

**Harmar Township Municipal Building  
Township Board of Supervisors  
REGULAR BUSINESS MEETING  
Thursday, July 19, 2018**

**PRESENT**

Robert Exler	Supervisor
Robert W. Seibert, Jr.	Supervisor
Harry Lenhart	Supervisor
Lee Biermeyer	Supervisor
Dr. Donna Piper	Secretary
Chuck Means	Solicitor
Matthew Pitsch	Senate Engineering
Absent - Patricia A. Janoski	Chairperson

**CALL TO ORDER**

Mr. Biermeyer, Vice Chair and acting Chair called the proceedings to order at 6:02 pm. The Pledge of Allegiance was recited.

**PRESENTATIONS**

**Zone 28 Preliminary/Final Subdivision Plan and Allegheny Health Network**

**Preliminary/Final Land Development Plan:** Attorney Michael Kostiew summarized the proposed subdivision for Zone 28 and the proposed land development for Allegheny Health Network. Dana Klan, PE of CEC presented the site plan with the updated notes as requested by the Board of Supervisors. Jeff DePaulis, Traffic Engineer, presented the findings of the Parking Study and stated that an agreement will be executed between Zone 28 and the Hospital and an Agreement will be executed between Zone 28 and the owner(s) of the Alexander Building (for which their attorney was present). The presentation team fielded some questions from Township residents present in the audience. There being no additional comments or questions, Solicitor Means read aloud the conditions for approval of the Zone 28 Subdivision Plan as follows: 1. That parking Easement Agreements, satisfactory to the Township's Solicitor and Engineer, be recorded providing for Lot 1 (hospital lot) to be available for Lot 2 (bowling alley lot) parking, and for the AK Freeport Road Partners, L.P. property to be available for Lot 2 (bowling alley) parking; 2. That a notation be placed on the Plan to reference the recording of the above-referenced Easement Agreements; 3. That the applicant enter into a License Agreement with the Township that is satisfactory to the Township's Engineer and Solicitor, for the installation of any parking spaces to be located within the existing Township sanitary sewer easement; 4. That the Owners of Lots 1 and 2, McKnight Freeport Road, LLC and Harmar Bowling Associates, both enter into a Developer's Agreement with the Township wherein Harmar Bowling Associates agrees to install 30 parking spaces on Lot 2, and to provide for lighting of such spaces in accordance with the Township Engineer's approval of a Lighting Plan; and 5. That a sidewalk or pedestrian pavement markings be provided for pedestrian patrons parked in the rear of the bowling alley to the extent possible in accordance with the Township Engineer's approval.

Mr. Seibert made a motion to grant preliminary and final plan approval as per the conditions as stated. Mr. Exler provided the second and the motion was carried unanimously. There being no additional comments or questions, Solicitor Means read aloud the conditions for approval of the Land Development Plan for the small format hospital as follows: 1. That the applicant satisfy the Township Engineer's comments regarding stormwater calculations and the 25% factor under the Stormwater Management Ordinance, Ordinance NO. 373, Section 4; 2. That appropriate highway occupancy permits be received from PennDOT; 3. That appropriate floodplain permits be obtained per the Township's Floodplain Ordinance; 4. That the applicant enter into a License Agreement with the Township that is satisfactory to the Township's Engineer and Solicitor, for the installation of any parking spaces to be located within the existing Township sanitary sewer easement; and 5. That the Plan contain a notation that no building permit will be issued for the Land Development until the parking spaces on Lot 2 (bowling alley lot) are under construction. Mr. Seibert made a motion to approve the preliminary and final land development plan for the small format hospital as per the conditions as stated. Mr. Lenhart provided the second and the motion was carried unanimously.

### **PUBLIC COMMENTS**

The Board addressed questions and comments from residents present at the meeting in regard to: cars parking at the bottom of Guys Run Road, an inlet on Dominci Lane, stormwater issues on Beckman Street, stormwater issues on Campbell's Run Road, excessive code enforcement on Orchard Avenue, Guys Run streambank erosion, the loss of electric service to customers along Guys Run Road, and the sewage backups during storm events in homes along Guys Run Road.

### **BOARD COMMENTS**

Mr. Exler stated that the current Board is compassionate toward issues that citizens have and are passionate about making improvements and getting things accomplished for the better good.

### **MINUTES**

Mr. Seibert made a motion to approve the minutes of the June 19, 2018 regular meeting. Mr. Exler provided the second and the motion was carried unanimously.

### **TREASURER'S REPORT**

Mr. Lenhart made a motion to approve the Treasurer's Reports for June 1 – June 30, 2018. Mr. Exler provided the second and the motion was carried unanimously.

### **POLICE COMMITTEE REPORT**

Mr. Seibert reported that Captain Swetof, under the direction of Chief Domaratz, provided a Department wide training on the use of force and high speed chases. Mr. Gino Bonetti, present at the meeting, stated that he had discussed with Chief Domaratz, the opportunity to volunteer to teach a course on driving under the influence of medicinal cannabis.

Mr. Seibert announced the resignation of Officer Bauman and stated that administration will be advertising part-time positions (per Resolution 7-2007) from time to time.

## **LEGAL REPORT**

Mr. Means stated that he had reviewed the 2Krew contract/agreement and that he had requested two items to be eliminated from the agreement. Dr. Piper stated that both items were eliminated and the contract for smoke/heat monitoring services was executed.

## **ENGINEER'S REPORT**

**Nixon Road Lot Consolidation Plan** – the Township Engineer presented the plan as approved by the Board previously and explained that the plan was not recorded in a timely manner and therefore needs to be approved. Mr. Seibert made a motion to approve the plan. Mr. Lenhart provided the second and the motion was carried unanimously.

**Insite Pipe – Release of Retainage** – the Township Engineer stated that the post lining video has been submitted along with a Maintenance Bond and requested that the retainage in the amount of \$5,398.50 be released. Mr. Exler made a motion to release the retainage as stated. Mr. Lenhart provided the second and the motion was carried unanimously.

**PADOT Route 28 Dump Site** – the Township Engineer announced the on-site meeting as scheduled with the Allegheny County Conservation District for June 24<sup>th</sup> at 10:00 am.

**Guys Run Sanitary Sewer Backflow Preventers** – the Township Engineer presented information pertaining to two differing types of backflow prevention valves and explained the differences. Solicitor Means stated that he reviewed the agreement as provided by Dr. Piper that was obtained from a local sanitary authority for the installation of backflow preventers. Solicitor Means stated that the agreement as presented is well written and useful for Harmar's purpose(s). Mr. Bonetti in the audience asked what companies staff is looking at - as to contributing stormwater to the sanitary sewers. Mr. Seibert stated that all of the commercial district flows to the Guys Run pump station. Mr. Seibert made a motion to have the Township Engineer and staff proceed as outlined. Mr. Exler provided the second and the motion was carried unanimously.

## **NEW BUSINESS**

**Township Wide Residential Garbage Collection:** Mr. Seibert stated that a comprehensive financial analysis was completed in comparison to the lowest bid received for the project and that the project as suggested is not financially feasible. Mr. Seibert provided examples of windfalls of recent past years and examples of tax breaks provided by this Board over the past three years which have resulted in decreased revenues. Mr. Seibert further suggested that the Board look to increasing the Township's Homestead exemption for 2019 instead of a township wide garbage collection program. Mr. Seibert made a motion not to award a garbage collection contract and to return the bid bonds. Mr. Exler provided the second and the motion was carried unanimously.

**Police Officer Resignation:** Mr. Seibert made a motion to accept the resignation of Officer Bauman and to authorize the release of the employee’s pension contributions (nonvested). Mr. Exler provided the second

**Hire Part-time Police Officers:** Mr. Exler made a motion to hire two part-time police officers as recommended by the Police Committee in the following order: Charles Lutz and John Krill. Mr. Lenhart asked about the type of training they have. Solicitor Means stated that all municipal police officers are required to have Act 120 training/certification and must attend MCOPEC update/training annually. Mr. Seibert provided the second and the motion was carried unanimously.

**Resolution #24-2018 – Increase the Sanitary Sewer Rate to \$5.50:** Mr. Lenhart made a motion to increase the sanitary sewer rate from \$4.50 per 1000 gallons to \$5.50 per 1000 gallons and to establish an Anticipated Debt Fund for deposit of the increase. Mr. Biermeyer provided an explanation for the increase – due to the planned improvements to the sewer plant and pump stations. Mr. Exler provided the second and the motion was carried unanimously.

**Resolution #25-2018 – Allegheny County Economic Development Division Grant for Stormwater Management Ordinance Updates:** Mr. Seibert made a motion to approve the submission of the grant application and to commit to match funds as required by the grant program. Mr. Exler provided the second and the motion was carried unanimously.

**2Krew Fire/Smoke Monitoring Agreement:** Mr. Exler made a motion to execute the contract agreement to have 2 Krew monitor the smoke/heat alarm system. Mr. Lenhart provided the second and the motion was carried unanimously.

**Zoning Ordinance Amendment for Parking Requirements for a Bowling Alley:** Mr. Seibert made a motion to have Dr. Piper present an amendment for the number of parking spaces for bowling alleys. Mr. Lenhart provided the second and the motion was carried unanimously.

**Resolution #26-2018 – Handicap Parking Sign for 131 Orr Avenue:** Mr. Seibert made a motion to approve the installation of a handicap parking sign at 131 Orr Avenue with the condition that the use of the parking space may be used by any vehicle with a handicap placard. Mr. Exler provided the second and the motion was carried unanimously.

## ADJOURNMENT

There being no further business before the Board, Mr. Seibert made a motion to adjourn at 8:35. Mr. Lenhart provided the second and the motion was carried unanimously.

Respectfully submitted,



Dr. Donna J. Piper, Secretary/Treasurer