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**REGULAR COUNCIL MEETING**  
**Monday, July 10, 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**

**Public Hearing**

**Motion:** To close the public hearing

**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

**1. Approval of Minutes**

**Motion:** To approve the Minutes of the Regular Council Meeting of June 26, 2017

**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

**2. Special Reports**

**2.A. Update on Hidden Valley Road Project**

Mr. Zemaitis is hoping to have a bid recommendation for this project at the next Council meeting scheduled for July 24, 2017. The power lines will have to be moved before the contractor begins work on the road. Mr. Zemaitis is projecting a September 1<sup>st</sup> start date.

**2.B. Update on Peters Hill Park Steering Committee**

The Steering Committee has recommended the Clubhouse be razed. The Fire and Police Departments would like to use the clubhouse for training. Mr. Kosir would like to salvage some relics from the clubhouse if it is at all possible.

Mr. Lewis would like to see the vendor booths constructed and situated in the School District parking lots once the new school is built.

**Motion:** To approve the eventual demolition of the Rolling Hills Country Club Clubhouse

**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

### 3. Audience Comments

**Ronald Boocks** – 855 Bebout Road – wanted to commend the Peters Township Public Works Department for the branch service they offer and the great job they did getting rid of the branches placed curbside at his property for the last three (3) collection dates. Mr. Boocks also wanted to express his concern for several Township roads. There are trees laying on power lines along Valley Brook Road toward Lawrence near Buckeye Street. There are several areas with dead trees as well as roads that have sitting water, which can lead to cracks and potential sink holes. Mr. Boocks is concerned with water actively flowing onto East McMurray Road from a property. The Township Manager informed Mr. Boocks that PennDOT will be ‘capturing’ all of the springs along East McMurray Road as part of a project scheduled during the next construction season. Mr. Boocks asked if there is a temporary fix to get through to the next season and the Manager replied that there is not a temporary fix. Mr. Boocks would like the police to start reporting on these types of issues as they’re patrolling the Township.

4. **Unfinished Business** – There is no unfinished business

### 5. New Business

#### 5.A. Special permit for Sun Chevrolet for a tent sale from July 11 to July 31

**Motion:** To approve the special permit for Sun Chevrolet

**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

#### 5.B. Request by the Peters Township Volunteer Fire Company for an electronic sign

Mr. Arcuri asked who would have control over the content of the sign and the Manager responded that ultimately it is the Township, however content is usually deferred to the Fire Department.

**Motion:** To approve allowing the Volunteer Fire Department to replace the existing sign with an electronic message board

**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.C. Approve proposed property tax assessment settlement with PCS Realty Corporation for a property located at 110 Hidden Valley Road**

**Motion:** To approve the recommended settlement, contingent on School District concurrence, with PCS Realty Corporation for the property located at 110 Hidden Valley Road for the amount of \$752,400

**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.D. Approve proposed property tax assessment settlement with Wilhaven Partnership, LLC for a property located at 100 Wilhaven Drive**

**Motion:** To approve the recommended settlement, contingent on School District concurrence, with Wilhaven Partnership, LLC for the property located at 100 Wilhaven Drive for the amount of \$1,096,500

**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.E. Approve proposed property tax assessment settlement with Scooter Property, LP for property located at 119-123 Hidden Valley Road**

**Motion:** To approve the recommended settlement, contingent on School District concurrence, with Scooter Property, LP for the properties located at 119-123 Hidden Valley Road for the amount of \$1,448,435 for Parcel #1 and \$244,100 for Parcel #2

**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.F. Approve proposed property tax assessment settlement with Valley Brook, LLC for a vacant lot south of Valley Brook Road**

**Motion:** To approve the recommended settlement, contingent on School District concurrence, with Valley Brook, LLC for the property, a vacant lot located on Valley Brook Road for the amount of \$70,000

**Action:** Approve, **Moved by** Monica Merrell, **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.G. Authorize the engagement of the Cohen Law Group as part of the South Hills Cable Television Consortium for the purposes of completing a compliance review as well as negotiation of a franchise renewal with Verizon**

**Motion:** To authorize the engagement of the Cohen Law Group for the cable compliance

**Action:** Approve, **Moved by** David Ball, **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.H. Approve participation in a joint planning study led by the Washington County Planning Department focused on traffic improvements on Route 19 and Route 79 in Northern Washington County**

The county is asking the affected municipalities for a small share to help fund the study in the amount of \$2,500. The Township Manager explained that the road improvements cannot be made unless a study has been conducted. While the study does not guarantee that improvements will be made, without it no improvement will occur.

**Motion:** To approve the participation in the joint planning study being led by Washington County Planning Department focused on traffic improvements as previously set forth and to approve our participation and fee

**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

**5.I. Request by the Venetia Heritage Society for a donation**

**Motion:** To approve the donation of \$1,500 to the Venetia Heritage Society

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

**6. Payroll and Bills**

**Motion:** To pay the Payroll and Bills as follows: General Fund: Checks # 147805 – 147863; Payroll Account: Checks # V115772 – V115910; 44713 - 44717

**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 dated June 19, 2017 from Matthew Serakowski, USC Township Manager, to Paul Lauer concerning the Boyce Mayview Rails to Trail Project**

## **8. Minutes – Submitted for review and discussion**

Mrs. Merrell asked if the offer for the position of the new manager to the Peters Township Sanitary Authority had been accepted and the Township Manager confirmed that the offer had been accepted and the name of the new manager is Enoch Jenkins.

Mrs. Merrell is concerned that only three (3) committee members were in attendance at the June 8, 2017 Planning Commission meeting and two (2) of those members were the alternates. Mr. Lewis concurred that is concerning. The Township Manager has left several messages for Mr. Germain but has yet to make contact with him. The Manager agrees that having participation, especially from the Planning Commission, is crucial considering the amount of development occurring in the Township. The Manager will continue to attempt to contact Mr. Germain resorting to sending formal correspondence if so needed. Mr. Arcuri suggested that if Mr. Germain does not contact the Township he may have to be removed from the Commission. The Manager will speak with Mr. Smith regarding that process.

Mr. Lewis confirmed the place and time of the Public Hearing for Zoning. It is scheduled for July 17, 2017 at 7 PM at the Middle School.

## **9. Miscellaneous**

### **9.A. YMCA meeting**

With North Strabane rejecting the YMCA agreement, it could be beneficial for the Township and the School District to entertain a facility in Peters Hill Park. North Strabane may be willing to assist with that project as well.

Mr. Arcuri asked what the Township contribution would be. The Manager responded that the YMCA was expecting \$2.5 million from North Strabane, but does not have a number for Peters Township.

### **9.B. Gateshead Drive Storm Sewer Pipes**

Storm sewer pipes are showing damage and disrepair. Mr. Zemaitis would like to hire an excavator to enable repairs/replacements to be made. Council has given approval to repair the damage.

Mr. Lewis is concerned about two (2) fallen trees on the trail in Peters Lake Park.

## **10. Next Agenda**

Mrs. Merrell asked for updates on the storm water issues brought to Council. The Manager responded that there is a proposal that has been sent out to deal specifically with the residents who were present at the June 26, 2017 meeting and the water issues to their properties located on Oak Ridge Drive. That proposal will be presented to Council in order to get concurrence that Council feels the actions within the proposal are appropriate. The goal is to meet with those residents on-site to

be sure they are aware of what is being proposed by the Township.

Mrs. Merrell raised concerns again for the weather issues recently and an emergency response plan. She would like to know when that will be on the agenda to be presented to Council. The Manager responded that the Township has begun that process but that it will take some time.

**11. Adjournment**

The meeting was adjourned at 9:02 PM.

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Paul F. Lauer  
Township Manager

There was an executive session.