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Council Meeting
Monday, May 9, 2016 7:30 PM
Council Chambers, Municipal Building
610 East McMurray Road, McMurray, PA 15317

Roll Call

Present: Frank Arcuri, James Berquist, David Ball, Robert Lewis, Monica Merrell, Gary Stiegel Jr., Frank Kosir Jr.

Also: Michael A. Silvestri, Township Manager
Paul Lauer, Assistant Township Manager
John Smith, Township Solicitor
Mark A. Zemaitis, Township Engineer
Edward J. Zuk, Planning Director

1. Approval of Minutes

Motion: To approve the minutes of the April 25, 2016 Council meeting.

Action: Approve

Moved by Monica Merrell, **Seconded by** Frank Kosir Jr.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

2. Special Reports – There were none.

3. Audience Comments

Mr. Carl Webber, 220 Rutledge Drive, addressed Council stating that previously he was asked by Council how he felt about leasing land to EQT and he replied that he was for it. He passed out material regarding Marcellus Shale Drilling pollution. He showed pictures of J & L Steel Mill over 60/70 years ago spewing smoke and ash over the city of Pittsburgh. He believes that there will be pollution with the shale drilling but no way near what was produced by the steel mills 70 years ago.

4. Unfinished Business – There was none.

5. New Business

5. A. Clubview Drive Storm Sewer

Mr. Zemaitis stated the Township only received 1 bid for the pipe lining project on Clubview Drive. Their unit price bid of \$173,313 is less than our estimate and they are a firm that the Township has successfully worked with in the past. Mr. Zemaitis recommends Council award the bid to Insight Pipe Contracting in the amount of \$173,313.

Motion: To award the bid for the Clubview Drive Storm Sewer Project to Insight /Pipe Contracting in the amount of \$173,313.

Action: Approve

Moved by Gary Stiegel Jr., **Seconded by** Frank Arcuri

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

5. B. SHACOG Asphalt Bids

The Township received bids from SHACOG for spring commodities. There are two vendors from which the Township can purchase these materials based on our immediate needs and what items are in production on a given day. The Township purchases from the lowest bidder as often as possible.

| | (SHACOG) <u>Lane Construction</u> | (SHACOG) <u>Hanson Aggregates</u> |
|----------|--------------------------------------|--------------------------------------|
| SP 9.5mm | 54.00 | 55.00 |
| SP 19mm | 48.00 | 49.00 |
| SP 25mm | 45.50 | 47.00 |

The estimated tons are:

| | Asphalt type | Tons | Cost |
|-------|---------------------|-------------|-----------------|
| | SP 9.5mm | 600 | \$32,400 |
| | SP 19mm | 100 | \$ 4,800 |
| | <u>SP 25mm</u> | <u>200</u> | <u>\$ 9,100</u> |
| Total | | | \$46,300 |

Mr. Silvestri recommends Council enter into an agreement with Lane Construction for supply of asphalt in the estimated amount of \$46,300. He will also notify Hanson of our intent to also purchase from them in smaller quantities at the SHACOG price.

Motion: To award the bid for Asphalt to Lane Construction for an estimated amount of \$46,300.

Action: Approve

Moved by David Ball, **Seconded by** Frank Kosir Jr.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

5. C. Set Hearing for Ordinance Adoption Attorney Fees

The proposed ordinance would amend the Township fee schedule to establish a fee schedule associated with collection efforts associated with municipal claims and liens from unpaid garbage fees. The fees are authorized by state law and are similar to those for delinquent tax payments. Implementation of such fees under our home rule charter requires a public hearing.

Council had some concerns about the proposed fee schedules.

Council set a hearing date for May 23, 2016.

5. D. Special Permit South Hills Lincoln Mercury

This is the semi-annual request by South Hills Lincoln Mercury for a tent sale. It will be from June 10 to June 30, 2016.

Motion: To approve the request from South Hills Lincoln to hold a tent sale from Jun 10, 2016 – June 30, 2016.

Action: Approve

Moved by Frank Arcuri, **Seconded by** James Berquist

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

5. E. CFS Bank Resolutions

Charleroi Federal Savings Bank is requesting resolutions authorizing signatories for existing accounts at the bank. The Township has accounts for DROP pensions, tennis center deposits and a certificate of deposit. These would be Resolutions 05-01-16, 05-02-16 and 05-03-16.

Mr. Lauer said that the Township has a number of accounts at CFS; all that is changing is the signatures on the accounts.

Motion: To Adopt Resolutions No, 05-01-16, 05-02-16 and 05-03-16 as per the request of Charleroi Savings Bank.

Action: Adopt

Moved by David Ball, **Seconded by** Frank Kosir Jr.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

6. Payroll and Bills

Motion: To pay the Payroll ad Bills as follows: General Fund: Checks # 145013 – 145113; Payroll Account: Checks # V111641 – V111781; 44602 – 44604.

Action: Approve

Moved by Robert Lewis, **Seconded by** David Ball

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

7. Correspondence – There was none

8. Reports - There were none.

9. Miscellaneous

9. A. CR/MR Ordinance Notifications

Upon consultation with the solicitor, Mr. Silvestri has determined that the notification process required is to send notices to all property owners that are directly affected and to post the properties. When a

Township wide zoning change is made, sending notices to adjacent property owners is not required. As Council is aware, the number of properties affected is significant and distributed throughout the Township. The normal process is to send notices to surrounding property owners within 600 feet would in essence require us to send a notice to all property owners. The Township also has the ordinance on our web site and will put the ordinance with map on all our bulletin boards. Unless Council directs, it is not the Township's intent to send a letter to each property owner in the Township.

Consensus of Council was that it was not necessary to notify all of the residents. It will however do extensive advertising on the website and cable TV and post notices on the Township bulletin boards.

9. B. Whispering Pines Street Deed

The Township accepted the streets in Whispering Pines by resolution in February 2015. Shortly thereafter, the County assessment office changed procedures concerning street right of ways. They now assign these rights of ways tax identification numbers and require a deed transferring the rights of ways to the Township. Until the transfer is complete, the owner/developer of the parcels is taxed. So in this case although the Township had accepted and recorded the right of way, the developer is still being taxed for the streets. The deed will correct that situation; the developer will have to pay any taxes currently owed prior to recording. Mr. Silvestri is pointing this specific deed out as Council needs to be aware that the developer is retaining the mineral rights, as he has done on all the properties in that development. It is his understanding in reviewing this with the solicitor; the Township cannot compel transfer of mineral right in these situations, this also holds true for dedication of open spaces. He did not just want to put this before the Chairman for signature without pointing this out.

Mrs. Merrell asked if there was a homeowners association for this development; and noted that this is the cul-de-sac that could be potentially extended; to date there is no sign stating that. She also inquired about a guide rail for the street.

Mr. Silvestri replied there is no HOA. Public Works will be informed about the sign.

Motion: To accept the deed for the street right-of-way for Whispering Pines subject to confirmation that the taxes have been paid.

Action: Approve

Moved by Frank Kosir Jr., **Seconded by** Monica Merrell

Vote: Motion carried by unanimous roll call vote (summary: Yes = 7)

Yes: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

9. C. Standard and Poor's Rating Report

On April 20th, Mr. Lauer and Mr. Silvestri had a conference with Standard & Poor and Mr. McCaig, based on the results of that conference and materials submitted, Mr. Silvestri is pleased to note that they have continued the Township's rating of AA+/Stable rating.

9. D. West Penn Rate Increase

West Penn Power is seeking a rate increase from the PUC. Mr. Silvestri would note that Columbia Gas is also seeking a rate increase.

10. Next Agenda

There were no items requested to be placed on the next agenda.

11. Adjournment

The meeting was adjourned at 8:05 PM.

Michael A. Silvestri
Township Manager

Executive Session

There will be a brief executive session to discuss certain staff transition issues. Council discussed the positions of Assistant Manager and Police Chief.