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REGULAR COUNCIL MEETING
Monday, July 24, 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, Monica Merrell, Gary Stiegel Jr., Frank Kosir Jr.

Absent: Robert Lewis

Also:

Paul F. Lauer, Township Manager

John Smith, Township Solicitor

Mark A. Zemaitis, Township Engineer

Ed Zuk, Planning Director

Tom Gromek, Project Coordinator

Pledge of Allegiance

1. Approval of Minutes

Motion: To approve the minutes of the Regular Council meeting of July 10, 2017

Action: Approve, **Moved by** Frank Kosir, Jr, **Seconded by** Monica Merrell

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

2. Special Reports

3. Audience Comments

Bill Raber – 133 Bittersweet Circle – addressed Council regarding a dump truck his son borrowed to complete a mulching job for Karen Marshall. Mr. Raber decided to keep the truck at his residence to complete mulching at his residence only to find a \$50 parking ticket on the truck the next day for parking on the street. He approached Chief Grimes who explained that the rule is no street parking from 2AM – 6AM in the Township. Mr. Raber was surprised because he thought the parking tickets were \$5 and he was never aware of the ‘No Street Parking’ rule. The Township Manager explained that the parking tickets have always been \$50 but if they were paid within a certain amount of time the fine was reduced to \$5, however that reduced amount was recently changed to \$25. Chief Grimes has suggested placing “No Street Parking Between 2AM – 6AM” at the entrance to all of the plans throughout the Township. Mrs. Merrell mentioned that there are already signs posted in some of the newer plans. She also mentioned that if a resident needs to park on the street overnight, they need to notify the police. Mr. Arcuri stated that a reminder for residents should be placed in a Township newsletter or the Magazine. Mr. Stiegel responded that it is mentioned in the Township calendar that is mailed to the residents every summer.

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

5. **New Business**

5.A. **Proposed partnership to resolve storm water problem at 202 Oak Ridge Drive**

The Township has proposed a partnership to resolve the storm water problem at 202 Oak Ridge Drive. Under the terms of the partnership, Peters Township is offering to contribute \$1,750 toward the cost of materials. Mr. and Mrs. Platt are being asked to contribute \$750 towards the cost of materials as well as an easement and Mr. and Mrs. Lasidic are being asked to provide an easement. The developer of Ironwood Estates is being asked to provide the equipment and labor.

Mr. Stiegel asked if the depression is still holding water and Mr. Platt (**202 Oak Ridge Drive**) replied that it is.

Mrs. Merrell asked what impact this agreement will have on the other residents mentioned in the letter that was sent to Mr. and Mrs. Platt. Mr. and Mrs. Lasidic have already signed the agreement. Ms. Moorhead isn't really involved as the Township is not going to go through her property and she's not being asked for a contribution.

Rob Martik of Ironwood Estates is looking for solutions and would like nothing more than to resolve this situation.

Mr. Platt has proposed that he contribute \$500, the Township contribute the rest for supplies, and he will work separately with Mr. Martik to correct the other issues. Mr. Ball has suggested that instead of negotiating everything at the meeting he would like to take care of the first step, see what happens and go from there. Mr. Berquist would just like to approve the proposed partnership and see what the results are.

Mr. Platt insisted on making a counter proposal of paying \$500 instead of the \$750. Mr. Martik offered to cover the \$250 that Mr. Platt doesn't want to contribute. Mr. Ball recognized Mr. Martik's generosity of paying the extra \$250 in addition to the labor and other costs involved. The amount of \$750 has to be forwarded to the Township from the Platts, regardless of the amount contributed by Mr. Martik.

Motion: To approve the contribution of \$1,750 by Peters Township contingent upon receiving \$750 from the Platts towards supplies to help assist with this particular storm water situation, receipt of the necessary easements, the developers commitment to provide the equipment and labor as well as approval from the Washington County Conservation District.

Action: Approve, **Moved by** James Berquist, **Seconded by** Gary Stiegel Jr.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

5.B. **Ordinance amending Peters Township Code of Ordinances Chapter 165, Article III one and two family dwelling residential standards**

The Township Manager explained that any structure separated by any distance located in a

condominium is by definition a patio home and therefore sprinklers are required. As a result sprinklers turn out to be an impediment to having a condominium development.

Under the new zoning ordinance, all homes will be separated by at least 15 feet, therefore the sprinkler regulations will not apply to single family structures going forward.

Mrs. Merrell clarified that by amending this Ordinance change, it would enable people whose homes are outside of the 15 foot distance to apply for the permit to remove the sprinklers, as long as the building meets code for fire suppression. It would be made to be a clear separation to be sure it is not in service and to be sure to remove all sprinkler heads so no one could buy the house and assume it has working sprinklers and find out later that it is not.

Motion: To approve Ordinance #818; AN ORDINANCE OF THE COUNCIL OF PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 165, ARTICLE III, ONE AND TWO FAMILY DWELLING CODE, BUILDINGS, OF THE TOWNSHIP CODE OF ORDINANCES

Action: Approve, **Moved by** Frank Kosir Jr., **Seconded by** Gary Stiegel Jr.

Vote: Motion passed (**summary:** Yes = 5, No = 1, Abstain = 0)

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

No: Monica Merrell

5.C. Ordinance amending Peters Township Code of Ordinances Chapter 304, Peddlers, Canvassers and Transient Merchants

Mr. Arcuri mentioned that Section 4, Part A.5 doesn't read well and needs to be changed. He also raised an issue with Section 4, Part C in that he doesn't believe that if any of the offenses listed should be changed to "may" from "shall" in having a permit revoked. The Manager explained that he would rather it read "may" to avoid having to go to federal court as was threatened by legal representation of current permit holder Aptive. The Manager expressed confidence in the Police Chief's judgement in administering this ordinance.

Mrs. Merrell wanted to clarify that Aptive has contacted the Township because they don't like wording of the current ordinance. She'd like to know if each individual any company puts forth to peddle in the Township have had background checks completed. The Manager responded that they have. The Manager noted that there have not been any complaints from residents this year. Mrs. Merrell wants to be sure that the charge for the permits will cover the time invested.

Motion: To approve Ordinance #819; AN ORDINANCE TO AMEND THE CODE OF PETERS TOWNSHIP, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, CHAPTER 304, PEDDLERS, CANVASSERS AND TRANSIENT MERCHANTS

Action: Approve, **Moved by** Monica Merrell, **Seconded by** Gary Stiegel Jr.

Vote: Motion passed (**summary:** Yes = 5, No = 1, Abstain=0)

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

No: Frank Arcuri

5.D. Bid award to stabilize slope along Hidden Valley Road

The Township Manager would like to use funds that were designated for other Township capital projects to fund this project as it needs to be addressed now. A formal budget amendment will be submitted at a later date.

Motion: To award the contract to Domenic Bioni to stabilize the slope along Hidden Valley Road in the amount of \$290,302.

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

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

Mr. Zemaitis stated that he's hoping for work to begin by September 1. Prior to that work commencing two (2) utility poles will need to be relocated.

Motion: To authorize the issuance of a check in the amount of up to \$30,000 to relocate utility poles along Hidden Valley Road

Action: Approve, **Moved by** Frank Arcuri, **Seconded by** David Ball

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

5.E. Bid award for the 2017 Pavement Rejuvenator Program

Mrs. Merrell mentioned to Mr. Zemaitis that some of the roads listed for rejuvenation are part of new developments where construction is still occurring. She asked if this has been done in the past and should the rejuvenation of these streets be put on hold while there is still heavy equipment utilizing them. Mr. Zemaitis said it has been done in the past. Because it is not a resurfacing program there is no possibility of damage to the streets. The rejuvenator program is used to put some of the oils and agents back into the existing asphalt to protect the paving that has been done either one (1) or three (3) years prior.

Motion: To award the contract to Pavement Technologies for the Pavement Rejuvenator Program in the amount of \$133,089.67

Action: Approve, **Moved by** Frank Arcuri, **Seconded by** James Berquist

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

5.F. Change Order #1 for the Field 5 Restroom and Concession Stand Project

Mrs. Merrell has concerns that the color used for the roof of the amphitheater that is now being requested for the Restroom/Concession Stand project to match other buildings in the park, was a premium color which was not included in the specs. She's unsure of why this information is being brought up now. The Manager responded that multiple manufacturers were provided for the roofing material and, in hindsight, it should have been specified that particular color to be used and if there was an upcharge to have it included in the bid. There is an upcharge from this manufacturer, however the Township has a commitment to this color and the Manager feels it is important to be

consistent.

Motion: To approve Change Order #1

Action: Approve, **Moved by** Frank Arcuri, **Seconded by** James Berquist

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

5.G. Authorization to implement the Bower Hill Road Traffic Calming Plan

Mrs. Merrell feels the rumble strips serve as a reminder for drivers to remain in their own lane. She prefers the rumble strips to the speed humps.

Mike Grasso – 100 Walnut Drive – is against a raised intersection or speed humps at the intersection of Walnut Drive and Bower Hill Road.

Motion: To implement Phase I of the Traffic Calming Plan on Bower Hill Road with the condition to no longer include rumble strips

Action: Approve, **Moved by** Gary Stiegel Jr., **Seconded by** James Berquist

Vote: Motion failed (**summary:** Yes = 2, No = 4, Abstain = 0)

Yes: Gary Stiegel Jr., James Berquist.

No: David Ball, Frank Arcuri, Frank Kosir Jr., Monica Merrell

The Township Manager recommends placing two (2) stop signs at the intersection of Bower Hill and Snyder Roads.

Mr. Berquist feels something besides stop signs needs to be done about the speeding along Bower Hill Road. Mrs. Merrell agreed and suggested the electronic speed signs. The Manager replied that the Township does not have those right now but can get them. The matter was referred back to the Traffic Calming Committee for review and recommendation.

Motion: To approve the installation of two (2) stop signs at the intersection of Bower Hill and Snyder Roads

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

Vote: Motion passed (**summary:** Yes = 5, No = 1, Abstain = 0)

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

No: James Berquist

5.H. Acceptance of public improvements for Fieldstone Plan of Lots

The Manager mentioned that what is not included and should be specifically excluded from the motion is that the Township is not taking ownership of the property where the storm water detention facility is or the facility itself. However, the remainder of the public improvements are included.

Motion: To approve Resolution No.07-01-17; A RESOLUTION OF THE COUNCIL OF PETERS TOWNSHIP, WASHINGTON COUNTY PENNSYLVANIA, ACCEPTING AND ADOPTING DROVER DRIVE,

ROCKLEDGE DRIVE AND SADDLEWOOD DRIVE AS SHOWN IN THE DESCRIPTION ATTACHED TO THIS RESOLUTION AS TOWNSHIP STREETS AND ACCEPTING A PORTION OF THE PUBLIC IMPROVEMENTS AND DEDICATED EASEMENTS AS SHOWN ON THE FIELDSTONE SUBDIVISION PLAN INSTRUMENT NUMBER 201526254, with the exception of the storm water pond and the lands upon which the storm water pond is located

Action: Approve, **Moved by** Frank Kosir Jr., **Seconded by** Gary Stiegel Jr.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

5.I. Authorizing the appropriate officials to execute an agreement extending the agreement with PNC Bank for depository services

Motion: To authorize the appropriate officials to execute an agreement extending the agreement with PNC Bank for depository services

Action: Approve, **Moved by** Frank Arcuri, **Seconded by** Monica Merrell

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

6. Payroll and Bills

Motion: To pay the Payroll and Bills as follows: General Fund: Checks # 147876 – 147973; Payroll Account: Checks # V115911 – V116053; 44718 - 44721

Action: Approve, **Moved by** James Berquist, **Seconded by** David Ball.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

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

7. Correspondence – There was no correspondence

8. Reports – Reports submitted for review and discussion

9. Miscellaneous

9.A. Human Resource Workshop

There is an Executive Session Workshop related human resources issues scheduled for August 7

9.B. Zoning Ordinance

Direction from Council is needed in order to move forward. The Manager asked if the set-back along Friar Lane should be 50 feet regardless if it's the front or the side of the building. Mr. Kosir supports that suggestion. Mr. Zuk replied that any side of a building on Friar Lane would be 50 feet. The set-back on Valley Brook Road is 25 feet. Mr. Kosir suggested removing the word 'front' so it reads 'building set-back'.

The other change recommended by the Planning Commission in the M-A1 section is that the maximum number of units be increase to 36 from 24 units.

The adoption of the zoning ordinance will be on the agenda in August.

9.C. Traffic Impact Fee refund

Because of the ambiguous nature of the process the Township Manager recommend that the remainder of the traffic impact fee paid by South Hills Honda be refunded. The Manager would like to review process so this situation does not occur in the future.

Motion: To approve the refund the balance of the Traffic Impact Fee to South Hills Honda

Action: Approve, **Moved by** Frank Kosir Jr., **Seconded by** James Berquist

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6)

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

9.D. YMCA meeting

The Manager reported that a meeting was held with representatives of the School District and the YMCA concerning the potential of locating a YMCA facility in Peters Hill Park.

9.E. GFOA Budgeting Award

The Manager informed Council that Peters Township was once again recognized by the Government Finance Officers Association for excellence in budget presentation.

9.F. Design of the New High School

The consensus of Council was to pursue a roundabout at the entrance to the property from East McMurray Road. Mrs. Merrell is not in favor of the roundabout.

9.G. Removal of Planning Commission Member

It is the consensus of Council that a letter be sent to Mr. Germain informing him of the intent to remove him from the Planning Commission.

Mr. Berquist commended the landscaping near the parking lot for the trail. He pointed out that whoever is cutting the grass along Thomas Road near the lot is blowing the grass clippings into the flower beds although a sign is posted asking for that not to occur. The Manager will look into that.

Mr. Ball mentioned that the trees and bushes at the intersection of Oakwood and W. McMurray Roads need to be moved back as the sight distance issue is getting worse. The Manager responded that a meeting with PennDOT has been scheduled and it will be discussed then.

Mrs. Merrell recognized the Fire Department for the aid provided when the building in the City of Washington collapsed on July 12.

10. Next Agenda

11. Adjournment

The meeting was adjourned at 9:12 p.m.

Paul F. Lauer
Township Manager

There was an executive session