Harmar Township Municipal Building
Township Board of Supervisors
REGULAR BUSINESS MEETING
Thursday, March 17, 2016

PRESENT

Patricia A. Janoski	Chairperson
Robert Seibert	Vice Chairperson
Linda Slomer	Supervisor
Robert Exler	Supervisor
Donna Piper	Secretary/Treasurer
Charles Means	Solicitor
Larry Seiler	Engineer

CALL TO ORDER

The Chairperson called the Board of Supervisor's Regular Business Meeting of March 17, 2016 to order at 7:07 pm. The Pledge of Allegiance was recited.

PUBLIC COMMENTS

Lee Biermeyer thanked the Police Department for taking care of a rabid raccoon.

Thelma Jewart asked if upcoming Planning Commission Meetings could be placed on the Township website and advertised in the newspaper. Mr. Biermeyer explained, the Planning Commission reviewed the Freeport Road Hotel Associates Land Development Plan for a multi-use building to include a convenience store, restaurant, and hotel storage for the Marriott. The Planning Commission recommended approval. The request for advertising in the newspaper was addressed – Planning Commission meetings are advertised in January as taking place on the second Wednesday of each month. The meetings can be posted on the Township's website.

BOARD COMMENTS

Mrs. Slomer asked if the Board could obtain monthly Administrative and Code Reports.

Mr. Seibert commented on the concrete and debris within the cloverleaf of Route 28 and Route 910 and asked if the Secretary/Treasurer could write a letter to PADOT to request that the materials be removed and the site cleaned up. Mr. Seibert also stated his concerns about the wetlands on the site.

Ms. Slomer commented on the pile of roofing shingles along Guys Run Road and asked if staff could contact PADOT Maintenance in Fox Chapel.

CORRESPONDENCE

Letter from Sandra Sabulsky

Mr. Seibert explained that he met with Mrs. Sabulsky upon receipt of her letter in an effort to more clearly understand her concerns for the Board meeting tonight. Mr. Seibert suggested to the property owner that a fence may be an option for screening.

Mr. Jack Tabbish of Acme Avenue stated that the salt shed and stockpiles should not be located at the end of Acme Avenue and asked if the salt shed could be relocated. Mr. Seibert agreed that the location is not the optimal location but that is where it has always been; and provided the Township had a better option, it would be considered. Mr. Tabbish stated concerns about property value and trucks traveling the street.

Mrs. Sabulsky is concerned that the area will become a dumping ground; and is currently okay with not having a fence installed for screening but may change her mind at a later date.

Letter from Lower Valley Ambulance

The Board of Supervisors is invited to attend a meeting with the Lower Valley Ambulance Service to discuss their current financial position and the need for allocated funds from the Township.

PRESENTATIONS

Freeport Road Hotel Associates (remaining outparcel along Freeport Road)

The Larsen Design Group was present to answers questions about the proposed land development of a mixed use parcel (restaurant/convenience store/storage area for motels). The proposed restaurant will seat 125 people. The convenience store and storage area are proposed at 1000 sq. ft. each. The site plan contains an easement for the location of a dumpster on the parcel to the rear (currently same ownership). The site is accessed from Freeport Road. Mr. Seibert asked if the easement agreement is in order. Mr. Means stated that he had reviewed the agreement and had suggested additional language; and that the agreement has been revised. Mr. Seiler stated that the Township's Planning Commission has reviewed the plan and has recommended final plan approval contingent upon changes to the lighting plan. Mr. Seiler stated, the Lighting Plan has been revised and is acceptable.

Mr. Seibert made a motion to approve the Freeport Road Hotel Associates Land Development Plan as proposed for the mixed use parcel along Freeport Road. Mr. Exler provided the second and the motion was carried unanimously.

APPROVAL OF MINUTES

Mr. Seibert made a motion to approve the minutes as written. Mr. Exler provided the second. Mrs. Slomer made reference to the draft Minutes of February 18, 2016, as presented to the Board and disagrees with the accuracy of Board Comments on page 1/paragraph 1, page 2/paragraph 2, and page 2/paragraph 3. The Chair called for a vote and the motion was approved unanimously.

Mrs. Slomer made a motion to approve the December 17, 2015 minutes. Mr. Exler provided the second. Mr. Seibert and Mr. Cresta abstained. The motion was carried by a majority of the Board.

TREASURER'S REPORT

Ms. Slomer made a motion to approve the Treasurer's Reports for January 1-31, 2016 and February 1-29, 2016. Mr. Exler provided the second and the motion was carried unanimously.

SOLICITOR'S REPORT

Mr. Means stated that the Public Hearing for the Liquor License Transfer was not held due to an inadequate amount of time for advertising and is postponed until April.

ENGINEER'S REPORT

Terrace Drive Phase III – CD 42: The Township selected the Terrace Drive Retaining Wall Phase III as their area-wide AVN COG project for 2016. Senate Engineering is currently completing the design. The project will be bid through the COG.

Guys Run Road Bridge: The bridge on Guys Run Road closest to Campbell's Run Road will be closed during reconstruction of the the bridge over Guys Run. The Bridge is scheduled to close on May 23, 2016 and will be closed for 5 weeks.

2016 Paving Program: The Township named Old Route 910 and the Soccer Parking lot to the 2016 Paving Program. Senate is completing preparation of the bid documents and will be advertising the project for bid in the near future.

Soccer Field Improvements: Senate is currently designing the project as authorized at the February meeting.

Fun Fest: The Planning Commission will be reviewing as addition to Fun Fest in April.

2015 Paving Program: There are a few items remaining on the punch list. Senate Engineering is recommending final payment in the amount of $5365.91 when punch items are completed. Ms. Slomer made a motion to approve final payment in the amount of $5365.91. Mr. Seibert provided the second and the motion was carried unanimously.

OLD BUSINESS

The Chair moved this item of business to the end of the agenda so that the Board could go into Executive Session to discuss the agenda item.

NEW BUSINESS

Ordinance #416: Mr. Seibert made a motion to adopt Ordinance #416 that vacates a section of Rich Hill Road as outlined in the design drawings. Ms. Slomer provided the second and the motion was carried unanimously.

Resolution #14-2016 – Resolution to adopt new portion of Rich Hill Road: Mr. Seibert made a motion to adopt the new portion of Rich Hill Road and outlined in the design drawings. Ms. Slomer provided the second and the motion was carried unanimously.

Resolution #15-2016 - Resolution to submit a Traffic Signal Application (Freeport Road and Guys Run Road) to PADOT: The Chair made a motion to have Dr. Piper submit the application for the Traffic Signal. Mr. Exler provided the second and the motion was carried unanimously.

Completion of Codification of Ordinances: Dr. Piper presented a price quote from General Code for the completion of the Codification of Ordinances. Mr. Seibert made a motion to approve the quote and to request 10 completed copies of the codification. Mr. Exler provided the second and the motion was carried unanimously.

Backhoe Purchase: Mr. Seibert stated that he inspected the backhoe and he estimates that it needs $8k-$9k in repairs; and further reported, the Township has spent $20k in repairs in the last 5-6 years. Mr. Seibert recommended that the Board purchase a new backhoe. Based upon the quotes as submitted to the Board, Mr. Seibert recommends that the Board purchase the Case Model 580 SN Loader Backhoe in the amount of $50,040.16 (after trade-in) to be paid from the Equipment monies in the Liquid Fuels Fund. Ms. Slomer provided the second and the motion was carried unanimously.

Police Vehicle Purchase: The purchase of a Ford Expedition was approved by the Board at the February Meeting. The Chief, in an effort to stay within the Capital Improvements Budget allotment for the purchase of a police vehicle, is requesting to purchase a Ford Explorer. Mr. Seibert made a motion to purchase the Ford Explorer as opposed to the Ford Expedition. Mr. Exler provided the second and the motion was carried unanimously.

Sale of Fixed Assets – 2011 Dodge Charger: Mr. Seibert made a motion to authorize the Secretary Treasurer to list the vehicle for sale on MuniciBid. Mr. Exler provided the second and the motion was carried unanimously.

Interview Part-time Officers: Chief Domaratz submitted a request to interview for part-time Police Officers to replace the Officers that have obtained employment elsewhere. Discussion ensued and the Board decided that is no motion needed to grant permission to the Chief to carry-out administrative functions for his department.

Earth Day Clean-up: Dr. Piper reported, the Secretary from Springdale contacted the office and would like to organize the Spring Clean-up on April 23 as the Allegheny Valley Clean-up to include Harmar, Cheswick, Springdale Borough and Springdale Township. Discussion ensued and the Board agreed that a multi-municipal clean-up may get a better turn-out of volunteers. Mr. Seibert suggested that the Township look into implementing an Adopt-A-Road Program. Mr. Seibert also suggested that the Township's Road Crew clean-up the trash and brush along Freeport Road.

Pension Advisory Services: Dr. Piper reported that only two Advisory Services had submitted Proposals in response to the advertisement and suggested that the Township re-advertise and eliminate the 50 mile maximum provision for the service provider. Mr. Seibert made a motion to eliminate the mileage maximum. Mr. Exler provided the second and the motion was carried unanimously. Ms. Slomer made a motion to authorize the Secretary/Treasurer to re-advertise for Pension Investment/Advisory Services. Mr. Exler provided the second and the motion was carried unanimously.

At 8:45 p.m., the Board dismissed into Executive Session to discuss a pending real estate transaction and personnel issues.

Just prior to dismissal, Margaret Cook thanked Chief Domaratz for representing Harmar Township at the funeral of a fallen officer in a neighboring community.

The Board reconvened at 9:00 p.m.

The Chair made a motion to authorize the Solicitor to prepare the necessary documents and file proceeding for Harmar Township to acquire parcel 529-M-125 by eminent domain. Mr. Exler provided the second and the motion was carried unanimously.

Mr. Exler made a motion to increase the Secretary/Treasurer's salary to $58k, retroactive to January 1, 2016. Ms. Slomer provided the second. The Chair called for a roll call vote: Seibert-yes, Exler-yes, Janoski-no, Slomer-yes. The motion was carried.

There being no further business before the Board, Mr. Seibert made a motion to adjourn at 9:05. Ms. Slomer provided the second and the motion was carried unanimously.

Respectfully Submitted,

Donna J. Piper

Donna J. Piper, PhD