

Connoquenessing Township's Supervisors Meeting was called to order by Chairman, Scott Longdon at 7:00 p.m. on November 4, 2015 at the Connoquenessing Township Municipal Building. Present were Supervisors Scott Longdon, Terry Steinheiser and Ray Kroll. Also attending was Solicitor Andrew Menchyk, Jr., Engineer Bill Braun, Treasurer Lee Kradel and Secretary Brenda Davis was present to take the minutes. Fifteen signed in on the public sign in record on file. The meeting opened with the Pledge of Allegiance and Prayer.

REVIEW MINUTES

Longdon motioned to accept the October 7, 2015 minutes. Steinheiser, seconded. Roll call, yes.

FINANCIAL REPORT

Lee Kradel reported the beginning balance in the General Fund is \$363,646.53 but after total deposits of \$30,100.18 and checks in the amount of \$128,077.65 are approved tonight the ending balance will be \$265,669.06. The Escrow account beginning balance was \$23,785.75 but after a deposit in the amount of \$1,440.00 and checks in the amount of \$1,650.00, the ending balance is \$23,575.75. Lee Kradel said the Highway Aide beginning balance was \$72,162.40 but with interest of \$3.00, the ending balance is \$72,165.40. Lee Kradel stated the Act 13 Impact Fee fund beginning balance is \$590,528.64 but with interest of \$47.14 and checks in the amount of \$109,705.51, the ending balance is \$480,870.27. Longdon motioned to accept the financial report and pay the bills. Steinheiser, seconded. Roll call, yes.

COMMENT PERIOD

Christine Klink asked if a Public Meeting has been set yet for the Act 537 plan? Longdon stated, "no" but said it would be advertised. Secondly, Mrs. Klink asked what happened with Honda North putting in a turning lane on Kriess Rd. and helping to pay for it? Longdon stated a traffic study was done and a turning lane was not warranted on Kriess Road, only Rt. 68. Steinheiser stated Honda North has paid the Township \$87,000 towards the Rt. 68 turning lane project. Lastly, Mrs. Klink questioned if the violation letter had been sent to Bryan Hartmann in reference to his ducks and geese on school property? Longdon stated the letter was sent and currently hasn't heard any further problems. Mrs. Klink thanked the board for their time.

OLD BUSINESS

NONE

NEW BUSINESS

London stated an invoice for joining the Butler County COG was received in the amount of \$834.00. After board discussed, they don't feel the benefit of the service is worth the cost.

REQUEST TO BE HEARD - 3 minute limit

Reed Soergel, a farmer who lives on Rt. 528 stated he was here to introduce himself to the board and said he has started a wedding venue in his barn where he holds receptions and also has a chapel in the woods that can be used for the ceremony. He stated there may be some noise complaints and wanted to let the board know and stated the board was welcome to come look at the venue and any suggestions they had to limit the noise would be appreciated. Mr. Soergel stated he has taken steps by facing the speakers in a different direction and has the music turned off at 10:00 p.m. Fridays and Saturdays and 9:30 p.m. on Sundays. He also stated they only do two weekend nights per week. Mr. Soergel stated the business is running under the PA Dept. of Agriculture as an "agricultural value added product". Mr. Soergel said he wants to work with the community. Steinheiser questioned whether a buffer should be discussed for the noise? Mr. Menchyk, Jr. stated there is no complaint before the board to act on at this time, therefore there is nothing to discuss. Mr. Longdon asked how many events were there this year? Mr. Soergel said "7". Steinheiser asked if any complaints this year? Mr. Soergel said, "no" and stated he is being proactive by letting the board know about his added business and wants to work with the community. The board thanked Mr. Soergel.

Jim Love from 206 Reiber Rd. had a complaint that his neighbor at 204 Reiber Rd. has graded his property and removed all the trees which diverts his water run off to Mr. Love's driveway causing 5 inches of ice at the end. Mr. Love stated last winter he slid right onto Reiber Road from his driveway which is a safety issue. Longdon asked if Mr. Love has spoken to his neighbor about this issue? Mr. Love said he has but the neighbor says it's not his problem. Mr. Braun stated if less than an acre of ground has been re-graded, the Township or the conservation district does not get involved. Mr. Menchyk, Jr. asked Mr. Love if he has contacted an attorney for a private legal action? Mr. Love said, "no" he was waiting on seeing what the Township would do. After further discussion, Longdon told Mr. Love this is a private issue and agrees with Mr. Menchyk, Jr. to contact legal counsel.

PLANS

Dave Lucci representing America First Enterprises was present requesting preliminary and final approval for their land development plan. Mr. Lucci had a presentation showing the self-storage units they are planning on Rt. 68 on land just west of the Township building. Mr. Lucci stated since the disturbance is less than an acre, an E & S plan has been completed but not required to be reviewed by the County Conservation District. He said the storage units will all be fenced in. Mr. Lucci stated they met with our Planning Commission twice and were recommended for approval and also addressed two letters from Senate Engineering which left 4 contingencies that still need to be met. Mr. Braun stated the Planning Commission's one concern was whether the south abutting property was residential which Mr. Lucci feels it is far away but agreed to buffer that area. Mr. Braun stated they also questioned the Storm Water Pond which will be based on the infiltration results that have not been complete. Kroll thought the plan should have been more complete before bringing in front of the board to be approved with all these contingencies. After more discussion, Kroll motioned to approve as preliminary contingent on 1. the infiltration results must be submitted for review, 2. The Stormwater Management Operations and Maintenance Agreement must be executed

and 3. Improvement bond in the amount of \$191,937.35 must be in place. Longdon, seconded. Roll call, Longdon, yes. Kroll, yes. Steinheiser, abstained.

Ron Olson representing Palmiero Realty (Honda North) was present requesting preliminary and final approval of a lot line revision. Mr. Olson said Honda North has purchased property from their neighbor Gary Stirling and combining this new property with Honda North. Mr. Olson said Honda North presently doesn't have future plans for the additional property but when or if they do, they will submit a separate land development plan for the board's approval. Mr. Olson showed the plan to the board and explained the modification requests. Kroll commented on whether the Township, by approving this plan, could get in trouble for creating a non-conforming lot even though the parties agree to this. Mr. Menchyk, Jr. stated not to worry about it until the future, if the situation even arises. Longdon motioned to approve the Palmiero Realty lot line revision as preliminary and final including approving these 3 modifications: 1. Motion to approve a modification to the plan line types per Chapter 22 Part 8.602.E., 2. Motion to approve odd shaped lot due to existing abutting lot lines, 3. Motion to approve waiver of Articles V & VI of chapter 245 because this plan is less than 3 lots. Steinheiser, seconded. Roll call, yes.

Cheryl Hughes representing Don Brenckle was present to request preliminary and final approval of a subdivision plan. Ms. Hughes stated Don Brenckle owns 67.9 acres along Camp Fatima Rd. and wants to cut the property into 3 lots, 12.48, 20.87 and 33.74, respectively. Ms. Hughes stated our Planning Commission recommended approval and the letter from Butler County Planning was received with no comments. Ms. Hughes did state the plan would need approval contingent on the Sewage Planning Module being approved by the DEP. Longdon questioned the new lots possibly needing to be addressed as Wild Life Lane instead of Camp Fatima Rd. do to the access and 911 requirements. Ms. Hughes said this would have to be discussed with Mr. Brenckle. Mr. Menchyk, Jr. did not feel this needed to be addressed at this point, not part of the plan. Longdon motioned to approve the Don Brenckle subdivision plan to include a modification be granted for providing contours on the above referenced plan, since the plan is a minor subdivision (Articles V & VI) and contingent on the Sewage Planning Module being approved by DEP. Kroll, seconded. Roll call, yes.

ENGINEER REPORT

Bill Braun stated the Act 537 plan has hit another snag. Mr. Braun stated DCNR said there is a new "potentially" endangered plant that requires a botanical survey be done. Mr. Braun stated he has received one bid which consists of two tasks that are required for the study. He said task one costs \$15,100 and task two costs \$4,230. Longdon asked Mr. Braun if this needs done before moving any further with the Act 537 plan? Mr. Braun said, "yes". Mr. Braun requested a motion to give him authority to request bids and go with the lowest bid instead of waiting until next meeting for approval. Longdon motioned to give Senate Engineering the authority to obtain bids and proceed with the lowest bidder of two bids for a botanical survey of the Little Connoquenessing Creek watershed as required for our Act 537 plan. Steinheiser, seconded. Roll call, yes. Christine Klink asked why we are spending all this money before the sewage is even approved and the public hasn't got to comment? Longdon stated this needs done before the DEP will even look at to approve the Act 537 plan. Steinheiser said these requirements have to be done first.

Mr. Braun stated Trans Associates received further comments from PennDot on the ARLE grant and has submitted the revisions to them last week. Mr. Braun said we should hear back in a few weeks and then move forward with advertising.

Bill Braun stated the HOP application permit for the Rt. 68 turning lanes was submitted to PennDot last Friday. After approval is received (approximately 3-4 weeks), Mr. Braun said the next step will be to talk to property owners in reference to obtaining easements.

Mr. Braun stated a PennDot TIS Scoping Meeting will be held on November 16, 2015 at 9:00 a.m at the PennDot Engineering office in Indiana, PA. This meeting is to discuss a TIS (Traffic Impact Study) being done on Rt. 68 for a proposed new car dealership. He said the dealership is requesting 2 driveway accesses and 2 buildings to accommodate one dealership now and one in the future. Bill Braun asked if one or all of the board could attend or if they wanted him to attend on the Township's Behalf? The board agreed they all wanted Bill Braun to attend but stated the developer should pay Bill Braun's fee and said if they are available, they will attend.

Mr. Braun mentioned he met with Patrick Boylan because he had requested his bond be released. Mr. Braun stated only minor ornamental trees had been planted and discussed other items Mr. Boylan still needed done. Steinheiser motioned to reduce Boylan Funeral Home's bond by \$7,480.00 for a new amount of \$26,950.00. Longdon, seconded. Roll call, yes.

SOLICITOR REPORT

Longdon motioned to adopt resolution #5-15 for the purchase of the 2016 GMC 1-ton chassis cab. Kroll, seconded. Roll call, yes.

Steinheiser motioned to ratify Lee Kradel authority to sign paperwork for purchase of John Deere mower approved to purchase at the August 5, 2015 supervisors meeting. Kroll, seconded. Roll call, yes.

Mr. Menchyk, Jr. mentioned receiving a letter from Kylie Ohringer who is General Counsel for Stonehenge Appalachia, LLC requesting "Temporary Closure of Welsh Road". After board discussion, the board denied this request. Mr. Menchyk, Jr. stated he will contact Mr. Ohringer with the board's decision.

Mr. Menchyk, Jr. stated a Mobile Home Park is not paying their fee for an occupancy permit. Mr. Menchyk, Jr. asked if it was Golden L? Brenda Davis said, "yes". Mr. Menchyk, Jr. said he would send them a letter.

CODE ENFORCEMENT REPORT

NONE

ROAD MASTERS REPORT

Kroll stated the Township received the John Deere mower. Kroll also wants to advertise to sell 3 hoppers, the Ford Pickup and the Ford mower and feels a minimal bid of \$7,000 should be on the mower. Kroll motioned to advertise the 3 hoppers, Ford Pickup and Ford mower. Steinheiser, seconded. Roll call, yes.

BUILDING PERMIT REPORT

Longdon stated there were six building permits applied for this month. They were:

82-15 - Mark & Danielle Hoffer - 346 Fassinger Rd. - house - 10/12/15
 83-15 - Patrick Boylan - 856 Evans City Rd. - banquet facility - 10-14-15
 84-15 - Kimberly Huffman - 119 Panther Rd. - mobile home - 10-23-15
 85-15 - Randy Scott - 150 Moose Rd. - garage - 10/25/15
 86-15 - David Dietrich - 131 Wildlife Ln - garage - 10/28/15
 87-15 - Joseph Scherer - 231 Woodlands Rd - 10/30/15

TAX COLLECTOR REPORT

NONE

SEO REPORT

NONE

EMERGENCY MANAGEMENT COORDINATOR REPORT

Mr. Longdon announced that he will be stepping down from the Emergency Management Coordinator position at the end of year which puts the Township in the position to find a replacement. Mr. Longdon suggests the Township contacting other municipalities for their assistance. Mr. Longdon stated this is a mandatory position the Township needs in order to receive funds from PEMA or FEMA. Mr. Longdon stated the applicant will need required certifications and attend meetings.

MOTIONS & GENERAL INFORMATION

Longdon motioned to approve changing computer security from Norton to Webroot per recommendation of Mobile Tech Computers at same cost. Steinheiser, seconded. Roll call, yes.

Longdon motioned to pay PSAB's yearly dues of \$225.00 to continue Webpage service. He stated this is the association for Boroughs but the association for Townships (PSATS) did not offer this at the time of setup. Kroll, seconded. Roll call, yes.

Longdon motioned to advertise for appointed positions in 2016. Kroll, seconded. Roll call, yes.

Longdon motioned to advertise to appoint a certified public accountant to audit Township financial records for 2015. Steinheiser, seconded. Roll call, yes.

Longdon motioned to advertise proposed 2016 budget. Steinheiser, seconded. Roll call, yes.

Longdon motioned to advertise end of year meeting which will be set at a later date. Steinheiser, seconded. Roll call, yes.

Longdon motioned to advertise organizational meeting which will be held January 4, 2016 at 6:30 p.m. Kroll, seconded. Roll call, yes.

Longdon motioned to advertise first supervisors meeting in January will be January 4, 2016 at 7:00 p.m. Steinheiser, seconded. Roll call, yes.

Longdon motioned to advertise elected auditors meeting which will be January 5, 2016 at 10:00 a.m. Kroll, seconded. Roll call, yes.

Longdon said the below, which was on the agenda, is for information:

Received thank you note from Meals on Wheels for our \$1,200.00 donation.

Received letter dated October 9, 2015 from Civil & Environmental Consultants (CEC) to inform that PennEnergy Resources is applying for coverage for a Permit to Drill and Operate an Unconventional Well from the PA DEP for wells 1H, 2H, 3H and 4H on a proposed well pad that is to be located off of Zehner School Road in Jackson Township. Information is on file at Township office.

MOTION TO ADJOURN

Longdon motioned to adjourn to an executive session to discuss legal issues pertaining to Bryan Hartmann. Kroll, seconded. Roll call, yes.