

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS

September 9, 2014

4:00 p.m.

A. William Kiehl – chairman called the regular meeting of the Chartiers Township Board of Supervisors to order at 4:00 p.m. Tuesday September 9, 2014, at which time he asked all present to stand for the pledge of allegiance.

EXECUTIVE SESSION ANNOUNCEMENT

Mr. Kiehl announced that the Board of Supervisors met in Executive Session on September 3, 2014 from 9:00 a.m. to 11:05 a.m. and on September 5, 2014 from 1:00 p.m. to 2:15 p.m. to discuss litigation.

VISITOR TIME:

Representatives Penn State Cooperative Extension was present with a proposal to partner with the Township at the Community Center to produce a garden. They will create and maintain the gardens. The Washington County Community Center (former Girl Scout House) on Taylor Drive in Canonsburg is being sold. The Penn State Extension would bring perennials from that location and transplant them at the Community Center. The Township would be responsible for providing the organic material. The Board suggested that a proposal of some type of written agreement be provided to the Township.

Mr. Demo Agorus., 153 West Pike Street, Houston, PA was present expressing his disapproval regarding the referendum, of the 2-mill tax increase for the Library that is being placed on the November Ballot. Mr. Agorus was informed by the Board that the referendum is being placed on the ballot.

Mr. Agorus questioned the Board regarding a paper alley to the right of the library building. The Board informed Mr. Agorus they had taken this to the Park Board to develop a Master Plan to find the best needs of the Pine Lawn Property. There will be no action taken to open the alley until the Master Plan is received.

Mrs. Mary Ann Clark, North Avenue, Houston PA approached the Board due to no outlet at the top of the hill in Midland. The Engineer and Public Works Director are to take a look at potential paper alleys at dead end streets to see if alternative access.

Mr. Joseph Schroer, 247 McClane Farm Road, Washington PA concern is with the work that is to take place and how much of his property will be affected. The Engineer's response was the Developer's original plan was to have a series of swales in the front yard with channels that went between the houses that would divert the water back into the stream. That however was not done.

It is now being proposed to put a 2-ft. wide asphalt apron against the road. This will widen the road, but more importantly, it will provide a gutter line.

DEVELOPERS TIME:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to table the Preliminary/Final Site Plan until specific details of the plan and have a tour of the MarkWest Site Plan before our next meeting September 23, 2014. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to deny the Preliminary Site Plan for the Washington County Fairgrounds Site Plan unless they provide the Township with a 60-day extension and satisfies the Engineer's requirements regarding Act 167 Storm Water Management Plan. All Supervisors voted yes. The motion was carried.

STAFF REPORTS:

Township Manager – Mrs. Noble provided a written report to the Board. There were no questions from the Board.

Planning/Zoning Officer – Mr. Stockton provided a written report to the Board. There were no questions from the Board.

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

Public Works Director – Mr. Jeffries reported that the trees have been taken care at the park. There are a couple of people looking at the grader and sweepe and air compressor.

Township Engineer:

Mr. Slagle updated the Board on 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 have received additional data on the 2 MG sphere 9/4/2014.
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. The plan was resubmitted on August 18, 2014 for consideration at the 9/23/2014 Township meeting.

3. Diesel Subdivision Plan – The subdivision plan was submitted on September 4, 2014 for consideration at the next Planning Commission Meeting on 9/16/2014. The Plan basically consists of consolidation/subdivision of 25 Acres into 40 lots.
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, Paxton Grove Subdivision Plan PH 2, SBA Tower Stormwater Plan, Woods Edge Subdivision Plan and Marcellus Access Roads.

Mr. Slagle updated the Board on 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 75 percent complete. We are preparing for the Township's review/approval Estimate No. 7 for W.A. Petrakis Company for consideration at the 9/23/2014 Township meeting. We are actively contacting the Township residents and responding to restoration concerns. We plan to meet with the contractor next week regarding the final paving of the damaged roads in the Midland area.
2. PennVEST Drawdown Request – We are currently preparing the Seventh PennVEST Drawdown request for consideration at the 9/23/2014 Township meeting.
3. LSA Drawdown Request – The Township has exhausted the LSA Grant of \$1.0M.
4. Piatt Off-Site Sewer Project – Close-Out documents were prepared/sent to the Developer on 9/18/2014. The Township should formally adopt this sewer. Consideration needs to be given to mandatory connections. The Developer has requested the Township establish sewer district of this area. We are currently developing the Arthurs Road Sewer District.
5. McClane Farms Road Sewer Project – We updated the McClane Farms Road Act 537 Plan and responded to PaDEP's comments. We are currently Phasing the McClane Farms Road Act 537 Plan and acquiring an updated Sewer Service Availability letter from WEWJA.

Mr. Slagle updated the Board on 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. Consideration should be given to partial acceptance of the road system and establishing the Roadway Maintenance Bond.

2. Arden Mills Revised PRD PH4 – 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 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 additional roadway safety repairs prior to 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 September 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. The surveyor is currently preparing the As-Built Plans.

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

1. 2014 Sewer Rehabilitation Project – Construction started 6/2/2014. We are preparing for the Township's review/approval Estimate No. 3 for Slusarczyk Excavating for consideration at the 9/23/2014 Township meeting. The project is 90% complete.
2. Arnold Park Field Project – We met with Sunoco/Mariner (\$100K)/MarkWest (\$50K) on 8/28/2014 with the Contractor and Township regarding the construction. The group agreed for the Township to administer the project and contract through Precision Contracting. Each group is getting authorization.
3. Detention Basin Ownership/Maintenance Fund – We prepared Detention Basin Ownership/Maintenance options/recommendations for the consideration.
4. CHJA Hydraulic Overload – CHJA has installed a new Master Meter which read 3.586 MGD for the Month of June or 60% plant capacity (6.0 MGD).
5. CHJA Capacity Fee Increase – We met with the Township on 9/5/2014 to discuss the proposed impact from DOUBLING CHJA's capacity fee. We have completed our evaluation of the CHJA Act 57 calculation.
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. The GP-4 for PaDEP's approval to construct the storm sewer was approved. The plans and

specifications have been prepared. We met with a contractor on 8/29/2014. The contractors quote to extend the 30" sewer was \$34,950 which will require public bidding. Based on the forgoing, we request authorization to bid this project.

7. Road Master Drainage Complaints - We met with the Road Master on 8/29/2014 to review various Township drainage complaints.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize the Township Manager to advertise bids for the construction of a storm sewer at the Summit behind the Teahans. All Supervisors voted yes. The motion was carried.

Solicitor - Mr. Liekar wishes to file the necessary objection challenging to the increase of tap in fees imposed by CHJA.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to officially approve the CHJA's letter dated September 9, 2014. All Supervisors voted yes. The motion was carried.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize the Solicitor to challenge CHJA's increase of tap fees from \$800 to \$1,600 on the basis of the engineering review of the Act 57 requirements does not justify the increase they propose and the increase is in violation of the current contract that we have with them. Regarding the fact that the increase of fees associated with plant maintenance and improvements are to be associated with transportation and treatment fees and not tap fees. All Supervisors voted yes. The motion was carried.

SUPERVISOR REPORTS:

Mr. Kiehl – No report

Mr. Marcischak – Asking for a status of transportation impact fees. Mrs. Noble response was we need more people for the panel. A resolution then can be passed and then we can make it retroactive. Forty percent of the panel must be a developer, builders and realtors.

Site Plan and Subdivision Applications – Administratively, all requirements are to be on the plans and if it is then that it is when it is forwarded to the Township Engineer for review. If all requirements are not met at the time of the application it is then rejected, by the Community Development Coordinator, and sent back to the Developer for completion of the deficiencies.

Mr. Metzler; Advised that he had a chance to meet with members of the Fire Department. The equipment they are looking at is the best you can buy today. Mr. Metzler commended the Department for the work they did in obtaining the Grant for the purchase of the equipment.

OLD BUSINESS:

There was no old business before the Board

NEW BUSINESS:

1. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to approve the purchase 265 taps from CHJA to complete the purchase for the Midland Sanitary Sewer line extension. The total fees of \$212,000 to be paid out of the Midland Sewer Fund. Midland residents will be notified that the taps have been purchased and the Township is to be reimbursed the tap fees by the residents served by the Midland Sanitary Sewer Line within 6 months. All Supervisors voted yes. The motion was carried.

2. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to enter into an agreement with Washington County for data sharing for GIS mapping for the Transportation Impact Fee Study as recommended by the Township Manager and Community Development Coordinator. All Supervisors voted yes. The motion was carried.

3. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Check #29450-#29497: \$95,168.93; Sewer Fund: Check #1490-#1492: \$8,831.63; Sewer Fund: Check #2782-#2765: \$2,061.71; Midland Sewer Fund: Check #1015,#1016: \$212,090.00; Local Service Tax: Check #1011: \$449.35; Capital Reserve Fund: Check #1006: \$16,514.24; Liquid Fuels Fund: Check #1464: \$1,018.00; P&R Growing Greener Fund: Check #1132: \$160.00; Community Center Operating Fund: Check #1023-#1026: \$500.00; Total All Funds: \$336,793.86) All Supervisors voted yes. The motion was carried.

DISCUSSION ITEMS:

1. McClane Farm Road 537 Plan and LSA grant for 2015 – There are two options: 1) Get State approval for the existing homes only in a phased approach 2) Get a written commitment from WEJA that they will upgrade the pump station. The Board suggested going with the first option.

2. Oil and Gas Ordinance Amendment – To receive a recommendation from the Solicitor regarding the clause drilling in an R-2. Mr. Stockton was asked to get information of the current wells; the zones they are in and the distances currently from protective structures.

3. CHJA Tap Fee Status – Previously discussed.

4. Canonsburg joint flooding mitigation grant/Intergovernmental Agreement – The Chartiers portion going from the border all the way up to the first end wall making it a 50/50 project. Canonsburg is asking the Township pay 50% of the engineering cost which would be \$12,000.00. We would enter into an Intergovernmental Cooperation Agreement and suggests that Mr. Liekar prepare the agreement and they will reimbursement of ½ his cost.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize the Township Solicitor to prepare an agreement. All Supervisors voted yes. The motion was carried.

5. Teahan stormwater mitigation status – Previously discussed.

6. CTCC Architectural services amendment – We requested the architect to look at some of the issues we had on the Community Center. He is requesting to be reimbursed an hourly rate as stated in the agreement. The Township Manager recommends that we seek reimbursement from the Contractor should it be an issue with construction.

A motion was made by Mr. Metzler and seconded by Mr. Marcischak that we pay the appropriate fees for additional services as stated in the letter from the Architect and seek fees from the other sources. All Supervisors voted yes. The motion was carried.

7. Arnold Ballfield status –Previously discussed.

8. DEP fine use brainstorming – Improvements in the parks.

9. Detention Basin Ownership – Public or Private – The Engineer provided the Board with options:

- Township taking over detention basins along with the streets, storm sewers and the road width in their entirety in which the Township is the sole ownership of the facilities
- Accepting the ownership of the roads or streets system but not the detention facilities in which case they remain in the ownership of the homeowner association or the developer in this particular case. Then if anything goes wrong with them obviously we would have to go back and take care of it.
- Is not to take over the roads and streets or detention facilities. They would be private and if something would go wrong you would encourage them to take care of it.

The Township will go along with taking it over, charge a fee, layout all the specifications for which a detention pond would need a fence, fence size, signage, fines if people are dumping in the detention ponds. We need a draft ordinance that lays this all out. We are going with option one that the Township will accept ownership with a special purpose of a Stormwater Management Fund and all the specification in the ordinance that will define problems.

10. Cul-De-Sac Length vs future roadway connectivity – The Planning Commission has presents some draft concepts for a Cul-De-Sac Ordinance and additional language in connecting interconnecting roads.

11. Special Purpose Stormwater Management Fees – This was incorporated previously in No. 9.

12. Fee in lieu of Recreational Area Dedication – The Engineer provided an option of giving a Developer their dedicated property on a subdivision and to create a recreational facility that would be used by citizens in that facility. A set dollar figure should be obtained from the Parks Committee that would be used in other par facilities. The Township Manager informed the Board that grants are being pursued for an open space study. In order to do this we need a study which would provide recommendations and one of those recommendations would be amounts to impose. But the law requires the fees be analyzed in the study.

13. Railroad Street Bridge Complaint - Mr. Jeffries is going to review this and make recommendations for emergency repairs.

14. Allison Hollow Time Extension Request – The Township received a letter from the contractor requesting more time for paving due to the Piatt Turning Lane. They were told they would not get another extension.

15. Tree Removal Quote -Three quotes have been received for McClane Farm Road, Community Center. A motion was made by Mr. Metzler and seconded by Mr. Marcischak to authorize proposal one and three to Newman Landscaping. All Supervisors voted yes. The motion was carried.

PUBLIC COMMENT:

Mr. Jeff Simpson, 30 South Johnson Road, Houston, representing Chartiers Township Volunteer Fire Department thanked the Supervisors for their support on the department “Safety Day” September 7, 2014. Again, it was a great success. The new truck was put in service last week.

ADJOURNMENT:

The meeting adjourned at 5:45 p.m.

John Marcischak
Secretary

Wendy Williams, Recording Secretary