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REGULAR COUNCIL MEETING
Monday, October 23, 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 Township 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 October 9, 2017 with the noted clarification for Item 5.C.

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

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

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

Abstain: James Berquist

2. Special Reports – There were no special reports

3. Audience Comments

Ronald Boocks – 855 Bebout Road - introduced the idea of establishing a Traffic Planning Committee to address traffic congestion throughout the Township.

Bob Donnan – 107 Southvue Court – would like to see various Township Buildings revert to solar electrical systems

4. Unfinished Business – There was no unfinished business

5. New Business

5.A. Change Order #3 Peterswood Park Soccer Restroom/Concession Stand – Request for extension of Contract Time by Raffle Construction

Motion: To approve Change Order #3

Action: Approve, **Moved by** Frank Kosir Jr., **Seconded by** Gary Stiegel 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.B. Acceptance of traffic calming petition for western portion of Scenic Ridge Drive and authorization to undertake traffic counts

Motion: To approve the traffic calming counts for Scenic Ridge Drive

Action: Approve, **Moved by** Gary Stiegel Jr., **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. Acceptance of traffic calming petition for Little Lane, Bellwalt, Sylvania, and Circle Drives, and authorization to undertake traffic counts

Mr. Arcuri noticed that quite a few of the signatures on the petition are not from residents of the streets mentioned in the traffic calming petition and he was under the impression that they needed to be. The Assistant Manager responded that the study area also included several side streets where the only point of ingress/egress is from one of the roads on the petition.

Motion: To approve the Traffic Calming Petition for Little Lane, Bellwalt, Sylvania, and Circle Drives

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

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

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

No: Frank Arcuri

5.D. Approve proposed property tax assessment settlement with Washington Circle Partners for a property located at 4150 Washington Road

Motion: To approve the recommended settlement, contingent on School District concurrence with Washington Circle Partners for the property located at 4150 Washington Road for the amount of \$1,525,000.

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

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

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

No: Frank Arcuri

5.E. Approval of a contract with Jordan Tax Service for the collection of Real Estate Tax as well as Solid Waste Service fees

Mr. Stiegel asked how much the Township would save if the fee for Solid Waste Service was rolled into the Real Estate Tax. The Township Manager responded that this discussion is on the schedule for the Budget Meeting scheduled for Monday, October 30th.

Mrs. Merrell mentioned that the letter stated the contract would be for four (4) years while the Manager has stated three (3). The Manager responded that he would like to contract to be for three (3) years and Mrs. Merrell would like the letter to reflect that. Mr. Arcuri asked why a four (4) year contract can't be used and the Manager replied that they can, however the Township doesn't usually have these contracts go beyond three (3) years. The consensus of Council is that a four (4) year contract may be acceptable especially with a guaranteed rate.

Motion: To award a four (4) year contract to Jordan Tax Service for the collection of Real Estate Taxes as well as the Solid Waste fee

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.F. Approval of the Brookwood Village Preliminary Plan, as shown on drawings prepared by Gibson-Thomas Engineering Company, dated September 18, 2017 for Cortes Builders, Inc.

Mrs. Merrell asked if it was true that all of the garages are front entry, if there will be sidewalks throughout the plan, and if the open space will have access with a walkway. Mr. Zuk responded that she is correct about the garages and sidewalks, however there is no walkway to the open space but that it could be a consideration. She does have concern with the safety aspect that the open space will be located beside the storm water retention area and the potential for someone to fall into the pond while full of storm water. Mrs. Merrell asked to verify that there will be a stop sign in the plan or if it was just a suggestion and Mr. Zuk responded that there will be a stop sign at the intersection of Magnolia and Gino and another sign for exiting traffic onto Brookwood Road. She also asked to see an illustration of the traffic calming changes that have been made to the plan.

Mr. Kosir asked if the open space in the Brookwood Village Plan connects to the open space of the adjacent plan. Mr. Zuk replied that it does connect.

Mr. Arcuri asked if the proposed cul-de-sac is permanent and Mr. Zuk responded that it is because there are single family homes and lots beyond the cul-de-sac. There will never be an opportunity to connect the road to another plan.

John Schleicher – Gibson-Thomas Engineering presented the Preliminary Plan to Council. Mrs. Merrell asked if there is a sidewalk on Brookwood Road and if so, will it connect to the next plan. Mr. Zuk responded that Brookwood Place and Brookwood Village will have sidewalks that will extend the entire frontage of Brookwood Road that would make it easy for pedestrians to connect to Arrowhead Trail.

Mrs. Merrell would like the builder to suggest porches to potential residents now so variances don't have to be considered later.

Motion: To approve the Brookwood Village Preliminary Plan, as shown on drawings prepared by Gibson-Thomas Engineering Company, dated September 18, 2017 for Cortes Builders, Inc.

Action: Approve, **Moved by** James Berquist, **Seconded by** Gary Stiegel 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.G. A request by the Waters Senior Living Holding, LLC for a conditional use hearing for a senior living facility to be located along Valley Brook Road and Friar Lane

Mr. Arcuri asked how many people would be notified of the meeting and Mr. Zuk replied that 600 feet around the entire perimeter would be notified.

Mr. Lewis wanted to clarify that the conditional use meeting would not be addressing variance changes/departures.

Motion: To schedule a conditional use hearing for the Waters Senior Living Holding, LLC on November 20, 2017

Action: Approve, **Moved by** James Berquist, **Seconded by** Monica Merrell

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

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

Abstain: Frank Kosir Jr.

5.H. Resolution accepting streets, easement, and public improvements in the Orchard Hill Plan, Phases 2A, 3, and 4

Motion: To approve Resolution No. 10-02-17; A RESOLUTION OF THE COUNCIL OF PETERS TOWNSHIP, WASHINGTON COUNTY PENNSYLVANIA, ACCEPTING AND ADOPTING CORTLAND DRIVE AND WINESAP COURT AS SHOWN IN THE DESCRIPTION ATTACHED TO THIS RESOLUTION AS TOWNSHIP STREETS AND ACCEPTING ALL PUBLIC IMPROVEMENTS AND DEDICATED PUBLIC EASEMENTS AS SHOWN ON THE ORCHARD HILL PLANS 2A, 3 AND 4 FINAL PLANS

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.I. Resolution authorizing the appropriate officials to sign an agreement with the Southwestern Pennsylvania Commission authorizing the Township's participation in a northern Washington County traffic study.

Motion: To approve Resolution No. 10-03-17; A RESOLUTION OF THE COUNCIL OF PETERS TOWNSHIP, A HOME RULE COMMUNITY, WASHINGTON COUNTY, PENNSYLVANIA, AUTHORIZING THE APPROPRIATE OFFICIALS TO SIGN AN AGREEMENT WITH THE SOUTHWESTERN PENNSYLVANIA COMMISSION TO PARTICIPATE IN THE NORTHERN WASHINGTON COUNTY, CORRIDOR-BASED, SMALL AREA PLAN

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 # 148467 – 148558; Payroll Account: Checks # V116887 – V117019; 44751

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. Correspondence from Rick Kovach, Authority Manager for the Peters Creek Sanitary Authority, to Peters Township Council dated October 10, 2017 concerning sewer repair program

7.B. Correspondence from Rick Kovach, Authority Manager for the Peters Creek Sanitary Authority, to Peters Township Council dated October 10, 2017 concerning sewer taps

8. Reports – Submitted for review and discussion

Mr. Berquist mentioned the high number of DUI's in the Police Report.

Mrs. Merrell mentioned the Library Report noted the Library Celebration that was held on October 22nd. She commended Mrs. Oleynik, Mrs. Miller, and everyone else on the staff for a wonderful celebration.

9. Miscellaneous

9.A. Commercial recycling

Mrs. Merrell asked if the Township is required to report to Washington County with the names of business's that participate in recycling. The Manager responded that, every year, the Township is required to survey local business's to ascertain the amounts they have recycled. Mr. Berquist feels it should be the responsibility of the building owner to provide a recycling bin for their tenants. The Township Manager questions the accuracy of the reported amounts being recycled.

9.B. Request by the Peters Township School Board to meet and discuss the School/Park project.

The purpose of this meeting will be to discuss the entrance to the School/Park from E. McMurray Road.

The consensus of Council is that the full School Board should meet with Council on October 30th.

9.C. Renewal of healthcare insurance

There will be no rate increase for 2018.

Trick or Treat Trail was very successful.

Council would like to receive the top three (3) name suggestions for the new park from the Parks and Rec Department. Once Council sees them, they'll be forwarded to the Steering Committee. Mr. Arcuri feels the names should also be considered by Chief Grimes to rule out common names containing the name "Peters" that could potentially cause confusion for first responders.

An individual, and former member, has approached the Township in regards to the railing that surrounded the pool deck at the former Rolling Hills Country Club. He would like to salvage the metal and as it has no value to the Township, the Manager doesn't see a problem with it. Mr. Kosir feels that as long as this individual signs a waiver, it shouldn't be a problem. Council agrees that this gentleman can have the railing.

Mr. Lewis asked if a report had been received in regards to the School Board's appearance before the Zoning Hearing Board. Mr. Zuk responded that a decision had been made that night with the addition of three (3) conditions:

1. If there are warrants that require there to be school zones on E. McMurray and Center Church Roads;
2. The School District must follow all Township rules, regulations, and ordinances; and
3. A requirement that the School District indemnify the Zoning Hearing Board for any lawsuits that may arise as a result of their decisions

Mr. Arcuri would like to discuss waiving fees and requirements for students from Penn State to canvas neighborhoods for contributions to cancer research. Mr. Kosir and Mrs. Merrell feel granting this would open to the door to any non-profit group to ask for the same considerations.

Mrs. Merrell asked if the Township is discharged of its obligation to Meal on Wheels with the last payment of \$28,000. The Township Manager confirmed the Township's obligation is complete.

10. Next Agenda

11. Adjournment

The meeting was adjourned at 8:34 PM

Paul F. Lauer
Township Manager

There was an Executive Session