

**Harmar Township Municipal Building  
Township Board of Supervisors  
REGULAR BUSINESS MEETING  
Thursday, August 18, 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 August 18, 2016 to order at 7:03 pm. The Pledge of Allegiance was recited.

**PUBLIC HEARING**

**Request to Amend Official Zoning Map/Rezone 5 Parcels from R-2 to I-1:**

Attorney Means explained the proposed amendment to the Ordinance (as advertised) pertaining to amending five parcels owned by Watson Standard along Low Grade Road from R-2 to I-1; and further stated the Planning Commission reviewed the request on August 10, 2016, and recommended approval.

Those present who intended to provide testimony were sworn-in. Mr. Knox Watson III, Chairman of Watson Standard and Mr. Henry Watson, President of Watson Standard were present.

Mr. Knox Watson presented the intentions of Watson Standard for the construction of a research laboratory on the five parcels as an extension to their existing campus. Mr. Watson explained that all ingress/egress will be from the existing entrance on Hite Road with emergency access on Low Grade Road.

Mr. John Colpo of Harmar Drive asked how far the company owns to the west toward the Syria Mosque. Mr. Watson replied, approximately 2400 feet along the railroad but not as far as the railroad bridge.

Mr. Tim Duffy of Low Grade Road is in favor of the rezoning but was mainly interested to know if Watson Standard had intentions of purchasing the vacant lot next to the parcel they already own. Mr. Watson stated they have no interest in the vacant lot.

Mr. Exler made a motion to amend the official zoning map by rezoning the five parcels owned by Watson Standard to I-1. Mr. Biermeyer provided the second and the motion was carried unanimously.

### **PUBLIC COMMENTS**

Ms. Linda Slomer requested that the minutes be updated on the website.

Ms. Alice Krusak asked that the Board do something about her neighbor's dog and the gutter on the neighbor's house. Ms. Janoski stated that the Chief would come to see her to talk to her about matters with the dog and the Codes Officer would call on her in regard to maintenance matters.

### **BOARD COMMENTS**

Mr. Exler made a motion to have teleconference meeting attendance reinstated. Mr. Seibert suggested that teleconferencing only be used in situations of necessity. Discussed ensued about limitations of use. Mr. Means recommended that the Board keep it simple. Mr. Seibert provided a second on the motion and the motion was carried unanimously.

Mr. Exler made a motion to have Senate Engineering look into the construction of a four bay pole building, garage addition to the current municipal garage. Mr. Seiler said Senate could provide preliminary cost estimates for the Board's review. Ms. Janoski asked about centralizing the operations to the current location of the municipal building. Mr. Seibert stated that the municipal building complex is not large enough. Mr. Seibert provided a second on the motion and the motion was carried unanimously.

Mr. Seibert asked that Dr. Piper provide the Board with draft policies for use of Parks and the Municipal Building to include suggested fees and security deposits. Solicitor Means offered to provide sample policies from other municipalities. Mr. Cresta asked if the policies will formalize the process for use of the parks and the municipal building. Mr. Seibert answered yes.

Mr. Seibert asked Solicitor Means to draft a resolution to increase the Tax Collector's salary. Solicitor Means stated that the deadline for approving an increase is February 15, 2017. Mr. Seibert made a motion to authorize the Solicitor to draft an ordinance or resolution to increase the Tax Collector's salary in an amount equal to the last increase. Mr. Exler provided the second and the motion was carried unanimously.

### **PRESENTATION**

Tetra Tech on behalf of DFGT Properties along Route 910 presented the land development plan for a 10,000 sq. ft. warehouse building. The building is proposed as a prefab steel structure. The stormwater management plan was submitted to the Township and reviewed by Senate Engineering. The Erosion and Sedimentation Control Plan was submitted and reviewed by the Allegheny County

Conservation District. The Developer's Agent is currently working on sewage planning with the Deer Creek Valley Municipal Authority. Mr. Seiler stated that the Site Development Plan was reviewed by the Planning Commission on August 10, 2016. The Planning Commission recommended plan approval.

Mr. Seibert made a motion to approve the DFGT Properties land development plan for a 10,000 sq. ft. building. Mr. Biermeyer provided the second and the motion was carried unanimously.

### **APPROVAL OF MINUTES**

Mr. Seibert made a motion to approve the minutes of the Regular Meeting on July 21, 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 June 1 – June 30 and July 1 – July 31. Mr. Seibert stated that he reviewed the reports and met with Dr. Piper and the Bookkeeper and was satisfied with answers to his questions. Mr. Biermeyer provided a second and the motion was carried unanimously.

### **SOLICITOR'S REPORT**

Attorney Means reported that the Township has not been able to locate the owner or heirs of 241 Acme Avenue. The property was posted and advertised. Mr. Means will present a petition to the Court on September 9<sup>th</sup>. The Township will pay appraised value for the parcel.

### **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. Project bids were opened. Senate Engineering recommends the low bid be awarded to Pampena in the amount of \$49,775.

**Guys Run Road Bridge:** The bridge on Guys Run Road closest to Campbell's Run Road will be closed during reconstruction of the bridge.

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

**2016 Paving Program:** The 2016 Paving Program will entail the 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. Senate has reviewed the bid submission and is waiting for additional paperwork from Folino. Work at the soccer field will begin November 1, 2016.

**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. Seiler and Dr. Piper met with the Soccer Association representatives on August 17<sup>th</sup>.

**CDBG-43:** Senate Engineering recommends that the Township submit an application for project funding.

**Pitt Ohio Subdivision Plan:** Mr. Seiler reported that the approved Plan was never recorded at the County. Mr. Seiler has been in touch with Pitt Ohio's engineer to discuss issues as addressed by the County. The Plan was revised per the County's informational requirements. Mr. Seiler asked that the Board reapprove the Plan – with no changes to site development. Mr. Seibert made a motion per the Engineer's recommendation. Mr. Biermeyer provided the second and the motion was carried unanimously.

## **OLD BUSINESS**

**Closure of Developer's Escrow Account(s):** Mr. Seiler reported that Senate has been working on closing some of the Developer's Escrow Account for which the Township is holding funds. Mr. Seiler has completed inspection of the Syria Mosque Stormwater improvements and the Curtiss Wright Stormwater improvements and recommends that the two accounts be closed. Mr. Exler made a motion to close the two accounts per the recommendation of the Engineer. Mr. Seibert provided the second and the motion was carried unanimously.

**CDBG – 42 (Terrace Drive Retaining Wall Phase III):** Mr. Seibert made a motion to award the bid for the Terrace Drive Retaining Wall Phase III to Pampena in the amount of \$49,775 per the Engineer's recommendation. Mr. Cresta provided the second and the motion was carried unanimously.

**CDBG-42 (Terrace drive Retaining Wall Phase III):** Mr. Seibert made a motion to commit \$29,775 in local share to the project. Mr. Cresta provided the second and the motion was carried unanimously.

## **NEW BUSINESS**

**CDBG-43:** Discussion ensued with regard to the submission of applications. Mr. Seibert suggested that the Township prioritize projects and submit only one application. Mr. Seiler suggested that the Township concentrate on sanitary sewer upgrades. Mr. Seibert made a motion to submit an application for improvements to the Campbells Run Sanitary Sewer. Mr. Exler provided the second and the motion was carried unanimously.

**Tax Collector to Attend State Convention:** Mr. Seibert made a motion to approve one half of expenses (shared with the School District) for the Tax Collector’s attendance at the State Convention in York, PA. Mr. Biermeyer provided the second and the motion was carried unanimously.

**Development of a Portfolio of Investments at PLGIT:** Mr. Biermeyer presented information obtained from a meeting with PLGIT with regard to investment monies in the Sewer Revenue Money Market and Capital Improvements Money Market. Mr. Seibert made a motion to authorize to open accounts with PLGIT and to development a portfolio of investments. Mr. Exler provided the second and the motion was carried unanimously.

**Resignation of Richard Hazlett, Jr. from Harmar Municipal Authority Board:** Mr. Seibert made a motion to accept the resignation of Richard Hazlett, Jr. Mr. Exler provided the second and the motion was carried unanimously.

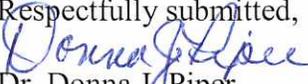
**Appointment to the Harmar Municipal Authority Board:** Dr. Piper reported that two letters of application and interest were received for the Authority vacancy – that of Ms. Anna Farley and that of Mr. Robert Seibert, Jr. Mr. Cresta asked Ms. Farley, present in the audience, if she has any prior experience in this capacity. Mr. Cresta then made a motion to appoint Mr. Seibert to the Authority Board based upon prior experience. Mr. Exler provided the second. A roll call vote was called: Mr. Seibert – abstain, Mr. Cresta – yes, Mr. Exler – yes, Ms. Janoski – abstain, Mr. Biermeyer – yes. The motion was carried.

**EMC Insurance for Commercial Liability Coverage from 8/1/2016-7/31/2016:** Mr. Seibert made a motion to ratify the contract with EMC Insurance for Commercial Liability Coverage in the amount of \$38,937 annually. Mr. Cresta provided the second and the motion was carried unanimously.

**Updating of the Official Township Road Study:** Dr. Piper reported that the Township’s Road Study is 30 years old and is in need of updating. Mr. Seiler reported that there would not be many changes but the study would be reviewed and updated as needed. Mr. Seibert asked that Senate Engineering provide an estimate of cost to update the Study.

**Public Officials Insurance Policy Renewal:** Attorney Means explained that a public official’s policy would cover governmental actions and civil rights claims. Mr. Seibert made a motion to contract with Western World for Public Officials Insurance. Mr. Cresta provided the second and the motion was carried unanimously.

There being no further business before the Board, Mr. Seibert made a motion to adjourn. Mr. Cresta provided the second and the motion was carried unanimously.

Respectfully submitted,  
  
Dr. Donna J. Piper  
Secretary/Treasurer