

**Harmar Township Municipal Building  
Township Board of Supervisors  
REGULAR BUSINESS MEETING  
Thursday, June 16, 2016**

**PRESENT**

Patricia A. Janoski	Chairperson
Robert W. Seibert, Jr.	Vice Chairperson
Linda Slomer	Supervisor
Robert Exler	Supervisor
Emiliano Cresta	Supervisor
Donna Piper	Secretary/Treasurer
Charles Means	Solicitor
Larry Seiler	Senate Engineering

**CALL TO ORDER**

The Chairperson called the Board of Supervisor’s Regular Business Meeting of June 16, 2016 to order at 7:05 pm. The Pledge of Allegiance was recited.

**PRESENTATIONS**

**Watson Standard:** Mr. Knox Watson, III presented the lot consolidation plan and site plan for a proposed research laboratory addition to the Watson Standard campus. Mr. Watson explained that the vacant property (5 lots) currently owned by Watson Standard is zoned R-1 and is requesting that the Board rezone the parcels to I-1 that is contiguous and consistent with the current zoning of the Watson Standard campus. The research laboratory is proposed as a 15,000 sq. ft. building set back 400’ from Low Grade Road with parking in the rear of the building. The property will contain greenspace, landscaping, and a walking trail. Mr. Watson suggested that the addition would add beauty, tax revenue and jobs to the community. Mr. Dan Martone, PE for Watson Standard was also present to answer technical questions the Board may have. Mr. Martone described the uses of the property that is situated around the Watson Standard parcels. Mr. Martone explained that the addition will minimally impact the surrounding property. The parking lot for the building addition will be accessed from the existing entrance off of Hite Road with emergency access only from Low Grade Road. Mr. Seiler stated that the Township’s Planning Commission has reviewed the request and has recommended approval. Mr. Martone clarified the Planning Commission’s approval as two recommendations: 1. recommendation for rezoning, and 2. approval of the lot consolidation plan. A question was asked as to when the building would be built. Mr. Watson answered that they would like to begin construction in early 2017. Mr. Malak asked about the location of fire hydrants. Mr. Watson answered that Watson Standard would comply with what is needed and required. Mr. Watson also explained that the company installed their own water supply system because of the lack of water pressure in that neighborhood. Mr. Seiler explained that the Board’s approval would be for moving forward with the rezoning process. Attorney Means explained the advertising and time requirements for the

rezoning process. Ms. Slomer made motion to advertise a public hearing for the rezoning of the five (5) parcels.

Mr. Seibert provided the second. Mr. Seiler pointed out that there would be a few parcels surrounded by the industrial zone. The vote was carried unanimously. Mr. Seibert made a motion to approve the preliminary lot consolidation plan. Mr. Exler provided the second and the motion was carried unanimously.

### **PUBLIC COMMENTS**

Paul Messich reported that the Codes Officer called him today to review the list of possible property maintenance code violations in the Acme neighborhood. Mr. Messich said he would stay on topic until he sees some type of improvement.

Mr. Messich also stated his opinion on the improvements to the Municipal Building. First, he liked the student's artwork and felt that it should not have been removed. Mr. Messich agreed that the improvements to the building as far as painting should be completed.

Mr. Malak wanted to know why Harmar has not applied for grants for blighted properties. Mr. Seibert explained that the Township was represented today at a workshop about local funding opportunities.

Mr. Malak submitted a comment about the Township's lack of progress in obtaining portraits of the Dennys. Ms. Janoski stated that the Board is working to obtain those portraits. Mr. Malak went on about his efforts to get these portraits. Mr. Exler explained that the Board has reached out to many people and the newspaper and that hundreds of photos have been committed to the Township's Heritage Wall; which will include portraits of the Dennys. Mr. Seibert explained that Mrs. Denny sent a photo of the portrait but it contained a flash and picked up reflections. Margaret Cook stated that Mayor Peduto has portraits in his office of Ebenezer Denny. Mr. Seibert stated there was an overture made to the Mayor's Office and the Board hopes to obtain a copy of that portrait.

Paula Hiteshew spoke in opposition to the removal of the student artwork in the foyer. She also stated that the founding fathers did not smile because there was not much to smile about. Ms. Hiteshew also commented on the promotion of the officer to Captain.

Thelma Jewart stated her opinion about the newspapers story in regard to the removal of the student artwork and the comments made by Mr. Seibert and Mr. Exler as reported by the newspaper.

Barbara Noll stated that while working on the Election Board, she heard many good comments about the murals in the meeting room. Ms. Noll asked why the sign was removed

from in front of the Municipal Building. Mr. Exler explained that the sign was relocated to the Hulton Bridge as a welcome sign to those who enter Harmar.

Mike Hillary explained that the murals that were removed represented the drafting and the signing of the Declaration of Independence.

Jim Slomer asked about the progress of the road program. The Chair stated that the Engineer will speak on the comment during his report.

A Chapel Downs resident asked if the bushes along the right-of-way at 501 Meadowvale could be trimmed. Attorney Means stated that the Police Department can respond to a site distance complaint per the Motor Vehicle Code. Mr. Slomer explained that the bushes are in the Township's road right-of-way. Mr. Exler stated that the Board will have the Chief take a look at the situation.

James DePalma asked if the Board could send a letter to the Bessimer Lake Erie Railroad in regard to the railroad bridge over Russellton Road.

## **BOARD COMMENTS**

Ms. Slomer, directed a question to Mr. Chalmers (former Supervisor) present in the audience in regard to the hiring of the fifth person and the elimination of overtime. Mr. Chalmers responded that the additional man would eliminate overtime in certain situations.

Ms. Slomer asked who decided that the Panza permits would not be pursued by the Township. Ms. Janoski stated that there was no decision not to pursue permits. Mr. Seibert stated that the process is in the hands of the contracted code enforcement agency and no one has directed the agency to not pursue permitting. Mr. Seibert's understanding is that the Board is waiting for a response. Dr. Piper explained the actions of the Codes Officer and Engineer to date.

Mr. Seibert asked why the Board 4-6 years ago did not respond to the actions of Panza. Mr. Slomer then made reference to the airplane he is building in his garage.

Ms. Slomer reported that she asked Mr. DiPalma last month for a list of the tax information for 4-5 of the big businesses in Harmar. She further went on to explain that she did not receive this information and then confronted Mr. DiPalma at the office about the request. Ms. Slomer then stated that she was told to obtain that information on her own.

Ms. Slomer began a discussion based upon the article in the newspaper that reported on the 3-2 decision of the Board in regard to the improvements to be made to the municipal building. Ms. Slomer stated that the motion did not include the foyer or the removal of the murals. Mr. Seibert responded, listen to the audio or go back and watch the video because

the discussion among the Board did include the removal of the murals and the painting of the foyer.

The Chair requested that Ms. Slomer calm down. Ms. Slomer accused three Supervisors of violating the Sunshine Law. Mr. Seibert went on record to state that the Sunshine Law was not violated.

Ms. Slomer then read aloud, her resignation from the Board of Supervisors. Mr. Seibert made a motion to accept the resignation of Linda Slomer effective immediately. Ms. Janoski provided the second and the motion was accepted unanimously.

Mr. Seibert asked that the Board explore a Homestead exemption in the amount of \$10,000, to authorize the Solicitor to draft the ordinance and a resolution for the next meeting, and to authorize the Secretary/Treasurer to advertise the proposed ordinance. Mr. Exler provided the second. Mr. Seibert explained the purpose of a Homestead exemption. Margaret Cook asked if this exemption is for homeowners only. Mr. Seibert answered yes. Mr. Hillary asked if this is for the County. Mr. Seibert answered this is for the Township but we can use their computer data. Mrs. Hiteshew asked when this would take effect. Mr. Seibert answered, 2017. The motion was carried unanimously.

## **CORRESPONDENCE**

Planning Commission Request for Compensation to Attend Meetings: The Chair read the letter from the Planning Commission in regard to requesting compensation for meeting attendance. Mr. Seibert stated that the Planning Commission should not be compensated and if you are on the Planning Commission and want compensation then you are on the Board for the wrong reason. Mr. Cresta asked how many meetings the Planning Commission has. Mr. Seiler stated the Planning Commission met only a few times in 2015 and has had a few meetings this year to date. Due to the lack of a motion, the item was tabled.

Discuss First Energy's proposed electric rate increases and the filing of a Complaint with the PUC: Mr. Seibert explained that the utility companies are proposing increases to the current rate schedules. Mr. Means suggested, the Board send a letter to PUC as opposed to filing a formal complaint. Dr. Piper explained that she is trying to get in touch with PSATS on this regard to have them send a letter to the PUC in representation of their memberships. Mr. Seibert made a motion to send a protest letter to the PUC in objection to the proposed rate increases. Mr. Exler provided the second and the motion was carried unanimously.

Discuss reduction in sewage invoice for Todd Wagner in the amount of \$35: Dr. Piper explained that Fox Chapel Authority has provided forgiveness in the water and sewage invoice for Todd Wagner. Discussion ensued in regard to the purpose for the forgiveness due to an exterior hose bib leak. Ms. Janoski made a motion to approve the reduction in the amount of \$35. Mr. Exler provided the second and the motion was carried unanimously.

### **APPROVAL OF MINUTES**

Mr. Seibert made a motion to approve the minutes of the Special Meeting on June 10, 2016. Mr. Cresta provided the second and the motion was carried unanimously.

### **TREASURER’S REPORT**

Mr. Seibert made a motion to approve the Treasurer’s Reports for May 1 through May 31, 2016. Mr. Cresta provided the second and the motion was carried unanimously.

### **SOLICITOR’S REPORT**

Attorney Means reported that the indemnification language was included in the ADA Ramp Agreement with PADOT.

### **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. The project bids will be opened on July 29, 2016.

**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 and is currently in progress.

**AVJSA:** Senate has requested flow data from the Authority’s engineer.

**2016 Paving Program:** Repaving of Old Route 910 and the expansion of the soccer field parking lot. The bid opening will occur two weeks prior to the July meeting.

**Soccer Field Improvements:** The construction drawings are complete and ready to bid. The Township is awaiting the announcement of the GEDF Grant awards. Senate is currently working with a fence contractor for the removal and relocation of the fence. Mr. Seibert stated the vote on the grants in Harrisburg is slated to occur on July 1.

### **OLD BUSINESS**

**Discuss amending draft of Property Maintenance Ordinance #383 as presented:** Dr. Piper questioned that the ordinance as drafted does not meet the Board’s intent. Discussion ensued as to the various ways that the ordinance could be drafted. Mr. Cresta made a motion to amend the ordinance as follows: 10’ from the property line or a minimum of 20’ from a residential dwelling unit. Mr. Malak commented on the situation in his neighborhood. Action on the item was tabled. Attorney Means will redraft the amendment as discussed.

## **NEW BUSINESS**

**Motion to accept quote from Baily Insurance for Workers' Compensation Insurance through Housing & Redevelopment Insurance Exchange:** Mr. Seibert made a motion to accept the quote as presented. Mr. Exler provided the second and the motion was carried unanimously.

**Motion to enter into Contract/Agreement for Utility Services:** Dr. Piper presented information as to the pricing of electric and explained that current pricing is close to the bottom but is expected to rise. The pricing as proposed in the contract will save the Township \$2k annually over what the Township is currently paying. Dr. Piper stated that Attorney Means has reviewed the proposed contract. Ms. Janoski made a motion to accept the price quote and enter into the three year contract as presented. Mr. Cresta provided the second and the motion was carried unanimously.

**Motion to close Developer Escrow accounts (Engineer's Report):** Dr. Piper explained the purpose of the agenda item and further explained that Senate Engineering must complete inspections of the escrowed projects prior to closing. The item(s) were tabled awaiting the Engineer's inspections and closing report(s).

**Memorandum of Understanding for various erosion, sedimentation, watershed, agricultural, dirt and gravel/low volume roads, and data collection and information systems services with the Allegheny County Conservation District:** Dr. Piper asked if the said services conflict with the services provided by the Municipal Engineer. Mr. Seiler answered no and further explained that the fees associated to the services are paid by the Applicants in need of the service. Mr. Seibert made a motion to enter into the MOU with the Allegheny County Conservation District. Mr. Cresta provided the second and the motion was carried unanimously.

**Discuss Landlord Licensing and Tenant Conduct Ordinance:** Mr. Seibert stated that he does not feel adequately prepared to discuss the topic. The Chairperson tabled the agenda item until next month.

**Resolution 21: Approval of Collective Bargaining Agreement between the Board of Supervisors and the Teamsters Local Union 249 effective January 1, 2016 through December 31, 2018:** Mr. Seibert made a motion to approve the Collective Bargaining Agreement as written. Mr. Exler provided the second and the motion was carried unanimously.

There being no further business before the Board, Mr. Seibert made a motion to adjourn at 9:03. Mr. Exler provided the second and the motion was carried unanimously.

Respectfully submitted,

Dr. Donna J. Piper  
Secretary/Treasurer