537 Plan on 6/29/11.
2. Midland Sewer Project - The design level construction drawings, technical specifications, WQM Part II Permit (\$500), the GP5, GP8 and NPDES Permit (\$600) were all submitted to PaDEP/WCCD for review. We have taken the Pre-Construction Photos of the project. We prepared/submitted the Act 14 Utility Notification Drawings. The proposed sewer will serve Haft Street.
3. Midland Sewerline Easements - We are currently preparing the required sewer easements based on the preliminary sewer layout.
4. PennVEST Financing – PennVEST will not accept the project until the 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. Community Center RACP Grant Application Grant - We prepared the PNDI and PHMC requests for the project.
7. Local Share Account Grant - We updated the cost projection/cost estimate for the Midland Sewer project as requested by Washington County Planning requesting an LSA Grant in the amount of \$1,278,000. Grant Applications are due October 14, 2011.

## On-Going Developer Projects

1. Paxton Grove Plan – The roadway construction is complete.

## On-Going Township Projects

1. Act 167 - Municipal Separate Storm Sewer System (MS4) - The MS4 NPDES Permit is due on September 9, 2011. We

have reviewed and commented on the new stormwater Ordinance as required by PaDEP.

2. **2011 Tap Request** - We have prepared the CAP to PaDEP requesting 80 additional taps. PaDEP's released 19 taps which has since been sold.
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 doing the CCTV work for the Lower McGovern Area which should be completed the end of the month.
5. **2010 Sewer Rehabilitation Project** - We hold \$2,000 in hand money. Three residents have complained of Crab Grass in their yards.
6. **2011 Sewer Rehabilitation Project** - We prepared the Contract Documents for Border Patrol with a low bid of \$95,000. We have taken Pre-Construction Photos of the project. **The project will start this month.**
7. **2010 Paving Project** - The Shot & Chip project is complete at last year's unit price of cost of \$3.20/SY. **We have prepared the Reconciliation Change Order No. 1 in the amount of \$17,624.25 and Final Estimate No.2 in the amount of \$104,820.00 for consideration by the Supervisors. All Close-Out Documents have been submitted.**
8. **2011 Paving Project** - We met with the Manager/Road Master this month to develop a preliminary paving program for 2011 for consideration by the Supervisors.
9. **Township Subdivision and Land Ordinance** - The PC is currently evaluating the new Construction Standards. We are currently updating the Land Development and Subdivision Ordinance.
10. **Roadway Opening Ordinance** - We prepared suggested language for consideration by the PC, Supervisors and Solicitor.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Solicitor and the Engineer to obtain a right-of-way from Ellis Paving for the Chartiers Industrial Park. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Reconciliation Change order to El Grande in the amount of \$17,624.25. Motion carried.

**Solicitor – James Liekar**

No report

**SUPERVISOR REPORTS:**

**Mr. Shober** – No report

**Mr. Kiehl:** - No report

**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: Checks 26254-26296: \$88,824.09; Sewer Fund: Checks 2428-2430: \$19,248.84; Liquid Fuels Fund: Checks 1416,1417: \$17,626.95; Rt. 18 SLE Fund: checks 1038-1040: \$4,428.60; Municipal Improvement Fund: Check 1373: \$6,428.30; Total All Funds: \$136,556.78). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2009 Resident refund in the amount of \$59.89. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the proposed to the Codification of Ordinances Section 300 Article IV Sidewalks. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Solicitor to advertise a hearing for the proposed Earned Income Tax Ordinance. Motion carried.

**DISCUSSION ITEMS:**

Police Wall Bids – Bids were sent to the following, however no bids were received.

Biotool/Const.Data Co.	One Oakbrook TerraceSte510	Oakbrook Terrace IL 60181
KB LLC Construction	3741 Millers Run Rd.	McDonald PA 15057
Reed Const.Data	30 TechnologyParkwaySte100	Norcross GA 30072
U&S Construction	109 Power St.	Pittsburgh, PA 15215

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to re-advertise for bids.

Discuss Municipal Center property survey cost proposals -The following proposals were received

HMT & Associates	130 Cecil St.	Canonsburg Pa 15317	\$2,100.00
Widmer Engineering	61 E. Wheeling St.	WashingtonPa15301	\$1,900.00
Elliott Surveying	608 E McMurray Rd.	McMurray PA 15317	\$1,725.00

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to award the proposal to Elliott Surveying for the total cost of \$1,725.00. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of Christine Davis Consultants Invoice in the amount of \$12,675.00 for the Phase II Archeological Study for Route 18 Sewer Project. Motion carried.

Discuss Christine Davis Consultant Invoice in the amount of \$6,070.00 for changes to the Phase 1A and 1B Study for Rt. 18 Sewer Project.

**SXECUTIVE SESSION:**

None

**ADJOURNMENT:**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to adjourn the meeting at 9:10 p.m. Motion carried.

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Richard W. Metzler  
Secretary



