

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
June 10, 2014

A. William Kiehl, Chairman called the regular meeting of the Chartiers Township Board of Supervisors at 4:00 p.m. Tuesday June 10, 2014, at which time he asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evenings 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 was Edward Jeffries-Public Works Director.

**EXECUTIVE SESSION ANNOUNCEMENT:**

Mr. Kiehl announced the Board of Supervisors met in Executive Session prior to this meeting on June 10, 2014 from 3:00 p.m. to 3:50 p.m. to discuss personnel matters and potential litigation.

**VISITORS TIME**

Mr. Steven Cypher and Mr. Luke Rayle of Cypher and Cypher were present to present the potential 2013 Audit.

Mr. William Hill-President of the Trustees Board Chartiers-Houston Community Library approached the Board requesting the Board to consider their support for the Library. This is due to the School Districts decision on eliminating the library allocation of \$50,000.00.

Mr. Jeff Simpson, 30 South Johnson Road, Houston approached the showing his concern of the current conditions of the property located at 141 South Johnson Road. The house has been abandon for several months. There are multiple vehicles left behind. The building is not secure. There is a hole in the roof. The pillars holding the front porch roof are routed away. There is a semi abandon swimming pool that holds water on occasion. The grass and vegetation is 24-in. high.

Mr. Stockton stated that the Township has been in contact with the owner today and was given a name of someone to cut the grass. The owner, in today's mail, has been sent certified letter about the stagnant water in the pool; the junk truck, the debris that is in the yard as well as the grass.

**DEVELOPERS TIME:**

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to table the Preliminary/Final Site Plan for the McMillen Welding Site as recommended by the Chartiers Township Planning Commission at their regular meeting of May 21, 2014 and contingent on

satisfying the outstanding items in the Township Engineer's letter dated May 22, 2014, until the meeting of June 24, 2014, contingent on receiving a letter from the property owner, by June 16, 2014 requesting a 60-day extension or plan will be denied. All Supervisors voted yes. Motion carried.

## **STAFF REPORTS:**

Township Manager

Planning Zoning Officer

June 17, 2014 Planning Commission Meeting

June 16, 2014 Zoning Hearing Board Meeting

Community Center Manager

Township Engineer

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

1. McMillen Welding Site Plan – The McMillen Welding Site plan was submitted on March 28, 2014 and considered at the last Planning Commission Meeting on May 20, 2014. The Plan basically consists of constructing a warehouse on a 1.72 Acre tract along West Pike Street. Concern: Two primary structures exist on one lot/stormwater discharge onto railroad property/access to rear warehouse.
2. Strimel Subdivision Plan – The Strimel Subdivision plan was submitted on June 2, 2014 for consideration at the next Planning Commission Meeting on June 17, 2014. The Plan basically consists of the subdivision/consolidation of 2.13 Acres.
3. Paxton Grove Subdivision Plan PH 2 – The Paxton Grove Subdivision Plan PH 2 was presented to the Planning Commission Meeting on April 15, 2014 as an Advisory Plan. Concern: The detention basin is private and serves the adjoining development.
4. Diesel Subdivision Plan – The Diesel Subdivision Plan was presented to the Planning Commission Meeting on May 20, 2014 as an Advisory Plan. Concern: The Cul-De-Sac length exceeds the Township 1,350 Max. length.
5. SBA Tower Stormwater Plan – We have requested their Stormwater Management Plan due to the long gravel entrance road.
6. MarkWest Updated Site Plan – The plan proposes to construct another Cryo Gas Processing Plant on the existing site.
7. Woods Edge Plan – Woods Edge Plan was submitted for an Advisory. Received request for Planning Module for a proposed 5 lot subdivision off Ridge Avenue.

8. 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 of the following Capital Improvement Projects:

1. Midland Sewer Project – Construction started on March 17, 2014. The Project is approximately 25 percent complete. We are currently redesigning selected sections on sewer as needed based on field conditions and Township resident requests. We are preparing for the Township's review/approval Estimate No. 4 for W.A. Petrakis Company for consideration at the 6/24/2014 Township meeting. We are actively contacting the Township residents and responding to restoration concerns.
2. PennVEST Drawdown Request – The Township have not yet received the Third PennVEST Drawdown in the amount of \$18,612.00 due to signature changes which is being updated. We are currently preparing the Fourth PennVEST Drawdown request for consideration at the 6/24/2014 Township meeting.
3. LSA Drawdown Request – The Township received the Second LSA Drawdown in the amount of \$429,976.28. We are currently preparing the Third LSA Drawdown request for consideration at the 6/24/2014 Township meeting.
4. Piatt Off-Site Sewer Project – Construction of the Off-Site Sewer started on 3/17/2014 and was completed on 4/2/2014. The Township should formally adopt this sewer. Consideration needs to be given to mandatory connections. The Developer may request that a sewer district be established.
5. McClane Farms Road Sewer Project – We are responding to PaDEP's comments dated 1/21/2014.

Mr. Slagle updated the Board of 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. All utilities have been constructed, with the roadway currently under construction. We will be preparing the Sixth Performance Bond Reduction for consideration at the next Township meeting which involves the roadways.
2. Arden Mills Revised PRD PH 4 – The revised Tentative Master Plan was approved on April 22, 2014 which consists of 6 lots with 27 dwelling units on a 4.91 Acre Tract. The Developers Agreement and Bonding requirement is currently being prepared. The WCCD E&S control plan was approved. The Developer has submitted revised sewer drawings. The remaining major issue includes the PaDOT HOP entrance approval.
3. Piatt Estates Plan PH 2A – Phase 2A of the Piatt Estates Master Plan was approved on April 22, 2014 which consists of 15 lots on a 32.55 Acres Tract. The Developers Agreement and Bonding requirement is currently being prepared.

4. Sunoco/Mariner Pipeline Grading Plan – We are coordinating between the proposed Sunoco/Mariner transmission pipeline construction and Arnold Park Ball Field Project. The guiderail/tree complete. Berm repairs will start this week. We are currently obtaining revised to stretch the \$100K donation toward the Arnold Park Ball Field Project. The Manager is currently discussing additional assistance from Range Resources and MarkWest.
5. Arden Mills PRD Plan PH III – We met with the Developer and the Developer’s Engineer on 9/11/2013 to discuss possible solutions to the current drainage problems. The Developer plans to start work in June 2014. Letters from the Developer are going out to the residents. We requested revised plans from Hampton Tech.
6. Kingston Estates PH I – The Developer has requested that the Township take over this phase of the plan. We did a cursory review on 6/6/2014.

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

1. 2014 Paving Project – We have awarded the 2014 Paving Project to Russell Standard Paving with a Base Bid of \$167,045.27. We contacted the Contractor to defer paving until after the School Season. Paving is scheduled for June 2014
2. 2014 Sewer Rehabilitation Project – We have awarded the 2014 Sewer Rehabilitation Project to Slusarczyk Excavating with a Base Bid of \$98,950. Construction started 6/2/2014.
3. Arnold Park Field Project – We completed the final grading design for a three field concept totaling 55,780 CY Cut/45,560 CY Fill. The Grading Plan was approved by the WCCD. We have redesigned the field layout to avoid the wetland and updated the WCCD permit. We are currently updating the construction quotes to coincide with the Sunoco/Mariner’s assistance (\$100K).
4. Detention Basin Ownership/Maintenance Fund – We are currently developing options/recommendations regarding Detention Basin Ownership/Maintenance Fund.
5. CHJA Hydraulic Overload –CHJA notified us on February 26, 2014 that the plant was Hydraulically Overloaded. CHJA met with PaDEP on May 12, 2014 to provide data regarding their malfunctioning Master Meter and revise their Wasteload Management Report. Additional taps may be released.
6. 2014 Tap Request – The Township’s 2014 Tap request was sent on 10/16/2013. CHJA finally submitted their request to PaDEP on 2/28/2014. We prepared an Emergency Tap Request to PaDEP who gave Township 15 of the requested (108 EDU’s/280 EDU’s).
7. Manager Tour:
  - A) 539 Regent/Hastings Street Flooding

- B) 801 West Pike Street Sewer Odor
- C) 809 West Pike Street Sewer Backup
- D) Hickory Street Asphalt Repairs
- E) Elm/North Johnson – Terry Fetsko Runoff Problem
- F) 2013 Sewer Rehab. Restoration
- G) Canonsburg McBurney Road Flooding
- H) Scenic Drive Waterline Restoration

Township Solicitor

Mr. Liekar will have a report on Moninger Heights at the next meeting.

### **SUPERVISOR REPORTS**

Mr. Kiehl: asked for a motion to authorize the Township Manager to bid the roofing for the Municipal Building once she has received specifications.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize the Manager to bid the roofing for the Municipal Building. All Supervisors voted yes. The motion was carried.

Mr. Marcischak: No report

**OLD BUSINESS:** None

### **NEW BUSINESS:**

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to acknowledge receipt of the 2013 Financial Statements for the Chartiers Township Police and Non-Uniformed Pension Plan. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Mr. Marcischak to authorize Payment of invoices (General Fund: Check #21910-#29239: \$115,026.63; Light Fund: Check #1481-#1483: \$8,650.51; Sewer Fund: Check #2737-#2738: \$1,703.86; Midland Sewer Fund: Check #1008: \$110.00; RT. 18 SLE Fund: Check #1184-#1186: \$854.55; P&R Growing Greener Fund: Check #1126-#1127: \$5,550.00; Community Center Operating Fund: Check #1007-\$1012: \$1,040.07; Grand Total All Funds: \$132,935.62). All Supervisors voted yes. The motion was carried.

### **DISCUSSION ITEMS:**

1. Swiftreach – (Phone System) A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve the acquisition up to \$3,300.00. All Supervisors voted yes. The motion was carried.

2. CHJA Tap Update –

3. Parks, Recreation and Opens Space Study Recommendation – The Parks Committee has received proposals and interviewed two (2) firms. Mackin Engineering quoted \$40,000.00. They have agreed to hold the price until the Township receives word that the DCNR grant has been approved. The grant pays 50% of the total quote.

4. Proposed Change Order for right-of-way along Allison Hollow Road – This is an existing Storm Sewer right-of-way and concerns two properties where a driveway and trees are concerned. The Contractor will use a smaller piece of equipment and do hand digging for \$30,000.00. There is a tree off the Township’s right-of-way, but hanging over the right-of-way. The Contractor suggested that the tree be removed, but the property owner wants it to be trimmed and remain. The Board did not want to authorize the Change order given the cost and it is still a likelihood that the trees in question will not survive once the storm sewer is replaced.

5. Local Government Academy Room Rental Waiver Request – A motion was made by Mr. Metzler and seconded by Mr. Marcischak to grant the room rental to the Local Government Academy on June 26, 2014. All Supervisors voted yes. The motion was carried.

6. Columbia Gas Road Opening Fee Waiver Request (Allison Hollow Road Project) – A motion was made by Mr. Metzler and seconded by Mr. Marcischak to grant the opening fee waiver request. All Supervisors voted yes. The motion was carried.

7. Oil and Gas Ordinance revision (Richard Metzler) A summarization was sent to the Board with the recommendations of the Planning Commission and they recommend that the Township to adopt Nottingham Township’s Ordinance. Mr. Metzler had also summarized what he thought should be included in the ordinance. A draft ordinance is to be prepared for the Boards’ review.

**PUBLIC COMMENT:** None

**ADJOURNMENT:**

The meeting adjourned at 5:45 p.m.

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John M. Marcischak  
Secretary

Wendy Williams – Recording Secretary