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REGULAR COUNCIL MEETING
Monday, June 26, 2017 ~ 7:30 P.M.
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:

Paul F. Lauer, Township Manager
Ryan Jeroski, Assistant Manager
John Smith, Township Solicitor
Mark A. Zemaitis, Township Engineer
Ed Zuk, Planning Director

Pledge of Allegiance

1. Approval of Minutes

Motion: To approve the minutes of the regular Council meeting of June 12, 2017

Action: Approve, **Moved by** Frank Kosir Jr., **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.

2. Special Reports

2.A. Community Day

3. Audience Comments

Jackie Platt – 202 Oak Ridge Drive – **Kara Moorhead** – 204 Oak Ridge Drive – to address the overflow of water from Ironwood Estates draining onto their properties. They would like their properties to be restored. The size of the catch basin behind 202 Oak Ridge has decreased in size making 1/3 of their back yard unusable. This issue has been continuing since Ironwood Estates began developing.

Mr. Zuk responded that the Township is aware of the situation and is working toward a solution daily with the Ironwood Estates engineers on a plan to design more storm sewers. Mr. Zemaitis stated that the Township is able to assist with the storm sewer extension, but as far as filling their properties that is not the responsibility of the Township.

Carl Weber – 220 Rutledge Drive – would like to address the Hidden Valley Road landslide that is occurring. He feels the country club should maintain the road and therefore should be responsible to fix the road/landslide. Mr. Weber would like to know when Hidden Valley Road was dedicated to and became the responsibility of the Township. He feels Valley Brook Country Club could assess its

members \$1,500 to fix their road and not burden the Township. Mr. Arcuri responded that because it is a public road it is ultimately the Township's responsibility.

4. Unfinished Business – There is no unfinished business

5. New Business

5.A. Presentation by Richard Hancock, Real Estate Specialist for the United States Postal Service, concerning plans to relocate the existing Venetia Post Office

The justification for a new Post Office is the need for more space.

Mr. Arcuri confirmed that the old post office will remain open and operational until the new post office is complete with Mr. Hancock.

Mrs. Merrell asked if the Postal Service is looking for space within a certain radius of the old post office. Mr. Hancock explained that the criteria he's looking at for location is; A) in Venetia and B) as close to the current location as possible. Mrs. Merrell asked Mr. Zuk, from a zoning standpoint, if there are any restrictions on where the new post office can be located in Venetia and what zoning would be required. Mr. Zuk responded that the location currently being considered is zoned Venetia Road Mixed-Use Corridor. The new commercial zones in the Venetia area, the Venetia Mixed-Use area and the Venetia Village Commercial area, would allow a post office.

Mrs. Merrell asked if there is a possibility that Peters Township can one day have one (1) zip code. Mr. Hancock replied that he doesn't have an answer to that question and it doesn't pertain to the current discussion. He did offer to give his email address to Mrs. Merrell so she can, in turn, email her question to him and he'll then forward it to the proper people in the hopes of getting a response to answer her inquiry of the zip code issue.

Mrs. Merrell asked if there is a time line for this project and Mr. Hancock replied that it should be approximately a year.

5.B. Approve proposed property tax assessment settlement with Jerrold Lebeau for property located at 2983 Washington Road

Motion: To approve the recommended settlement, contingent on School District concurrence, with Jerrold Lebeau for the property located at 2983 Washington Road for the amount of \$603,400

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

5.C. Approve proposed property tax assessment settlement with Pittsburgh National Bank for property located at 3870 Washington Road

Motion: To approve the recommended settlement, contingent on School District concurrence, with Pittsburgh National Bank for the property located at 3870 Washington Road for the amount of

\$2,830,100

Action: Approve, **Moved by** David Ball, **Seconded by** Frank Kosir Jr.

Vote: Motion passed (**summary:** Yes = 6, No = 1, Abstain = 0)

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

No: Robert Lewis

5.D. Ordinance amending the Peters Township Code of Ordinances, Chapter 410 Vehicles and Traffic creating a restriction on the use of trucks on Thompsonville Road

Motion: To approve Ordinance No. 816; AN ORDINANCE OF PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 410, VEHICLES AND TRAFFIC OF THE PETERS TOWNSHIP CODE OF ORDINANCES

Action: Approve, **Moved by** Gary Stiegel 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

5.E. Authorizing the appropriate officials to execute an agreement with Traffic Planning and Design, Inc. for the purpose of completing a traffic plan for Peters Hill Park and the proposed new school

This will be a joint agreement with the School District.

Motion: To approve the execution of the agreement, to the concurrence of the School District, to proceed with the traffic plan with Traffic Planning and Design, Inc.

Action: Approve, **Moved by** Frank Arcuri, **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

5.F. Authorization to implement Phase II of the Old Washington Road Traffic Calming Plan

Mr. Arcuri asked if Mr. Mudry of Traffic Planning and Design, Inc. took the updated counts under the old or new ordinance. The Assistant Manager responded that the counts were collected under the old ordinance.

Mr. Ball would like to apply the new standard to Phase II of the traffic calming plan.

Motion: To approve the implementation of Phase II of the Old Washington Road Traffic Calming Plan

Action: Approve, **Moved by** Frank Kosir Jr., **Seconded by** Robert Lewis

Vote: Motion failed (**summary:** Yes = 0, No = 7, Abstain = 0)

No: David Ball, Frank Arcuri, Frank Kosir Jr., Gary Stiegel Jr., James Berquist, Monica Merrell, Robert Lewis

5.G. Authorization to refund Traffic Impacts Fees to South Hill Honda

Motion: To approve the refund of \$44,847.00 in traffic impact fees to South Hills Honda

Action: Approve, **Moved by** Monica Merrell, **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.H. Ordinance amending the Peters Township Code of Ordinances, Chapter 105 Alarm Systems and Chapter 195 Fees

Mrs. Merrell expressed concern with removing §105-5, C because it addressed the collections of information about the responsible party, but assurance was given by the Manager that this is handled elsewhere during the process.

Motion: To approve Ordinance No. 817; AN ORDINANCE OF PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 105, ALARM SYSTEMS, AND CHAPTER 195, FEES OF THE PETERS TOWNSHIP CODE OF ORDINANCES

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

5.I. Approval, for recording purposes, of the Roux/Maras Subdivision as shown on drawings prepared by Harshman CE Group, LLC on plans dated May 19,2017 for Jon and Beth Roux as well as Robert and Carol Maras

Motion: To approve the Roux/Maras Subdivision, subject to the completion of the outstanding condition by the Planning Commission

Action: Approve, **Moved by** Frank Kosir 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.J. Approval, for recording purposes, of the Teodori Consolidation Plan as shown on drawings prepared by Harshman CE Group, LLC on plans last revised on June 5, 2017 for Toscana Development Group Inc.

Motion: To approve the Teodori Consolidation Plan, subject to the completion of the outstanding condition by the Planning Commission

Action: Approve, **Moved by** Frank Kosir 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.K. Authorizing the appropriate officials to execute a deed transferring a parcel of land located adjacent to the Peters Township Sanitary Authority's Donaldson Crossroads Sewage Treatment Plant

Motion: To authorize the appropriate officials to execute a deed transferring a parcel of land to the Sanitary Authority

Action: Approve, **Moved by** Frank Arcuri, **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

5.L. Authorization for the Peters Township Tennis Center to host a charity tennis tournament for the benefit of the Washington City Mission

Mrs. Merrell wanted to clarify whether the charities will change with an annual tournament to benefit local charities as well.

Motion: To authorize the Peters Township Tennis Center to host a charity tennis tournament for the benefit of the Washington City Mission

Action: Approve, **Moved by** James Berquist, **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

5.M. Authorize a two (2) year extension of the contract between AEC Group and Peters Township for Informational Technology Consulting and Management Services.

Mrs. Merrell wanted to clarify that the number of hours of service has been reduced while the rate has remained the same. The Township Manager noted this is true but assured Council that he feels the appropriate level of service is being provided.

Motion: To extend the contract with AEC Group under the current terms and conditions thereof for two (2) years

Action: Approve, **Moved by** Frank Arcuri, **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 and Bills as follows: General Fund: Checks # 147698 – 147764; Payroll Account: Checks # V115634 – V115771; 44709 - 44712

Action: Approve, **Moved by** James Berquist, **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

7.A. Letter from Connie Burd, Executive Director of the Greater Washington County Food Bank

to Paul Lauer thanking the Township for assisting in a donation

- 7.B. Thanks you card from Peters Creek Historical Society for assistance with their anniversary event**
 - 7.C. Letter from Robert Willig, Senior Deputy Attorney General, to Peters Township Council concerning ACRE review request**
 - 7.D. Letter from John Smith responding to Robert Willig, Senior Deputy Attorney General, concerning ACRE review request.**
- 8. Reports** – Submitted for review and discussion

Mrs. Merrell prefers the reports from the Planning/Zoning Department that shows the end results of the violations to mark the progress.

9. Miscellaneous

9.A. Zoning Ordinance Public Hearing/Adoption

9.B. Storm water issues

Mrs. Merrell pointed out that each case of storm water issues is different in that some may be caused by a new development and in some cases the reason is unknown. She would like to know how it will be determined what the Township will do. The Manager responded that the Township will evaluate each situation and develop a way to assist people. Mr. Zemaitis explained that there would have to be some criteria in order to help a resident because every situation is different. Instances where water is in a house are a priority, whereas a wet yard are mainly landscape issues that are more often than not, not caused by the Township.

Then consensus among Council is that if a resident is willing to contribute to correcting an issue the Township will be willing to contribute as well.

The Township has been directed to come back to Council with a plan of action to determine the situations that would be eligible for Township assistance.

9.C. Tree Removal

9.D. HVAC units Police Station

10. Next Agenda

Meals on Wheels (MOW) is scheduled to move from the Fire Department in mid-September. The lease requires MOW to remove the hood and Ansell system and repair the roof. MOW is asking if

the Township would be willing to allow them to leave them behind.

There is an issue turning from Oakwood Road onto West McMurray Road due to tree branches causing sight distance issues.

There is also overgrowth of vegetation on the hillside behind Nemaocolin Wooflands at the intersection of Valley Brook and Old Washington Roads.

Update on AlignHR report

The Field 3 restroom is in need of ventilation.

Seeking reimbursement form auto insurance policies for emergency calls from the fire department.

11. Adjournment

The meeting was adjourned at 9:17 PM.

Paul F. Lauer
Township Manager

There was a brief executive session.