

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS  
AUGUST 12, 2014

A. William Kehl called the Workshop Meeting of the Chartiers Township Board of Supervisors to order at 4:00 p.m., Tuesday August 12, 2014, at which time he asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evenings workshop 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 Sessions prior to this meeting at 3:00 p.m. to 3:55 p.m. to discuss litigation and contract negotiations.

**VISITORS TIME:**

Mr. William Hill – Chartiers-Houston Community Library to an update with mailings and fundraisers.

Ms. Sandy Politan of Windsor Circle, Washington PA (off Allison Hollow Road) expressed concern for the road conditions during construction of Allison Hollow Road. She inquired as to what procedures are taken in issuing fines when the project has continued after a completion date. The Board informed Miss Politan they granted an extension to the Contractor.

Mr. Jeff Simpson, of 30 South Johnson Road, Houston PA – President Chartiers Township Volunteer Fire Department advised the Board that the new fire engine was delivered two weeks ago and equipment is presently being mounted on the truck. The finance papers are complete and the department does qualify for a “Non-Profit Tax Exemption Small Term Loan.” Open House will be Sunday, September 7<sup>th</sup> from 1 – 5 pm. He also advised that the Department received a call from Timothy Murphy’s office advising that the Department did receive a “Federal Assistance to Fire Fighters Grant,” totaling \$84,000. That grant is dedicated to up-grading self-contained breathing apparatus. A State Grant has also been received from Senator Solobay’s Office for \$11,000.00 with which the Department purchased a “Fire Extinguisher Training Module.”

Mr. Joe Politan, 126 Riggle Street, Houston, PA asked the Board if the schedule has been set for road paving this year. The Board explained that the 2014 road program is complete, which consisted of the sealing of several roads. Mr. Kiehl explained that we know that Riggle Street

was slated to be paved in 2013 but was postponed due to the sewer issue and it will certainly be looked at for 2015.

Mr. Michael Trent of 305 Patsch Street, Houston, PA approached the Board asking if there is a diagram available of how the private sewer line is to be installed. Mr. Trent was informed that once the main line has been installed and tested residents would receive a notice to connect along with a diagram.

#### **DEVELOPERS TIME:**

1. A motion was made by Mr. Metzler and seconded by Mr. Metzler and seconded by Mr. Marcischak to table, until the August 26, 2014, meeting approving the Preliminary/Final Site Plan for the MarkWest Liberty Site plan as recommended by the Planning Commission at their regular meeting of June 17, 2014 and contingent on satisfying the outstanding items in the Township Engineer's Letter dated July 3, 2014. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to reapprove the Piatt Estates Phase 2A Land Development that was previously approved April 22, 2014. All Supervisors voted yes. The motion was carried.

#### **STAFF REPORTS:**

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

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

Mr. Metzler was concerned with a property at the corner of McGovern Road and Green Street that seems to be under constant construction and asked for follow up to see if they have the proper permits. Mr. Stockton informed the Board they did not. They needed an electrical permit, which they haven't applied for as yet. Mr. Stockton will continue to follow up on this matter.

Land Development – Mr. Metzler questioned the 90-day limit regarding the Washington County Fairgrounds Project to be completed. The Engineer hasn't received the appropriate information. Mr. Stockton's response was through an email from the Washington County Planning Commission said they didn't mean to submit a Site Plan for Land Development and what they really wanted was a grading/excavation permit. Their Engineers submitted a complete Site Plan.

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

Township Engineer

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

1. MarkWest Updated Site Plan – The MarkWest Site plan was submitted on June 4, 2014 and considered at the last Planning Commission Meeting on June 20, 2014. The Site plan

proposes to construct another Cryo Gas Processing Plant on the existing site. We requested additional data on the 2 MG sphere.

2. Washington Fairgrounds Site Plan – The Site Plan was submitted on June 19, 2014 for consideration at the next Planning Commission Meeting on July 15, 2014. The Plan basically consists of major grading on a 98.58 Acre Tract for the construction of a Horse Barn.
3. Pending SALDO Plans – The SALDO Plans on the Horizon for possible consideration at upcoming Planning Commission Meetings include: Horizon Warehouse Site Plan, Quature Site Plan, Diesel Subdivision Plan, Paxton Grove Subdivision Plan PH 2, SBA Tower Stormwater Plan, Woods Edge 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. We are currently redesigning selected sections on sewer as needed based on field conditions and Township resident requests. The Project is approximately 50 percent complete. We are preparing for the Township's review/approval Estimate No. 6 for W.A. Petrakis Company for consideration at the 8/26/2014 Township meeting. We are actively contacting the Township residents and responding to restoration concerns.
5. PennVEST Drawdown Request – We are currently preparing the Sixth PennVEST Drawdown request for consideration at the 8/26/2014 Township meeting.
5. LSA Drawdown Request – The Township has exhausted the LSA Grant of \$1.0M.
4. Piatt Off-Site Sewer Project – 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. The mine was discovered beneath the sewer which is being addressed by the Developer.
5. McClane Farms Road Sewer Project – We updated the McClane Farms Road Act 537 Plan and responded to PaDEP's comments.

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

1. Piatt Estates Plan PH I – Construction started on October 22, 2013 and was completed on June 20, 2014. We are currently preparing the Seventh Partial Financial Security Reduction for consideration at the 8/26/2014 Township meeting.
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. All third party approvals have been obtained.

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 – The roadway safety repairs were completed on 6/24/14. We performed a follow-up roadway inspection regarding the bond release.
5. Arden Mills PRD Plan PH III – We reviewed/commented on the Final construction drawing of the McClane Farm Road repairs on 7/3/2014 for review. The Developer plans to start work in August 2014.
6. Kingston Estates PH I – We prepared a letter of Final Matters which requested As-Built Plans for PH I before adoption by the Township.

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

1. 2014 Paving Project – The Paving project was completed on 6/12/2014 by Russell Standard Paving. We prepared the Close-Out Documents.
2. 2014 Sewer Rehabilitation Project – Construction started 6/2/2014. We are preparing for the Township's review/approval Estimate No. 2 for Slusarczyk Excavating for consideration at the 8/26/2014 Township meeting.
3. Arnold Park Field Project – We have obtained updated quotes reducing the overall project cost for consideration by Sunoco/Mariner's (\$100K).
4. Detention Basin Ownership/Maintenance Fund – We prepared Detention Basin Ownership/Maintenance options/recommendations for the Township's consideration.
5. CHJA Hydraulic Overload – PaDEP has released 55 additional taps to the Township.
6. Tehan Access Points – The R/W was prepared for signature by the Tehan's. We provided 4 possible access points for the Township to construct the storm sewer. We prepared and submitted the GP-4 for PaDEP's approval to construct the storm sewer.
7. 801/809 West Pike Street - We investigated/responded to the sewer backup @ 809 and the sewer odors @ 801 West Pike Street.

Township Solicitor – 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 settle the declaration of taking for the George's Creek Land Trust Property for the Route 18 Sewer Project in the amount of \$8,512.50 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 award the bid for the municipal building roof replacement to Maxim Construction, LLC of Washington PA in the amount of \$58,650.00 and Alternate 2 in the amount of \$760 each for any drain replacement as recommended by the Township Manager. All Supervisors voted yes. The motion carried.

## **NEW BUSINESS:**

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to retain the firm of Garvin Boward Beitlo Engineering Services to provide consulting services regarding the Chartiers Township Community Center. 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 #2957-#29414: \$169,700.67; Light & Fire Hydrant Fund: Check #1487-#1489: \$8,768.67; Act 13 Impact Fee Fund: Check #1040: \$11,800.80; Sewer Fund: Check #2750-#2753: \$2,394.43; Midland Sewer Fund: Check #1013: \$800.50; RT. 18 SLE Fund: Check #1193-#1195: \$9,142.50; Capital Reserve Fund: Check #1003: \$500.00; P&R Growing Greener Fund: Check #1130: \$700.50; Friends of Chartiers Community Parks: Check #1057: \$29.75; Community Center Operating Fund: Check #1019-#1022: \$640.00; Total All Funds: \$204,477.82). All Supervisors voted yes. The motion was carried.

## **DISCUSSION ITEMS:**

1. McClane Farm Road 537 Plan and LSA Grant 2015 was previously discussed in the Engineer's report.
2. Midland partial substantial completion request – A motion was made by Mr. Metzler and seconded by Mr. Marcischak authorize the Township Manager and Township Engineer to accept the lower portion of the sewer line of the Midland Sewer Project except for restoration. All Supervisors voted yes. The motion was carried.
3. Oil and Gas Ordinance Amendment – This matter is to be placed on the August 26, 2013 agenda.

4. Fence Ordinance Amendment – The Planning Commission is to make recommendations to the Supervisors.
5. Emergency Response follow-up – The Township Manager is to arrange a meeting with the Emergency Responders within the next few weeks.
6. PELRAS – They offer a Labor Consulting Service. If the Township is a member of PELRAS the Municipality is entitled to a discount in legal fees from Campbell Durrant Beatty Palombo and Miller. The fee is \$450.00. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to complete the membership application. All Supervisors voted yes. The motion was carried.
7. PSATS Best Communications Application – A motion was made by Mr. Metzler and seconded by Mr. Marcischak to submit the application and include Swiftreach as another form of communication. All Supervisors voted yes. The motion was carried.
8. Penn State Extension Community Garden Proposal (Community Center) – The Board was concerned with the logistics and where to place the garden; specifically volunteers or support of the Public Works Department.
9. Arnold Park Ball Field Status – All permits are in place.
10. LED Sign follow up (Community Center) – Due to the magnitude this will need to be bid. The specifications are done. If the Board wishes to proceed, bid document will need to be prepared. The property boundary is to be clarified, electrical and wi-fi service availability as well.
11. CHJA Tap Fee Status - A letter, on behalf of the Board, was sent to the Authority requesting that the Midland Sanitary Sewer tap fee not be increased. To date the Township has not received a response. Letters have been sent to the residents informing them of the increase giving them the opportunity to pay the \$800.00 by September 10, 2014.
12. Piatt Estates Lot 128 easement encroachment request – Mrs. Noble received a request from the Developer and the Builder. The owner would like to build a deck toward the back of the property encroaching a storm sewer easement. Mr. Liekar does not recommend approving this request.
13. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve the Trolley Museum request to waive their Building Permit Fee. Roll Call: Mr. Metzler: yes; Mr. Marcischak: yes; Mr. Kiehl: abstain; Motion carried 2-1-0.
14. McConnells Mill Bridge – Harshman CE Engineers has provided the Township a proposal of \$6,500.00. The Township Manager reviewed the project with a representative from Lennon & Souleret and their recommendation to sleeve the pipe. The existing culvert is in good shape - grade out it would smooth the curve a little bit and allow trucks to make the bend. It is basically putting in a pipe, inlet, paving and putting in guiderail. Their cost was also \$6,500.00 to take that

approach. An emergency permit is required and long with the permit comes the drawings. Mr. Metzler asked Mrs. Noble to see if Mr. Harshman's price would change with that approach and if so he had no problem using him to investigate yet another Engineer's services.

15. Cecil Township Impoundment Notice -Mrs. Noble received an email from and an attached letter from the Cecil Township Manager advising that they have been advised by the DEP of an impoundment leak on Swihart Road and are currently advising their residents to keep an eye on their water and they may consider on having their wells tested. Cecil Township thought Chartiers Township may want to send a similar letter to our residents. A motion was made by Mr. Metzler and seconded by Mr. Marcischak that we inform our residents in that area. All Supervisors voted yes. The motion was carried

16. WCATO Annual Convention RSVP Reminder – The convention will be held on Thursday, September 18, 2014, at the Doubletree on Race Track Road.

17. Piatt Sewer – The Township has received an inquiry regarding the tap ins. The sewer extension has been constructed but not adopted by the Township. Close out documents are to be prepared and sent to the Developer which includes a release plus the maintenance bond. A recommendation will be made at the next meeting.

**PUBLIC COMMENT:**

**ADJOURNMENT:**

The meeting was adjourned at 5:58 p.m.

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John M. Marcischak  
Secretary

Wendy Williams – Recording Secretary