

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS MEETING

June 18, 2013

7:00 p.m.

Richard Metzler – Chairman called the regular meeting of the Chartiers Township Board of Supervisors to order at 7:00 p.m. Tuesday, June 18, 2013, at which time he asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evening's 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; Samuel R. Stockton-Community Development Coordinator; David L. Street-Student Intern and Wendy Williams-Recording Secretary.

**VISITORS TIME:**

Fort Cherry Ambulance Service: Mr. Jeff Folkens representing the Fort Cherry Ambulance Service is requesting the Supervisors consider utilizing their service.

**DEVELOPERS TIME:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Preliminary/Final Durkacs Subdivision as recommended by the Chartiers Township Planning Commission at their regular meeting of May 28, 2013 and on conditional upon satisfying the outstanding items in the Township Engineer letter June 10, 2013: B(1) Request waiver for scale smaller than 1"=50'. B(13): Provide seal and signature of engineer, surveyor, or other qualified person responsible for preparing plan. C: Provide digital copy of the final approved plan in AutoCAD format. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve Preliminary/Final Kotyk Subdivision as recommended by the Chartiers Township Planning Commission at their meeting May 28, 2013 and conditional upon satisfying the outstanding items in the Township Engineer in his letter June 10, 2013: B(1) Request waiver for scale smaller than 1"=50'. B(13): Provide seal and signature of engineer, surveyor, or other qualified person responsible for preparing plan. C. Provide digital copy of the final approved plan in AutoCAD format. All Supervisors voted yes. Motion carried

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Final Phase 1 for the Piatt Estates Plan of lots as recommended by the Chartiers Township Planning Commission at their meeting of April 22, 2013 and conditional on satisfying the outstanding items in the Township Engineers letter dated June 17, 2013: 5) The Township is currently developing a policy for the ownership and conditions for ownership regarding retention/detention basins. 6) Provide a copy of the report from the Bureau of Mining indicating the subsurface conditions, including the subdivider's right of support. 7) Indicate when turning

lane configuration on Allison Hollow Road is to be constructed. 8) The Owner shall enter into a Developer's Agreement and post a bond, escrow or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one - hundred and ten percent (110%) of the estimated of the estimated cost of the infrastructure of the estimated cost of the infrastructure improvements. All Supervisors voted yes. Motion carried.

**STAFF REPORTS:** (As necessary)

Community Development Coordinator – Samuel R. Stockton

The Chartiers Township Zoning Hearing Board met on Monday June 17, 2013 and approved an application filed by Steve Siwiak, 737 West Pike Street, Houston, PA requesting an expansion or extension of a non-conforming use for the installation and operation of four (4) tanning beds.

Township Engineer – Daniel Slagle

Mr. Slagle presented an update on the following Development Proposals:

1. Kotyk Subdivision Plan – We received/reviewed revised plans submitted 5/6/2013 and 5/22/2013 and prepared revised letter dated 5/23/2013. The Kotyk Subdivision was approved at the 5/28/2013 Planning Commission Meeting. The plan basically consists of subdividing one 62.1 Acre lot into 2 lots along TR. 612.
2. Pending SALDO Plans – Potential SALDO Plans up for possible consideration at the next for Planning Commission Meeting on June 25, 2013 include: Bitz Subdivision and the Oak Grove Gas Plant Site Plan (Conditional Use).

Mr. Slagle presented an update on the following Capital Improvement Projects:

1. Midland Sewer Project – We met with PaDOT on 5/6/2013 to resolve comments/utility conflicts. We prepared detailed roadway cross-sections/plans and resubmitted application. Public bid were received on May 17, 2013. There were 20 potential bidders with 11 submitting bids ranging from \$2,556,745 to \$4,524,070. We are currently evaluating the contractor's references/financial data. We prepared a draft Construction Notice for distribution to the Midland Township residents.
2. Midland Sewer R/W – A Townhall meeting was held on November 13, 2012 to update the Township residents/acquire the required R/W's. The Solicitor is currently acquiring outstanding R/W's and developed acquisition plan. The Township Solicitor is preparing the Declaration of Taking for the residual R/W's.
3. Chartiers Township Community Center – We plan to meet with the contractor and Manager in the near future to coordinate the roadway/sidewalk installation.
4. PennVEST Settlement – We have developed a list and are compiling the required loan closing documentation with the assistance with the Manager and Solicitor.

Mr. Slagle presented an update on the following On-Going Developer Projects:

1. Summit Plan PRD PH II – We met with the Developer on March 28, 2013 to discuss the Detention Basin discharge onto the Tehan Property. We plan to perform a final inspection (Final Matters) and request As-Built plans for this PRD.
2. Arden Mills PRD Plan PH III – We have reviewed the As-Built Plan and provided a comment letter regarding project deficiencies.

Mr. Slagle presented an update on the following On-Going Township Projects

1. Municipal Separate Storm Sewer System (MS4) – The next deadline for the MS4 Annual Report is June 31, 2013. We need to sample/monitor the water quality for Plum Run in accordance with the MS4 Program.
2. 2013 Paving Project – The 2013 Paving Program has been awarded to Victor Paving. The Contract Documents and been prepared/executed. A Notice-To-Proceed will be issued.
3. 2013 Sewer Rehabilitation Project – The project was publically advertised with bids opened on June 17, 2013. We had 9 potential bidders. The 6 bids ranged from \$124,000 to \$302,410 with Process Contracting Company being the low bidder. Process Contracting Company performed the work on the Township's 2012 Sewer Rehabilitation Project. Based on the foregoing, we recommend awarding the bid to Process Contracting Company in the unit price amount of \$120,830.00 with the option to eliminate spot repair 2g/2h/2i/2l/2m bringing the project cost down to \$99,547.
4. West Pike St. Manhole Replacement – The Manhole reconstruction is complete.
5. McClane Farm Act 537 Plan - The McClane Farm Act 537 Plan is 95% complete. All the supporting documentation, Exhibits and government approvals are being completed. We have prepared the 30 day Public Notice and Resolution for the Supervisors consideration.

Arden Mills Development PRD Tentative Approval – Due to the cul-de-sac length exceeding 600 feet and lot size, the plan is to be reviewed again by the Planning Commission.

Solicitor – James Liekar

The Debt Statement and Borrowing Base Certificate regarding the Penn Vest Loan have been submitted to PA Department of Community and Economic Development.

## **SUPERVISOR REPORTS:**

Mr. Kiehl:

Mr. Kiehl had concern of the abandon vehicles and the high brush on the Odyssey Contracting located at 2435 West Pike Street. Mr. Stockton is to investigate this matter.

Mr. Marcischak: No report

Mr. Metzler:

Mr. Metzler approached the Board regarding the need of a meeting with Houston Borough Council regarding the Midland Sewer Project. Houston Borough is to be contacted to arrange said meeting.

There is a ground breaking ceremony at, 10:00 a.m. on Tuesday June 25, 2013, at Western Area Technical and Carrier School for their proposed addition for a welding shop.

**OLD BUSINESS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize Change Order No. 3 for Kusevich Contracting Inc. for the Chartiers Township Community Center project in the amount of \$38,676.00 for April and May rock excavation, as recommended by the project architect and geotechnical engineer. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve contractor payment request No. 5 to Kusevich Contracting Inc. for the Chartiers Township Community Center in the amount of \$132,571.04 as recommended by the project architect in the application and certificate for payment dated June 14, 2013. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize Change Order No. 1 for Mele Mechanical, LLC for the Chartiers Township Community Center Project in the amount of \$9,052.00 for April and May rock excavation, as recommended by the project architect and geotechnical engineer. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize Change Order No.2 for Mele Mechanical, LLC for the Chartiers Township Community project in the amount of \$2,580.00 connected to the meter pit and comfort station, as recommended by the project architect. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve contractor payment request No. to Mele Mechanical LLC for the Chartiers Township Community Center in the amount of \$15,718.50 as recommended by the project architect in the application and certificate for payment dated June 14, 2013. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve contractor payment request No. 2 to D&G Mechanical Inc. for the Chartiers Community Center in the amount of \$18,000.00 as recommended by the project architect in the application and certification for payment dated June 14, 2013. All Supervisors voted yes. Motion carried.

## **NEW BUSINESS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to award the bid for the 2013 Sewer Rehabilitation Project, excluding Items 2g, 2h, 2i, 2j and 2m, to Process Contracting of North Huntingdon PA in the amount of \$99,547.00 as recommended by the Township Engineer. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to recognize the Pennsylvania Trolley Museum in honor of the 50<sup>th</sup> Anniversary and adopt a Proclamation declaring the same accordingly. All Supervisors voted yes. Motion carried.

A motion was made by M. Kiehl and seconded by Mr. Marcischak to accept the proposal from HMT & Associates, for construction inspection and monitoring services for the Chartiers Township Community Center. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to appoint Harlan Shober to the Chartiers Township Uniform Construction Code Board of Appeals. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to appoint Keith Straight to the Chartiers Township Uniform Construction Code Board of Appeals. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to appoint Dennis Kidder to the Chartiers Township Uniform Construction Code Board of Appeals. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to cancel the July 9, 2013 workshop meeting. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize payment of invoices (General fund: Check #28317-#28350: \$132,943.53; Light Fund: Check #1451: \$4,307.77; Fire Hydrant Fund: Check #1462: \$3,823.46; Engineer Review Escrow Account: Check #1005: \$1,450.00; Sewer Fund: Check #2641-#2645: \$25,211.58; Route 18 SLE Fund: Check #1141: \$90.00; Operating Reserve Fund: Check #1308-#1310: \$166,289.54; Liquid Fuels Fund: Check #1444: \$3,595.00; Parks & Recreation Growing Greener: Check #1062, 1063: \$168,633.12 (Transfer Error in Acct. Dep. for LSA Check); Total All Funds: \$506,344.00). All Supervisors voted yes. Motion carried.

## **DISCUSSION ITEMS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve Resolution R10-2013 establishing policies and procedures for the naming of Township owned land, buildings, and facilities. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to pay off the Brentwood Loan approximately \$650,000.00. for the McClane Farm Road and Arden Water Project. All Supervisors voted yes. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the Township Manager to advertise the McClane Farm Road Act 537 Plan for possible adoption on July 16, 2013. All Supervisors voted yes. Motion carried.

**EXECUTIVE SESSION:**

The Board went into executive session at 8:05 p.m. to discuss real property matters.

The Board returned from Executive Session and the meeting adjourned at 8:38 p.m.

---

John M Marcischak  
Secretary

Wendy Williams-Recording Secretary