

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING

March 11, 2013

4:00 p.m.

A. William Kiehl, Chairman called the meeting of the Chartiers Township Board of Supervisors to order at 4:00 p.m., Tuesday March 11, 2014, at which time he asked all present to stand for the pledge of allegiance and remain standing in memory of Rea Jones a member of the Chartiers Township Planning Commission.

ATTENDANCE:

Attending this afternoon's 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; Samuel R. Stockton- Community Development Coordinator and Wendy Williams-Recording Secretary. Absent: Edward Jeffries-Public Works Director.

EXECUTIVE SESSION ANNOUNCEMENT:

Mr. Kiehl announced the Board went into Executive Session today at 3:14 p.m. and adjourned at 3:40 p.m. to discuss legal matters.

VISITOR'S TIME:

Jim Cannon of Range Resources

Mr. Cannon gave an update on the proposed well pads. Both the Moritz and Albert Allison Wells are set up for six wells. Regarding the Albert Allison pad, there are still some issues with three other operators there. The Allison pad will not be built until spring of next year. Mr. Cannon was asked about Range's commitment to Allison Hollow Road and he affirmed that they remain committed to the upper portion of the road.

Tim Hazel, Legal Counsel representing Piatt Estates, 95 West Beau Street, Washington, PA was present in regards in the recent release of a financial security and the letter dated March 12, 2014 letter, from Nichols and Slagle Engineering whereby requesting a line item of \$185,000.00. related to the turning lane and to present an alternative response.

Mr. Liekar recommended that a proposal be submitted in writing to the Board for their review.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to table, until March 25, 2014, awarding the bid for the Allison Hollow Roadway Improvements. Add Alternate No. 1 to Morgan Excavating, L.P. of Belle Vernon for the base bid, in the amount of \$185,124.00 as recommended by the Project Engineer in his letter dated February 25, 2014 and in accordance with the public bid opening of February 25, 2014 and in accordance with the public bid opening

of February 14, 2014, contingent upon entering into a reimbursement agreement with Piatt Estates LP. All Supervisors voted yes. The motion was carried.

DEVELOPERS TIME:

1. A motion was made by M. Metzler and seconded by Mr. Marcischak to table, until the March 25, 2014 meeting, approving the revised Final Arden Mills Phase 4 Plan, as recommended by the Planning Commission at their meeting of February 18, 2014 and contingent on satisfying the outstanding items in the Township Engineer's letter dated February 20, 2014. All Supervisors voted yes. The motion was carried.

STAFF REPORTS:

Township Manager – Mrs. Noble provided a report to the Board.

Mr. Metzler referenced Act 13 and in regards to the activities of the Charters Township Planning Commission considering recommendations to the Board in changing the ordinance on Oil and Gas Hydraulic Ordinance. This is to be reviewed at the Planning Commission meeting March 18, 2014.

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

March 17, 2014 Zoning Hearing Board Meeting: McMillen request for a variance from the Zoning Ordinance setbacks. Mr. Metzler stated he believed this to be a self-imposed hardship which would not qualify them to receive a variance. Mr. Metzler would like the Board to authorize sending someone to the Zoning Hearing Board to let them know that we are opposed to granting the variance because this is self-imposed hardship.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to send a representative from the Township (Mr. Stockton), to the Chartiers Township Zoning Hearing Board Meeting, to oppose the request for the variance based on the fact that it is a self-imposed hardship. A roll call vote was taken: Mr. Metzler: yes; Mr. Marcischak: yes; Mr. Kiehl: no. The motion carried by a 2 to 1 vote.

March 18, 2014 Planning Commission Meeting

- Final Plan Application for Piatt Estates 2A
- Comprehensive Plan Update: Mr. Metzler inquired as to the status of the overlay district. Mr. Stockton advised he would discuss it with the Planning Commission.

Township Engineer:

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

1. Arden Mills Revised PRD PH 4 – 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. We received/reviewed the revised Final PH 4 PRD plan for the Supervisors consideration based on Planning Commission approval at their meeting on 2/18/2014. This

phase of the plan consists of 6 lots with 27 dwelling units on a 4.91 Acre Tract. The major issues include the PaDOT HOP entrance approval and Detention Basin Ownership/Fence.

2. Piatt Estates Plan – Preliminary/Final Plan PH 2A – The revised Piatt Estates Master Plan was approved for a 163 lot, 4 phased subdivision on a 106.9 Acre tract. We received/reviewed revised Preliminary/Final PH 2A for consideration which was approved at the next Planning Commission Meeting on 3/18/2014. This phase of the plan consists of 15 lots on a 32.55 Acres Tract which Rounds-Out the infrastructure completed in PH I. The major issues include the Turning Lane Schedule and Sulky Manor Lane Vacation Restrictions/Landscaping Easement.
3. Sunoco/Mariner Pipeline Grading Plan – We received the supporting documentation regarding the proposed transmission pipeline construction across the Township/Western PA. We performed a safety inspections on the proposed roads scheduled to be used for the Sunoco/Mariner project.
4. Pending SALDO Plans – The SALDO Plans on the Horizon for possible consideration at upcoming Planning Commission Meetings include: Horizon Warehouse Site Plan, Quarture Site Plan, Diesel Subdivision Plan and Marcellus Access Roads.

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

1. Midland Sewer Project – The PaDOT Highway Occupancy Permit was received which now requests a full lane overlay. A Pre-Construction meeting is scheduled for March 14, 2014. The Contractor did an exploratory dig on CHJA's main interceptor to verify location/elevation. Roadway borings start March 17, 2014.
2. Midland Sewer 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 – We performed a Final Inspection and prepared a Punch List of Substantial Completion.
4. PennVEST Settlement – The ACH form was approved by PennVEST. We prepared the First PennVEST Drawdown in the amount of \$254,773.37 to reimbursement the Township for prior costs. We are currently preparing the Second PennVEST Drawdown request for consideration at the 3/25/2014 Township meeting.
5. Piatt Off-Site Sewer Project – The revised WCCD Permits were approved on March 7, 2014. The Off-Site Sewer will start construction 3/17/2014.
6. McClane Farms Road Sewer Project – We submitted the McClane Farms Road Act 537 Plan on June 21, 2013 and responded to PaDEP comments on August 14, 2013. PaDEP has requested a 60 extension. We are responding to PaDEP's comments dated 1/21/2014.

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

1. Piatt Estates Plan PH I – Construction started on October 22, 2013. We are providing construction surveillance of the project. We have prepared the fourth Performance Bond Reduction in the amount of \$919.00 for consideration at the next Township meeting which added in the Allison Hollow Turning Lane cost \$185,124.

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

1. 2014 Paving Project – We have completed the design and advertised the 2014 Paving Project for a March 25, 2014 bid opening.
2. 2014 Sewer Rehabilitation Project – We have completed the design and advertised the 2014 Sewer Rehabilitation Project for a March 25, 2014 bid opening.
3. Arnold Park Field Project – We completed the preliminary grading design for a three field concept totaling 55,780 CY Cut/45,560 CY Fill. This plan should be reviewed by the Park/Rec. Committee, Planning Commission and Supervisors. The Grading Plan was submitted to the WCCD on March 7, 2014.
4. Annual Wasteload Management Report – We are currently preparing the 2013 Annual Wasteload Management Report as required by PaDEP for CHJA and WEWJA which are due on March 31, 2014.
5. Detention Basin Ownership/Maintenance Fund – We are currently developing options/recommendations regarding Detention Basin Ownership/Maintenance Fund.
6. CHJA Hydraulic Overload – We were informed during our site meeting with CHJA on February 26, 2014 that the plant was Hydraulically Overloaded which could result in a Tap Ban for all tributary municipalities.

Township Solicitor:

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize Mr. Liekar to file “Declaration of Taking” for necessary Rights-of Ways for the Allison Hollow Road Reconstruction. All Supervisors voted yes. The motion was carried.

8 Cross Roads Road – Mr. Liekar advised that the 10 days were up last week. He has prepared the complaint and will have the Manager sign it tomorrow to be filed.

SUPERVISORS REPORT:

Mr. Kiehl – None

Mr. Marcischak – None

Mr. Metzler – Took the ball field drawings and the photograph of the sign for the Patsch Family to review. We are awaiting their response.

OLD BUSINESS:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve contractor payment request No. 13 from Kusivich Contracting Inc. for the Chartiers Township Community Center in the amount of \$12,180.56, representing holding a 5% retainage of \$56,290.65. All Supervisors voted yes. The motion was carried.
2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize Change Order No. 3 from S. E. Schultz Electric, for the Chartiers Township Community Center project in the net amount of \$9,113.12. to move the transformer location per West Penn Power's requirement, credit for transformer relocation and to install receptacle for the projector as recommended by the project architect in the certified change order dated February 13, 2014. All Supervisors voted yes. The motion was carried.
3. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize Change Order No. 8 from Mele Mechanical, Inc. for the Chartiers Township Community center project in the amount of –(\$1,187.36) for a credit for fixtures, to supply temporary gas hook up and installing a 4” gas line out of the ground for the meter service, as recommended by the project architect in the certified change order dated January 9, 2014. All Supervisors voted yes. The motion was carried.
4. A motion was made n by Mr. Metzler and seconded by Mr. Marcischak to approve an intergovernmental cooperation agreement with 5 Washington County communities for the administration of an informational sharing and truck scale project 2013 LSA Grant as recommended by the Chief of Police and Township Manager. All Supervisors voted yes. The motion was carried.

NEW BUSINESS:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize the application for a Pennsylvania Department of Conservation and Natural Resources for a Parks, Recreation and Open Space Study and adopt Resolution R-4 2014 accordingly, as recommended by the Community Development Coordinator and Township Manager. 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 #28941-#28986: \$109,551.73; Light Fund: Check #1471-#1473: \$8,735.88; Sewer Fund: Check #2714-#2717: \$1,645.72; Act 13 Impact Fee Fund: Check #1017-#1023: \$40,325.95; RT. 18 SLE Fund: Check #1173, #1174: \$1,032.19; Operating Reserve Fund: Check #1336-#1337: \$18,240.83; Liquid Fuels Fund: Check #1457, #1458: \$12,348.24; P&R Growing Greener Fund: Check #1112, #1113: \$7,568.70; Grand Total All Funds: \$199,449.24). All Supervisors voted yes. The motion was carried.

DISCUSSION ITEMS:

1. Chartiers Township Community center Pending Enhancement Items

a) Dimmable Lighting options – A quote from Schultz Electric for a Change Order \$5,839.00, for 16 dimmable lights and two (2) dimmable switches.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize Schultz Electric to install 16 dimmable lights and two (2) dimmable switches for the total amount of \$5839.00. All Supervisors voted yes. The motion was carried.

b) Blinds in banquet room – A price has been received from Custom Window Treatment with a lifetime warranty of \$8,000.00.

A motion was made by Mr. Marcischak and seconded by Mr. Metzler to purchase the blinds from Custom Windows, with the lifetime warranty for total amount of \$8,000.00. All Supervisors voted yes. The motion was carried.

c) Security Cameras - Mrs. Noble met with SSA and they gave a proposal to add cameras to the security system. The proposal totals \$6,580.00. This is a 16 camera and DVR; the monitor and power supply. It currently specs eight (8) cameras with the ability for expansion. Exterior cameras are a little more because they would drill through the brick and mortar. The exterior cameras would catch to playground; the gate; parking lot. The Chief is to be contacted as to the cameras needed.

A motion was made by Mr. Marcischak and seconded by Mr. Metzler to purchase the security camera system not to exceed \$10,000.00. All Supervisors voted yes. The motion was carried.

d) TV's – Four (4) TV's (Senior Room; Conference Room; Exercise Room and Activities Room). A price for the TV's along with brackets are to be obtained. This is tabled until the next meeting March 25, 2014.

e) Seniors Refrigerators – Cost would range from \$500-\$800. This is tabled until the next meeting March 25, 2014.

2. Chartiers Township Community Center Grand Opening

The Grand Opening is scheduled for Friday and Saturday May 2 and May 3, 2014 with a Banquet Friday Evening. More information is to be provided to the Board at the March 25, 2014 meeting.

3. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to waive the meeting room fee as requested by the PA American Road Opening. This is in conjunction with the PENNDOT Project at Country Club Road and Pike Street. All Supervisors voted yes. The motion was carried.

PUBLIC COMMENT: None

ADJOURNMENT:

The meeting adjourned at 5:10 p.m.

John M. Marcischak
Secretary

Wendy Williams, Recording Secretary