

CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 15, 2012

Richard W. Metzler – Chairman called the Regular Meeting of the Chartiers Township Board of Supervisors to order at 7:00 p.m., on Tuesday, May 15, 2012. At this time Mr. Metzler asked all present to stand for the pledge of allegiance.

ATTENDANCE:

Attending this evenings meeting were Supervisors A. William Kiehl; John M. Mrcischak and Mr. Metzler. Additionally were James Liekar-Solicitor; Samuel R. Stockton-Township Manager; Daniel Slagle-Township Engineer; Edward Jeffries-Public Works Director; Harold Ivery, Jr. – Planning/Zoning Officer; and Wendy Williams-Recording Secretary.

VISITORS TIME:

Mr. Darby Teahan
930 Allison Hollow Rd.
Washington, PA 15301

Mr. Teahan's concern is water draining across their back yard into the creek.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the Public Works Director and the Township Engineer to visit the site, access the damage to the property and write a report with recommendations and an estimate to divert the water. Motion carried.

Mr. James Daniels
142 Adlin Ave
Houston PA 15342

Mr. Daniels submitted a proposal to the Township for the restoration of his property due to the recent sewer project recently performed by Green Thumb Excavation.

A motion was made by Mr. Kiehl and seconded by Mr. Marcschak to authorize up to \$600.00. Motion carried.

APPROVAL OF MINUTES:

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Board of Supervisors Regular Meeting Minutes of April 17, 2012 as printed. Motion carried.

STAFF REPORTS:

Township Manager – Samuel R. Stockton

The Director of Planning and Zoning and I met with representatives from Millcraft to discuss a planned residential development.

Bidders for the Summer Materials were sent notice of award and contracts.

Completed and electronically submitted the 2011 Local Share Gaming Funds Report to the Gaming Division of DCED as required by law.

The Hayes Design Group Agreement for Community Center work is fully executed and sent.

I have been successful in obtaining one-year extensions for the H2O Grant and the Local Share Account Grant.

The Map and Directory has been proof read, errata corrected and a digital resident mailing database has been sent to Municipal Maps for publication and distribution.

The Township is in receipt of the fully executed RACP Document.

Received a request for a deduct meter at 539 Birch Drive.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the installation of a sewer deduct meter at the residence of 539 Birch Drive, Houston, PA. Motion carried.

Public Works Director – Edward Jeffries

Wednesday morning concrete work will be done on Veteck Bridge.

Wednesday the Public Works Director will be meeting the Representative from Youngblood Construction to mark the roads for shot and chip.

Planning/Zoning Officer – Harold Ivery, Jr.

Outside Storage Issues – The 30-day notice was sent to all of them. Have received a copy of replies.

Chartiers Township Industrial Park – sent a letter. A 30-day notice has been sent to them also.

The 30-days will be up on June 2, 2012.

DEP is putting in an air-monitoring site out on Meddings Road behind the Mark West Gas Plant. This is an 8'x8' shed. The monitoring will be in progress for two-years.

Mark West has turned in an application for Communication Towers on their Compressor Station Sites. This is not a permitted use. A denial letter was sent. Awaiting their reply.

Microtel has a Highway Occupancy Permit. They are putting a Storm Water Modification at the entrance Way. The Township Engineer is recommending the Chairman be authorized to sign the permit.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the Chairman to execute the application for the Highway Occupancy Permit for storm water modifications with regards to the MPG Hospitality Agency. Motion carried.

Status – Crossroads Road – This issue to go before Judge Pozonsky on July 7th

Township Engineer – Daniel Slagle

Development Proposals

1. **Markwest Site Plan** – We reviewed the revised Site and Engineer's comments for the proposed natural gas De-Ethanizer facility (Addendum #13) and prepared suggested conditions for approval for consideration at the next Supervisors Meeting on May 15, 2012.
2. **Villas at Arden Mills PRD** – We have reviewed the updated PRD for Phases IV, V and VI for compliance with the Township Ordinance and prepared suggested conditions for approval for consideration at the next Supervisors Meeting on May 15, 2012. The updated PRD consists of reconfiguring the number/type of lots in this PRD.
3. **Piatt PRD Advisory Meeting** – The Planning Commission was presented with a Conceptual plan for a 137 lot PRD along Allison Hollow Road. We prepared a comment letter listing several for the Developers consideration.

Capital Improvement Projects

1. **Midland Sewer Project** – We are currently evaluating the utility data, preparing construction drawings, resolving utility conflicts, revising sewer profiles and preparing the required PaDOT Highway Occupancy Permit Application.

2. Midland Sewer R/W – We are plotting/assembling the property data, developing customer data base and preparing R/W Exhibits. A Townhall meeting will be scheduled to update the Township residents and acquire the required R/W's in June/July 2012.
3. PennVEST Financing – Congratulation on being awarded a \$2 Million Dollar low interest loan at the PennVEST meeting held on 4/25/2012. The Township should authorize the Manager to accept this offer and sign the required form.
4. Pittsburgh & Ohio Central Railroad – We are currently tracking down the privately owned sections of Railroad R/W with the assistance of the Solicitor.
5. Chartiers Township Community Center – We are preparing the Preliminary Site Plan, prepared preconstruction photos and coordinating with the Hayes Design.

On-Going Developer Projects

1. Chartiers Industrial Park Site Plan PH I/II – Construction started 8/15/11. PaDEP is requiring a Planning Module for the holding tanks. The project restarted on 3/22/2012. We are currently providing Construction Surveillance.
2. Summit PRD – Based on the 3/20/2012 approval of the revised PRD, we requested an updated phasing plan, bonding and Developers Agreement which we believe has expired. Roadway construction started 3/29/2012. We are providing Construction Surveillance. The roadway for this phase was completed on April 19, 2012.

On-Going Township Projects

1. 2011 Paving Project – We processed the Agreements and issued Notice-To-Proceed for both the El Grande and Youngblood Paving Contracts. We met with the Manager/Contractor to resolve some drainage issues. Paving Mix designs were reviewed/approved. El Grande started paving Adlin on 5/11/2012.
2. 2011 Demolition Project – The Contractor completed the filling, leveling and seeding the site. We performed a Final Inspection

on 4/18/2012 and recommended the Manager release the retainage.

3. 2012 Paving Project - We updated the cost estimate to include. We will prepare the plans/spec. upon finalizing the 2012 road list.
4. Allison Hollow Road Paving Project - We started laying out/quantifying the damaged areas in order to refine the original preliminary cost estimate.
5. 2012 Sewer Rehabilitation Project - We have begun compiling the necessary data to prepare the plans and spec. to put the next phase out for bid.

Solicitor – James Liekar

No Report

SUPERVISOR REPORTS:

Mr. Metzler –

The three Supervisors attended the PSATS Convention in Hershey.

Met with the School Board, at a working session, last evening giving them an up-date on the Community Center and other matters of interest such as: improvements in the park and Pine Lawn Property.

Mr. Marcischak:

Relating to the PSATS Convention – There was much discussion on the Marcellas Shale and Act 13.

Mr. Kiehl:

No report

OLD BUSINESS:

None

NEW BUSINESS:

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Check #27064-#27173: \$243,206.34; Light Fund: Checks

#1422-#1424: \$9,462.18; Fire Hydrant Fund: Check #1434, #1435: \$3,853.56; Sewer Fund: Check #2501-#2507: \$107,596.45; RT. 18 SLE Fund: Check #1073-#1076: \$25,327.63; Arnold Park Fund: Check #1332-#1333: \$425.27; Municipal Improvement Fund: Check #1381: \$6,428.30; Parks & Recreation Growing Greener Fund: Check #1007-1009: \$8,548.85; Total All Funds: \$404,848.58). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak authorize Final Approval of the Mark West De-Ethanizer Project Site Plan based on the Engineers letter dated April 27, 2012 as follows. Motion carried

1. Provide the Washington County Planning Commission approval.
2. Provide Washington County Conservation District /PADEP approval of the E&S Control Plan/NPDES Permits.
3. Continue close coordination with the local Fire Department and EMS.
4. Provide existing/projected/anticipated night/day noise levels in a sound boundary limits report. We recommend that the noise threshold at the boundary limits not to exceed 60dB.
5. Enter into an acceptable Developer's Agreement as prepared by the Township Solicitor and post the required enclosed bond, escrow or financial security as approved by the Township Solicitor.

A motion was made by Mr. Kiel and seconded by Mr. Marcischak to approve 2012 Real Estate tax refund in the amount of \$6.82. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize 2011 LST refunds in the amount of \$19.00. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize 2009 Non-Resident refunds in the amount of \$93.58. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize 2010 Non-Resident refunds in the amount of \$567.38. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize 2011 Non-Resident refunds in the amount of \$2,472.65. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize 2011 Resident refunds in the amount of \$1,005.93. Motion carried.

DISCUSSION ITEMS:

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve Creek Side Commons Sewer Module Resolution and Transmittal Letter. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve Ordinance #332 establishing the Route 18 Sewer District as prepared by the Township Solicitor. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to release escrow check to Stewart Contracting, contingent on the Township Engineers approval, for completion of Pine Lawn Project restoration. Motion carried.

Hawthorne Partners PRD Phase 4 Preliminary Approval

There was a request for an extension until August 31, 2012; and is accepted by the Developer. It is noted that the proper paperwork transpires with the certified letters going out to the Developer with an acknowledgement in writing that it has happen. The Township will accept any information the Developer has. The Township will talk with Law Enforcement here to hear their concerns.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to add a Stop Sign at the intersection of Country Barn Road and Adlin Avenue (near the Bus Stop) and a Stop Sign at the upper end of Fair Meadow Circle and Country Barn Road, by the recommendation of the Chief of Police. Motion carried.

Discuss DeFiore request to extend sewer line on Route 18 Sewer Project on Bails Drive.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the extension of the sewer line on the condition an acceptable agreement with the Township as prepared by the Township Solicitor and all fees being paid by property owner. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak that the request for a sewer extension request from Steve Lech, Montclair Rd be approved on the condition an acceptable agreement with the Township as prepared by the Township Solicitor and all fees being paid by the property owner. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve a Police Security event rate at \$50 per hour, per officer. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve two (2) police officers – 8 hours total, at \$50.00 per hour for Novak Strategic Advisors police coverage agreement for a Vote for Energy Rally to be held at the Washington County Fairgrounds May 18, 2012. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the All-Clad Metal Crafters LLC police coverage agreement for a seconded sale held at the Washington County Fairgrounds June 1st and 2nd 2012 at 43 hour at \$50.00/hr. totaling \$2,150.00. Motion carried.

Discuss paving costs on West Country Barn Road as part of the Adlin Avenue Paving Project. Per recommendation of the Township Solicitor not to take action until an invoice has been received.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve Ordinance #333 amending the Zoning Ordinance to provide for area and bulk regulations for Planned Residential Developments. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to appraise the 1997 Ford Explorer for less than \$1,000.00 and authorize the Township Manager to sell vehicle. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve expenses for Celebrate Chartiers Day. Motion carried.

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| Rich Patrick Band | \$400.00 |
| Louis Calley train ride for kids | \$250.00 |
| New Orleans Riverside Band | \$450.00 |

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve up to five individuals at \$10.00/hr., not less than 100 days for summer help in the Public Works Department. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize a \$50.00 donation to Canonsburg July Fourth Celebration. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak approve the appraisal fee of \$1,100.00 to Joe Koval for the Route 18 ROW Board of View Hearing on June 6, 2012. Motion carried.

Discuss Consol Coal Property Ullom Park property transfer. This is the property between the creek and Ullom Road. Mr. Liekar to call Consol Coal.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the Manager to accept the low interest two million dollar loan from PENNVEST. Motion carried.

Mr. Jamie Harshman – HMT & Associates was present to give the Board a status on the Route 18 Sanitary Sewer Project.

EXECUTIVE SESSION:

None

ADJOURNMENT:

A motion was made by Mr. Marcischak and seconded by Mr. Kiehl to adjourn the meeting at 9:20 p.m. Motion carried.

John M. Marcischak
Secretary

Wendy Williams, Recording Secretary

