

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
March 10, 2015
4:00 p.m.

A. William Kiehl, Chairman called the workshop meeting of the Chartiers Township Board of Supervisors, at 4:00 p.m., Tuesday March 10, 2015 at which time he asked all present to stand for the pledge of allegiance.

ATTENDANCE:

Attending this meeting were Supervisors: Richard W. Metzler, John M. Marcischak and Mr. Kiehl. 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; Samantha Keller- Community Center Manager and Wendy Williams-Recording Secretary.

EXECUTIVE SESSION ANNOUNCEMENT:

Mr. Kiehl announced that the Board of Supervisors met in Executive Session immediately prior to this meeting from 2:45 p.m. to 3:55 p.m. to discuss personnel matters, litigation and contract negotiations.

VISITORS TIME:

Mr. Joseph Politan of 126 Riggle Street, Houston expressed his gratitude to the Public Works Department in doing a wonderful job in clearing the roads during the snow storms.

Mr. Michael Filosi, President, Boys Youth Baseball approached the Board showing interest in the ball field at the Community Center and working with the Township on specifications in developing the field.

At this time Mr. Kiehl administered the Oath of Office, swearing in of the newly appointed Police Officer Patrick Conley.

DEVELOPERS TIME:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve a setback modification for lot 507 Unit D from the requirements of §350-27A of the Chartiers Township Code of Ordinances, Zoning, to accommodate an adequate turning radius on Remington Drive East and in accordance with the Planned Residential Development Ordinance. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to grant final approval to Arden Mills Phase V as recommended by the Chartiers Township Planning Commission at

their regular meeting of February 17, 2015 and conditional upon compliance with the outstanding items in the Township Engineer's letter dated March 3, 2015 and entering into a developer's agreement with the appropriate financial security. All Supervisors voted yes. The motion was carried.

STAFF REPORTS:

Township Manager – Mrs. Noble presented a written report to the Board

Planning/Zoning Officer – Mr. Stockton provided a written report to the Board.

Community Center Manager – Mrs. Keller presented a written report to the Board

Public Works Director

Township Engineer:

Mr. Slagle gave an update on Development Proposals:

1. Arden Mills Revised PRD Phase 5 – The Arden Mills PRD Phase 5 was submitted on February 2, 2015 and recommended for approval at the Planning Commission Meeting on 2/17/2015. Corrections were resubmitted on 2/25/2015. The revised Tentative Master Plan as approved breaks the residual property into PH 4, 5 and 6 consisting of 100 dwelling units on 129.94 acre tract. The Plan is nearing Final Order.
2. Hawk's Landing Subdivision Plan – The plan was resubmitted on 1/13/2015 and recommended for approval at the Planning Commission Meeting on 2/17/2015. Corrections were resubmitted on 2/13/2015. We met with the Developer's Engineer on 3/5/2015. The Plan basically consists of consolidation/subdivision of 18.48 Acres into 38 lots. The Plan is nearing Final Order.
3. West Mark Site Plan - The Site Plan was submitted on March 2, 2015 for consideration at the next Planning Commission Meeting on 3/17/2015. The Plan basically consists of the construction of a LPG Tank Pad and Administrative Building for the existing Rail Yard. The primary concern is safety and proximity to the existing houses.
4. Quarture Grading Plan - The New Grading Plan was submitted on February 27, 2015 to create a 5 Acre Well Pad for an existing well.
5. PARCO Grading Plan – The Grading Plan was submitted on 2/17/2015 to expand an existing Storage Lot along Johnson Road. The primary concern is floodplain encroachment and stormwater.
6. Range Moritz Grading Plan – The Grading Plan (Permitted Conditional Use) was submitted on 2/10/2015 to create a new 3.5 Acre Well Pad along Arthurs Road. The primary concern is stormwater and access road slope for emergency vehicles.

7. Range Clara Little Grading Plan – The Grading Plan (Permitted Conditional Use) was submitted on 2/10/2015 to create a New 2.5 Acre Well Pad along Meddings Road. The primary concern is stormwater and access road slope for emergency vehicles.
8. Pending SALDO Plans – The SALDO Plans on the Horizon for possible consideration at upcoming Planning Commission Meetings include: Horizon Warehouse Site Plan, Paxton Grove Subdivision Plan PH 2, SBA Tower Stormwater Plan and Marcellus Access Roads.

Mr. Slagle gave an update on Capital Improvement Projects

1. Midland Sewer Project – The Project is approximately 99 percent complete. Change Order No. 1 converting trench repair to roadway overlay was submitted to PaDEP for approval. We are actively contacting the Township residents/responding to restoration concerns.
2. PennVEST Drawdown Request – We are waiting for PaDEP's approval of Change Order No.1 to submit the Eleventh PennVEST Drawdown request.
3. Piatt Off-Site Sewer Project – The Township could formally accept/adopt this sewer as a Public Sewer with the condition that the Developer removes the stone Rip-Rap in the stream along Arthurs Road as required by the Army Corps of Engineers/PaDEP/WCCD prior to Closing-Out of the NPDES Permit. Close-Out documents were executed by the Developer on 9/18/2014. Consideration needs to be given to mandatory connections.
4. Piatt Off-Site Sewer District – We have prepared Piatt Off-Site Sewer District as requested by the Developer in accordance with Act 57 which establishes a reimbursement component of \$500/EDU with a \$25.00/EDU Township Administration Fee. The Piatt Off-Site Sewer District was updated to eliminate on-site Piatt participation.
5. McClane Farm Road LSA Grant Application – We attended the LSA presentation on 1/21/2015 requesting \$772,200. RAWC offered \$250,000 which increases the proposed monthly fee from \$50.00 to \$94.36. This monthly fee could be reduced by blending the existing customers into this sewer district, reducing the project scope or if the bids come in under budget.
6. McClane Farm Road Act 537 Plan – The updated Act 537 Plan for PH I for McClane Farm Road was approved by PaDEP on 1/7/2015 with the stipulation that the project be completed by June 2016.
7. McClane Farm Road Sewer Project – Request authorization to design the McClane Farm Road Sewer Project.
8. McClane Farm Road PennVEST Loan – The next window for PennVEST Loan/Grant applications is May 20, 2015.

Mr. Slagle gave an update on On-Going Developer Projects

1. Piatt Estates Plan PH I/ PH 2A – Construction (PH I) started October 22, 2013 and was completed on 6/20/14. Construction (PH 2A) started 10/17/2014 and was completed on 11/17/2014.
2. Arden Mills Revised PRD PH 4 – Construction started on 10/17/2014. We are providing construction surveillance. The roadway base was paved.
3. Sunoco/Mariner Pipeline Grading Plan – The roadway safety repairs were completed on 6/24/14. We roadway safety repairs will be completed in the Spring prior to the bond release.
4. Arden Mills PRD Plan PH III – We are reviewing the As-Builts for the roadway and the original plan. We requested that the Developer modify the asphalt berm to eliminate ponding.
5. Kingston Estates PH I – We prepared a letter of Final Matters requesting As-Built Plans for PH I before adoption by the Township. The Developer is currently preparing the As-Built Plans. No Further Action.

Mr. Slagle gave an update on On-Going Township Projects

1. 2015 Sewer Rehabilitation Project – We completed the design and prepared plans/specs. to bid the 2015 Sewer Rehabilitation Project. We anticipate opening bids on 3/20/2015.
2. CHJA Hydraulic Overload – We reviewed the Act 57 Calculation prepared by LSSE.
3. Summit Storm Sewer Project – The Contractor completed the work on 12/10/2014. We prepared/submitted the Final Estimate (\$28,904.20) to the Developer for payment.
4. 2015 Paving Project - We completed the design and prepared plans/specs. to bid the 2015 Paving Project which includes: Green/Riggle/Haft Streets/Linda Lane/Upper McClane Farm Road/Hayes & Pine Avenues. We anticipate opening bids on March 20, 2015.
5. 2014 Annual Wasteload Management Reports – We prepared/submitted the 2014 Annual Wasteload Management Reports as required by PaDEP for CHJA and WEWJA which are due on March 31, 2014.
6. Detention Basin Ownership/Maintenance Fund – We have prepared for the Township's consideration the Special Purpose Stormwater Maintenance Fee consistent with the Township's Act 167 Stormwater Management Plan.

Township Solicitor – Mr. Liekar had no report

SUPERVISOR REPORTS:

Mr. Kiehl – No report

Mr. Marcischak – No report

Mr. Metzler – No report

OLD BUSINESS:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to table, until March 23, 2015, to pay the Kusevich Contracting subcontractors retainage for the Chartiers Township Community Center in accordance with the contractor's affidavits of payment of debts and claims and open invoice report dated July 11, 2014 as recommended by the Township Solicitor. All Supervisors voted yes. The motion was carried.

NEW BUSINESS:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve the Joint Stipulation for Entry of Order Resolving Appeal for the Sherwood Valve, LLC Assessment Appeal as recommended by the Township Solicitor. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize payment of Invoices (General Fund: Check #29919-#29966: \$124,703.79; Light/Hydrant Fund: (Check #1508-#1510: \$9,313.67; Sewer Fund: Check #2820: \$1,213.68; Capital Reserve Fund: Check #1025: \$1,343.80; Liquid Fuels Fund Check #1475-#1477: \$23,061.67; Operating Reserve Fund: Check #1349: \$2,500.00; Community Center Operating Check #1058-#1065: \$4,689.96; Total All Funds: \$166,826.57) All Supervisors voted yes. The motion was carried.

At this time the Board recognized Mrs. Samantha Keller, Community Center Manager for her service to the Community. Samantha and husband Randy are relocating to Florida. The Board presented a memento of their appreciation and wished her well in her future endeavors.

DISCUSSION ITEMS:

1. McClane Farm Road Sewer Design/LSA/PennVest Funding -The Township was offered a \$250,000.00 grant. The original request was for \$775,000.00. Mrs. Noble is looking at alternative solutions to mitigate those costs.

2. Oil and Gas Ordinance Amendment – Mr. Stockton is to look at the area and how much of the area in the Township is industrial. Where they are located? What is the acreage involved? Mr. Stockton was also asked to place on the Planning Commissions the Board is contemplating 750-ft to 1,000-ft and for a recommendation if impoundments should be restricted to the applicable well site or if they can be regional in nature.

3. 225th Anniversary – Mrs. Noble advised the Board that the 225th Anniversary Celebration is to be advertised for 7:00 p.m. Monday, March 23, 2015, as well as a meeting at 2:00 p.m.

Tuesday March 24, 2015 if needed. The invitations have been mailed. The commemorative item has been ordered. Memorabilia will be on display.

4. Chartiers Township Community Center Part-time Temporary Help – Members of the Township Staff are chipping in covering the evening classes scheduled at the Community Center. The month of March has been covered.

5. MS4 Detention Pond Ownership – Mr. Slagle advised that beginning April 15, 2015 the State will be doing random audits on detention ponds. An inventory is to be made, along with an assessment of conditions identifying ownership and ascertain whether there is a Developers Agreement in place. Mr. Stockton is to give the Board a report. Also, needed is a fact sheet/check list and training for the Public Works Department to make inspections.

6. Premier Power First Energy – This year West Penn Power rates are increasing. Premier is a third party supplier and they shop the rates of other third party suppliers giving the customer a better rate. The customer is then locked in for ex number of years. Mrs. Noble will discuss the Township's options with Premier.

7. Silver Maples/Green Street Extension –Mr. Marcischak brought up that it may feasible to connect with Silver Maples and Green Street and asked the Township Engineer if he could give us an estimate of what that connection may cost. Mr. Metzler inquired about the engineering cost of acquiring the estimate. Mr. Slagle advised that a rough estimate would cost about \$500. Mr. Metzler requested that a proposal be submitted identifying engineering work and associated costs before any work is done on the topic.

PUBLIC COMMENT – None

ADJOURNMENT:

The meeting adjourned at 5:05 p.m.

John M. Maarcischak
Secretary

Wendy Williams – Recording Secretary