

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
November 12, 2013
4:00 p.m.

Richard Metzler-Chairman called the regular meeting of the Chartiers Township Board of Supervisors Meeting to order at 4:05 p.m., Tuesday November 12, 2013, at which time he asked all present to stand for the pledge of allegiance.

ATTENDANCE:

Attending this afternoons meeting were Supervisors A. William Kiehl, John M. Marcischak and Mr. Metzler. Additionally in attendance were: James Liekar-Solicitor; Jodi L. Noble-Township Manager; Daniel Slagle-Township Engineer; Edward Jeffries-Public Works Director; Samuel R. Stockton-Community Development Coordinator; and Wendy Williams-Recording Secretary.

ANNOUNCEMENT OF AN EXECUTIVE SESSION:

Mr. Metzler announced the Board met in executive session on November 12, 2013 from 3:06 p.m. to 3:48 p.m. to discuss personnel matters.

VISITORS TIME:

Mr. David Spiker of 691 North Main Street, Houston, PA is concerned with the present condition of Champion Alley and is requesting material of some type to fill the potholes. The public works department is to make the necessary temporary repairs.

DEVELOPERS TIME:

1. Mr. Metzler read the motion to approve the supplemental Developer's Agreement with Hawthorne Partners, Inc. for Arden Mills Phase III Sormwater Management corrective measures, contingent on providing the appropriate financial security, as recommended by the Township Manager and Township Solicitor. The Township Engineer does not agree with the solution that the Developers Engineer is proposing therefore there was no motion made to accept the agreement. The occupancy permits will not be issued until all issues have been met. The Board agreed to meet with Developer and his Engineer to discuss this issue.

2. A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Bitz Simple Subdivision as recommended by the Chartiers Township Planning Commission at the meeting of August 26, 2013 and the Zoning Hearing Board Decision of October 21, 2013 regarding the keeping of livestock and contingent on satisfying the outstanding items in the Township Engineer's letter dated September 17, 2013 (plan properly signed and sealed and providing an AUDOCAD). All Supervisors voted yes. Motion carried.

STAFF REPORTS:

Planning/Zoning Officer

Mr. Kiehl asked if the vehicles been removed from 8 Crossroads Road, Washington. Mr. Stockton replied no, however, the property owner has been notified and has until this Friday to comply or charges will be filed in the Court of Common Pleas next week.

Township Engineer:

Piatt Subdivision – In the excavation for their retention basin in the entrance way of the project they ran into a significant coal seam which forced them to relocate the retention facility. The Developer is required to provide a Geotechnical Report. When going up the road everything on the left side of the road is under mind. Everything on the right side has impact coal.

Mr. Slagle updated the Board on the following Development Proposals:

1. Bitz Subdivision Plan – The Bitz Subdivision was approved by the zoning for the agricultural use.
2. Geller Subdivision Plan – The Geller Subdivision Plan was submitted on August 24, 2013 and recommended for approval at the last Planning Commission Meeting on September 24, 2013. The plan basically consists of subdividing one 21.84 Acre lot into 2 lots along Plum Run Road. The major issue is the narrow frontage.
3. Piatt Subdivision Plan – The Piatt Subdivision Plan was resubmitted on October 17, 2013 and recommended for approval at the last Planning Commission Meeting on October 22, 2013. The plan basically consists of moving the stormwater detention facility to the opposite side of Piatt Estates Drive and the resubdivision of Phase one from 64 lots to 66 lots.
4. Waste Management Site Plan – The Waste Management Site Plan was submitted on October 14, 2013 and recommended for approval at the last Planning Commission Meeting on October 22, 2013. The plan basically consists of adding an Office building and parking area. The revised Stormwater Management is the only outstanding major item.
5. Arden Mills Revised PRD Plan – The revised Tentative Master Plan now breaks the residual property into PH 4, 5 and 6 consisting of 100 dwelling units on 129.94 acre tract and recommended for approval at the last Planning Commission Meeting on October 22, 2013. The major issues include the Conservation Easement Overlap, Double Frontage, long Cul-De-Sac, PaDOT approval and Detention Basin Ownership.
6. Pending SALDO Plans – The SALDO Plans up for possible consideration at the next for Planning Commission Meeting on November 26, 2013 include: Quarture Site Plan.

Mr. Slagle updated the Board on the following Capital Improvement Projects:

1. Midland Sewer Project – We are reviewing the Shop Drawings in anticipation of issuing the Notice-To-Proceed to Petrakis Contracting. The Contract Documents have been executed.
2. Midland Sewer R/W's – We understand that all outstanding R/W's have been secured except 8 R/W's which the Township Solicitor has prepared Declaration of Takings for the residual R/W's. We plan to meet with the Solicitor to review the 8 R/W's and contacting each Township resident for possible R/W resolution.
3. Chartiers Township Community Center – The sidewalk was completed and the final wearing course of paving installed on 11/11/2013.
4. PennVEST Settlement – All required loan closing documentation has been prepared/submitted to PennVEST. Thanks to the Supervisors, Manager and Solicitor for their effort in preparing the required loan closing documentation. The Settlement date is set for November 13, 2013.
5. Piatt Off-Site Sewer Project – The Off-Site Sewer design was approved by PaDEP/WCCD on October 18, 2013. We met with the Developer on 10/17/2013 to discuss layout options. A One Call was performed to isolate the telephone cable location. This project will open up the entire Arthurs Road watershed at the Developer expense.

Mr. Slagle updated the Board on the following On-Going Developer Projects:

1. Piatt Estates Plan PH I – The Developer started the construction of the sewer system on October 22, 2013. We are providing periodic site inspection. The Developer is currently getting rid of unsuitable site materials.
2. Summit Plan PRD PH II – We have performed a Final inspection (Final Matters) and are requesting As-Built plans for this PRD.
3. Arden Mills PRD Plan PH III – The Major Issues consist of inadequate site drainage, flat sewer, floodplain/wetland intrusion. We reviewed/commented on the Developer's Corrective Action Plan, prepared comments, reviewed Developer's Agreement and prepared required Bonding.
4. Microtel Motel Site Plan – We performed a Final Inspection with a few comments.
5. Chartiers Industrial Park – We are scheduling a site meeting with the Developer to discuss the project schedule and final paving of Beta Drive.

Mr. Slagle updated the Board on the following On-Going Township Projects:

1. 2013 Paving Project – The 2013 Paving Project was completed on 8/29/2013. We have prepared the Final Estimate, Reconciliation Change Order and Close-Out Documents for consideration at the next Township meeting.
2. 2013 Sewer Rehabilitation Project – Process Contracting started on 8/5/2013. The project is 100 percent complete. We have prepared Reconciliation Change Order No.1 REDUCING the project cost from \$124,000 down to \$96,042.00 (\$27,958.00 Savings). We have prepared Final Estimate No. 3 in the amount of \$96,042.00 for consideration by the Supervisors at the next Township meeting.
3. McClane Farm Act 537 Plan - The McClane Farm Act 537 Plan was submitted to PaDEP on June 21, 2013. PaDEP stated that they will render an approval prior to the LSA Hearing.
4. LSA Grant Application – We have prepared/submitted the LSA Grant application for the McClane Farm Road Sewer Project on October 9, 2013. We received confirmation from RAWC that the LSA application is complete except for the Act 537 Plan.
5. 2014 Tap Request – We prepared/submitted the 2014 Tap Request to CHJA requesting 125 taps. We met with CHJA and CHJA’s Engineer on 10/29/2013 regarding plant capacity, tap projections and Planning Module review process.
6. 2014 Township Paving Project – We are currently discussing options with the Road Master and Manager for the roads to present to the Supervisors for the 2013 paving Project.
7. 2014 Sewer Rehabilitation Project – We have reviewed the next area for sewer rehabilitation. We request authorization to prepare plans/specifications for January/February bid opening.
8. Arnold Park Field Project – We have assembled historical aerial survey data and prior conceptual plan for review by the Township. We are preparing preliminary cost estimate to prepare/review Park options with the Park and Rec. Committee, Planning Commission and Supervisors.

SUPERVISOR REPORTS:

Mr. Kiehl – No report

Mr. Marcischak – No report

Mr. Metzler – No report

OLD BUSINESS:

None

NEW BUSINESS:

1. A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the quote from Hollowood Music and Sound, Inc. in the amount of \$13,149.00 for sound and visual amenities for the Chartiers Township Community Center as recommended by the Township Manager. All Supervisors voted yes. Motion carried.
2. A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the professional services agreement with HMT and Associates Inc. for building permit review and inspection services as recommended by the Community Development Coordinator and Township Manager. All Supervisors voted yes. Motion carried.
3. A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Check #28624 - #28685: \$174,094.34; Light Fund: Check #1461, #1462: \$4,469.54; Fire Hydrant Fund: Check #2683-#2688: \$24,008.43; Check #1004 Money Market: \$103,311.86 (CHJA Treatment Cost; RT. 18 SLE Fund; Check #1157: \$130.00; Act 13 Impact Fee Fund: Check #1008: \$800.80; P&R Growing Greener Fund: Check #1084-#1087: \$4,155.92; Total All Funds: \$313,926.64). All Supervisors voted yes. Motion carried.

DISCUSSION:

1. A public meeting has established for the residents of the Midland Sewer District for 6:00 p.m. Tuesday December 10, 2013. It was suggested that the Chartiers Township Volunteer Fire Department Social Hall be utilized.
2. Chartiers Township Planning Commission Recommendation – The Board indicated that an overlay for the Zone from First Street to the Interchange ONLY is to be a priority. The Board asked the Mr. Stockton to advise the Planning Commission that want them to pursue an overlay for that area only and present a recommendation to the Board.
3. Resident Information/Notification management system – A recommendation has been received from the Township Manager. The system would cost \$1,500.00 per year with a three (3) year contract. Total cost for three (3) years is \$4,500.00. A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to accept the recommendation. All Supervisors voted yes. Motion carried.
4. Arnold Park Field Design/Development – Mrs. Noble will contact the School District to obtain a copy of their design of the Ball field.
5. Chartiers Township Community Center needs and next steps – The Board suggested the Township Manager, Township Solicitor and the HMT Engineer get together and talk about issues regarding the Superintendent that is no longer on site and submit a recommendation on how we proceed on the construction and what recommendations the Township may have to take on the current situation.

PUBLIC COMMENT – None

EXECUTIVE SESSION:

The Board met in executive session, at 5:22 p.m. to discuss personnel matters and reconvened at

ADJOURNMENT:

The meeting adjourned at

John M. Marcischak
Secretary

Wendy Williams – Recording Secretary