

**Harmar Township Municipal Building  
Township Board of Supervisors  
REGULAR BUSINESS MEETING  
Thursday, July 21, 2016**

**PRESENT**

Patricia A. Janoski	Chairperson
Robert W. Seibert, Jr.	Vice Chairperson
Robert Exler	Supervisor
Emiliano Cresta	Supervisor
Lee Biermeyer	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 July 21, 2016 to order at 7:05 pm. The Pledge of Allegiance was recited.

**PUBLIC HEARINGS**

**Amendment to Property Maintenance Ordinance:**

Attorney Means explained the proposed amendment to the Ordinance (as advertised) pertaining to the mowing requirements of high grass and weeds on vacant lots.

Mr. Stanley Malak suggested that the ordinance require more than 10’ be mowed around the perimeters of vacant lots.

Mr. Paul Messich suggested that the Codes Officer should be looking at issues that are already in violation and that two days per week is not enough time on the job.

Ms. Linda Slomer asked if vacant wooded lots apply and if the ordinance would require vacant lots to be cleared. Attorney Means stated that the amendment applies only to grass and weeds and that only 10’ around the perimeter is required to be maintained.

Mr. David Buchman asked the Solicitor to read aloud, the proposed amendment.

Mr. John Colpo asked if the amendment applies to forests.

Mr. Exler made a motion to amend the property maintenance ordinance as advertised. Mr. Cresta provided the second. A roll call voted was requested. Mr. Seibert, No. Mr. Cresta, Yes., Mr. Exler, Yes. Ms. Janoski, No., Mr. Biermeyer, Yes. The motion was carried.

**Harmar Township Homestead Property Tax Relief Program:**

Attorney Means presented the Homestead Relief Program.

Mr. Paul Messich asked if the program requires the home owner to own the home for a period of 10 years prior to being eligible for the program. Mr. Seibert answered, there is no time period requirement for eligibility. The only requirements are that the home must be your primary residence and you must be a participant in the Allegheny County Homestead Property Tax Relief Program.

Ms. Margaret Cook reinforced that there is no time period requirement but the home must be your primary residence.

Someone asked the next consecutive ordinance number. Mr. Seibert answered, Ordinance 417.

Ms. Lisa Midla asked what tax year the program would begin in. Ms. Thelma Jewart asked if the ordinance would apply to township and school taxes. Attorney Means answered 2017 but applies only to the Township real estate tax bills. Mr. Janoski added that the school district already has a Homestead Tax Relief Program in place.

Ms. Linda Slomer asked why, when Mr. Jerry Chalmers suggested that the Township implement a Homestead Program, he was told by Mr. DiPalma that the Township already has one. Dr. Piper explained that Mr. DiPalma was probably referring to the Senior Citizen Tax Relief Program.

Mr. Exler made a motion to adopt the Homestead Property Tax Relief Program as advertised. Mr. Biermeyer provided the second and the motion was carried unanimously.

**PRESENTATIONS**

None.

**PUBLIC COMMENTS**

Ms. Lisa Midla asked who is responsible for updating the Township’s website. Mr. Janoski replied, the Secretary/Treasurer.

Mr. Bruno Moretti announced that the Emergency Management Center will hold a Senior Preparedness Expo on August 10<sup>th</sup> at 1:00.

Ms. Linda Slomer asked where the Harmar Township sign at the Hulton Bridge went. Mr. Exler explained that the sign was removed so that PADOT could finish up on some of the work at the bridge site.

Mr. Paul Messich stated that he is hearing good things about the new playground equipment in Acme Park. Mr. Messich also complimented the police on their response time in reference to an incident with his bicycle. Mr. Seibert made commendation to the Township’s Police and Road Departments in response to public safety.

Ms. Mae Brown asked why the Township does not offer Verizon Fios services. Dr. Piper explained that she had recently been in contact with a Verizon representative and it was discovered that Verizon does not currently service a majority of the Township.

Ms. Mae Brown also commented on a car parked at the lower portion of Guys Run Road and asked if the police could look into why it is parked there with a 4’x8’ sheet of paneling under the hood.

Mr. Stanley Malak made mention that Gulf Lab Road is falling away to the hillside. Mr. Exler stated that Gulf Lab Road is a state road. The Board directed Dr. Piper to submit a complaint to Representative Demody’s office. Discussions ensued about other areas in the Township wherein state routes are under construction and no progress is being made.

Ms. Jewart asked why the Comprehensive Plan is on the agenda for tonight’s meeting. Mr. Seibert stated that he and Dr. Piper met with Kay Peirce of Allegheny County Planning in search of a solution to adopt the recently presented Plan along with the document prepared by Malcolm Strachan in an effort to develop an implementable action plan for the Township.

Ms. Jewart asked about the Landlord Tenant Ordinance as indicated on the agenda. Attorney Means explained that the ordinance is on the agenda for discussion by the Board.

Ms. Jewart asked about the Implementable Comprehensive Plan. Mr. Seibert stated it will be discussed in greater detail but it is a planning document to be prepared by Dr. Piper who is recognized by County Planning as qualified to prepare this type of document.

Ms. Jewart asked when the Board will have a sign reinstalled in front of the Municipal Building. Mr. Seibert stated, in his opinion, the Township should next concentrate on “Welcome to Harmar” signage.

Ms. Jewart drew attention to Mr. Malak’s comment in regard to Gulf Lab Road and is fearful to drive on that section of the roadway.

Ms. Margaret Cook mentioned there are sections of Guys Run Road where the guard rails are falling over the embankment and there are deep dips in the roadway.

Mr. Seibert made a motion to have Dr. Piper contact PADOT about the maintenance of Gulf Lab Road. Ms. Exler provided the second and the motion was carried unanimously.

Ms. Linda Slomer asked why there is no public comment at the end of the meeting, the Township had been providing a public comment opportunity at the end of a meeting for years.

Ms. Linda Slomer asked that someone explain the County Conservation District’s memorandum of understanding.

Mr. DiPalma thanked the Board for the new carpeting in the tax office.

### **CORRESPONDENCE**

Letter of Request for Stop Sign at Butternut and Sweet Gum: The Board discussed the legal requirements for placing a stop. It was suggested that a traffic and engineering study be completed and the Sign be placed by Resolution of the Board. It was also suggested that the Police Chief make report of accidents and citations issued at the intersection. The Chair read aloud, the letter from Fritz Keck, neighborhood representative in request of the stop sign.

Letter of Request for a Handicapped Parking Sign at 207 Orchard Avenue (Resolution 22-2016): Ms. Janoski made a motion to approve a sign at the requested location. Mr. Seibert provided the second and the motion was carried unanimously.

Letter of Request for a reduction the the June sewage bill for Daniel Hochbein: Mr. Seibert reported that the Water Authority gave a 50% reduction in Mr. Hochbein’s water bill. Discussion ensued about the water going into the sewage system and was subsequently treated versus situations where the water leakage occurred outside and did not go into the sewage system. Mr. Exler stated that he is in favor of a one-time relief. Attorney Means advised that the Board’s policy to date has to been provide relief wherein the water has not gone into the sewage system. Mr. Seibert does not agree that relief should be granted for this situation. There being no further discussion, the request was not granted due to the lack of a motion.

Letter from Forest Highlands Community Association request the Township take ownership of three (3) roads (Shadow Land and 2 Unnamed Roads: The Municipal Engineer explained that the Forest Highlands community was approved by Harmar Township as a Planned Residential Development (PRD); wherein at the time of approval, the applicant presented the road system as private roads to be maintained by the Home Owner’s Association. Further, the Municipal Engineer explained that roads and presented as private in a PRD are not inspected per the Township’s road standards at the time of construction. Further, the roads as constructed do not qualify for liquid fuels due to cartway widths, right-of-way widths, and turn-around/cul-de-sac design. The Municipal Engineer recommended that the referenced roads remain private roads.

### **APPROVAL OF MINUTES**

Mr. Seibert made a motion to approve the minutes of the Regular Meeting on May 19, 2016, the Regular Meeting on June 16, 2016, and the Special Meeting on July 12, 2016. Mr. Exler provided the second. Mr. Seibert requested a roll call vote: Mr. Seibert, yes. Mr. Cresta, yes. Mr. Exler, yes. Ms. Janoski, yes. Mr. Biermeyer, abstain and gave reason – was not a member of the Board of Supervisors.

### **TREASURER’S REPORT**

Mr. Cresta suggested that all Treasurer’s Reports for the month of June be tabled until the reports can be reviewed more closely.

Mr. Biermeyer asked about the Mineral Tech Bond fund. Mr. Seiler explained that it is a very old development project associated to the mine property on Guys Run Road. The money in the account does not belong to the Township but is held in escrow for necessary repairs.

### **SOLICITOR’S REPORT**

Attorney Means reported that the Township has not been able to locate the owner or heirs of 241 Acme Avenue. After August 1<sup>st</sup>, the next step in the process is to pay just compensation to the Court and then the Township can take ownership of the property.

### **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 at the Allegheny Valley North COG Office.

**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.

**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 was held and A. Folino was the lowest bid in the amount of \$118,455.

**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.

### **OLD BUSINESS**

**Landlord Tenant License Ordinance:** Attorney Means explained that under the proposed ordinance, a landlord would be required to obtain a license to be able to rent a property. Further, there are extensive administrative functions in obtaining and inspecting lease agreements and inspections. Attorney Means stated that many municipalities in the Valley have passed like ordinances.

Mr. Cresta asked if a single license would apply to all rentals under one ownership. Attorney Means stated that every rental would be required to have a single license.

Mr. Cresta asked about the fees involved. Attorney Means stated that the initial license fee would be higher than a renewal fee.

Mr. Biermeyer asked if revocation of a license would mean that a tenant would have to move. Attorney Means stated that the Township would have to follow a due process procedure.

Mr. Seibert asked if such an ordinance is necessary. Attorney Means reported that compliance with this type of ordinance is less than 50 percent. Mr. Seibert then asked if the Township is really in need of such an ordinance. Mr. Seibert believes that the Township has ordinances enough but need to be enforced.

Mr. Exler stated his concern about issues the Township is having with tenants in rental units.

Mr. Seibert stated that the Township has over 400 ordinances and additional ordinances add to bureaucracy and that the Township needs to focus on enforcement of current ordinances.

**Closure of Developer Escrow Accounts: TABLED**

**Resolution #23-2016 to Adopt the Allegheny Valley Communities Multi-Municipal Comprehensive Plan:** Mr. Seibert made a motion to adopt the AV Communities Multi-Municipal Comprehensive Plan. Mr. Exler provided the second and the motion was carried unanimously.

**Resolution #24-2016 to Recognize the 2000 Assessment of Existing Conditions and Forecast of Future Growth and Change as Prepared by Malcolm Strachan:** Mr. Seibert made the motion and Mr. Exler provided the second. The motion was carried unanimously.

**Police Department Policies and Procedures Manual Update to Include In-car Cameras:** TABLED

**NEW BUSINESS**

**Resolution #25-2016 to Develop an Implementable Comprehensive Plan:** Mr. Seibert made the motion and Mr. Exler provided the second. The motion was carried unanimously.

**Motion to Award the 2016 Paving Project Bid:** Mr. Seibert made a motion to award the 2016 Paving Project Bid to A. Folino in the amount of \$118,455.50. Mr. Exler provided the second and the motion was carried unanimously.

**Resolution #26-2016 to Enter into Right-of-Way License Agreement with the Port Authority for a Sidewalk Over the Township's Sanitary Sewer Right-of-Way Along Alpha Drive:** Mr. Seibert made a motion to approve the Agreement as reviewed by Attorney Means. Mr. Biermeyer provided the second and the motion was carried unanimously.

**Resolution #27-2016 to Satisfy EMC Insurance Requirement of Statement of Faithful Performance:** Mr. Seibert made a motion to adopt statement of faithful performance for insurance purposes. Mr. Cresta provided the second and the motion was carried unanimously.

**Regional Asset District Allocation:** Mr. Seibert made a motion to grant the Regional Asset District Allocation excess in the amount of \$708.93 to the Allegheny Valley Regional Emergency Management Center. Mr. Exler provided the second and the motion was carried unanimously.

**Council of Governments Representative:** Mr. Seibert made a motion to appoint Bob Exler as the Township’s Council of Governments representative. Mr. Exler provided the second and the motion was carried unanimously.

**Pension Board of Trustees Member:** Mr. Seibert made a motion to appoint Lee Biermeyer to the Harmar Township Pension Board of Trustees. Mr. Exler provided the second and the motion was carried unanimously.

**Pension Board of Trustees Chair:** TABLED

Mr. Exler presented the archival paper print “*Undercutting*” by Fritz Keck and donated by Earl and Susan Glotfelty of Harmar Township; and is the first artwork to be donated to the Township toward the Municipal Building’s historical beautification project.

There being no further business before the Board, Mr. Seibert made a motion to adjourn at 9:15. Mr. Exler provided the second and the motion was carried unanimously.

Respectfully submitted,

Dr. Donna J. Piper  
Secretary/Treasurer