

Connoquenessing Township's Supervisors Meeting was called to order by Chairman Terry Steinheiser at 7:00 p.m. on July 5, 2017 at the Connoquenessing Township Municipal Building. Present were Supervisors Terry Steinheiser, Ed Rupert and Ray Kroll. Also attending were Solicitor Andrew Menchyk, Jr., Engineer Bill Braun, Treasurer/Asst. Secretary Lee Kradel and Secretary/Asst. Treasurer Brenda Davis was present to take the minutes. The meeting opened with the Pledge of Allegiance and Prayer. Fourteen people signed in on the public sign in record on file.

REVIEW MINUTES

Reviewed minutes of June 7, 2017. Rupert motioned to accept the minutes of June 7, 2017. Kroll seconded. Roll call, yes.

ANNOUNCEMENT - EXECUTIVE SESSION

Steinheiser informed the public that there was an executive session after last month's meeting where they discussed personnel issues and then a second executive session was held before tonight's meeting to discuss personnel, litigation and real estate issues.

FINANCIAL REPORT

Lee Kradel reported the beginning balance in the General Fund is \$448,505.57 but after deposits of \$55,645.15 and checks in the amount of \$54,672.73 are approved tonight the ending balance will be \$449,477.99. Lee Kradel stated the Escrow account beginning balance is \$54,148.58 but after deposits of \$5,875.00 and checks in the amount of \$340.50 are approved tonight, the ending balance is \$59,683.08. Lee Kradel said the Highway Aide beginning balance was \$462,789.57 but with interest of \$19.02, the ending balance is \$462,808.59. Lee Kradel stated the Act 13 Impact Fee fund beginning balance is \$539,991.11 but with interest of \$44.38 and our annual allocation in the amount of \$155,276.80, the ending balance is \$695,312.29. Steinheiser motioned to approve the financial report and pay the bills. Kroll seconded. Roll call, yes.

Rupert motioned Resolution #3-17 for budget amendment to 2017 budget to recognize \$155,276.80 Act 13 fees. Kroll seconded. Roll call, yes.

COMMENT PERIOD - Three minute limit pertaining to agenda

NONE

REQUEST TO BE HEARD - three minute limit

David & Linda Carr were on the agenda but did not attend.

Mr. Roy Gilliland asked what has been done with his apron he asked to be checked at last month's meeting. Mr. Gilliland stated he was to be contacted to meet there but that did not take place. Steinheiser apologized to Mr. Gilliland stating one of our road crew, Charlie Yenick had been injured so the road crew is short handed. Mr. Gilliland stated he placed two bales of hay in front of the rip rap to stop the water and if it wasn't for a big oak tree that splits the water two different ways, it would be worse. Kroll stated the road crew will be down to clean the apron and is planning to put in a filter sack. Mr. Gilliland still asked Kroll if they would just correct it the way he asked? Kroll stated he has not had a chance to talk to Bill Braun to see if running an open pipe down over the hill would work. Gilliland said with running the pipe down the hill there would be no washing of the hillside and that is what he is after.

OLD BUSINESS

Kroll motioned to approve Hindman Subdivision plan as final since all contingencies from the March 9, 2017 meeting have been met. Rupert seconded. Roll call, yes.

NEW BUSINESS

Steinheiser stated the Township received the new United Concordia Dental insurance renewal rates for the Union employees which only increased slightly. Rupert motioned to approve the new dental rates for Union employees. Kroll seconded. Roll call, yes.

Steinheiser explained the Township received a letter from Butler Township dated June 29, 2017 requesting the Township to reduce the speed on our portion of Buttercup Road to 25 mph. After discussing that this area is rural, the board feels 25 mph is slow. Rupert suggested Butler Township put up a sign stating "speed limit reduces to

25 mph ahead". Kroll agreed with Rupert and Steinheiser. Steinheiser told Brenda Davis to send a letter to Butler Township with the board's decision.

PLANS

Jonathan Garczewski from Gateway Engineering presented AAAA Mini Storage on behalf of the owner Christine Muzzana who was also in attendance. Mr. Garczewski first discussed how Ms. Muzzana had acquired an adjacent parcel of land near her AAAA Mini Storage and is consolidating the lots. Mr. Garczewski stated he is requesting a modification to the requirements of Section 245-20.C.(2).(c) for a 100' front yard setback. Because the Township is asking for an additional 8-1/2' road frontage, the required 100' front yard set back cannot be met. AAAA Mini Storage is requesting that the 100' front yard setback be measured from the existing 33' right-of-way. Rupert motioned to approve the modification for the building setback to be measured from the current right-of-way rather than the proposed right-of-way line and approved the AAAA Mini Storage consolidation plan for preliminary and final. Steinheiser, seconded. Roll call, yes.

Secondly, Mr. Garczewski presented the AAAA Mini Storage Land Development Plan. Mr. Garczewski said they are requesting a modification to the buffer yard to be 16 ft. from the one side instead of the ordinance requirement of 25 ft. Mr. Garczewski explained that there is currently 38 ft. of buffer but only 16 ft. is on the Muzzana property. Bill Braun said the buffer has been there a long time and he feels it is enough. Rupert made a motion to accept the modification request to allow the buffer yard requirement of 25 ft. be reduced to 16 ft. (which he stated is the current width). Kroll seconded. Roll call, yes. Rupert made a motion to approve the AAAA Mini Storage Land Development Plan for preliminary and final approval contingent on the comments in Bill Braun's June 30, 2017 letter being satisfied. Brenda Davis asked if they should have a Developer's Agreement? Mr. Menchyk, Jr. stated he feels all subdivision/land developments need Developer Agreements. Steinheiser made a second motion to request a Developers Agreement which needs approved by our solicitor and engineer. Rupert seconded. Roll call, yes.

ENGINEER REPORT

Bill Braun stated the Township has received notice of receiving both the Green Light Go Grant and the Arle II Grant but hasn't received the acceptance letter for the Green Light Go Grant yet. Mr. Braun stated he has talked to PennDot District 10 and they suggested possibly starting the process using the Arle II because it is only a \$20,000 match compared to the \$40,000 match on the Green Light Go. Bill Braun stated these grants are only for the signals, not the road widening which will be done by PennDot. The board stated no action needed taken at this time.

Bill Braun stated the only outstanding items holding the release of Sonoma Valley's letter of credit were buffer trees and lights on Brandywine Blvd. Mr. Braun stated he met Brett Schultz for a final inspection and recommends release. Bill Braun stated the bond was for everything that has not been adopted by the Township. Rupert motioned to release final amount of Sonoma Valley's letter of credit in the amount of \$132,038.40 for a revised amount of \$0.00. Kroll seconded. Roll call, yes.

SOLICITOR REPORT

Andrew Menchyk, Jr. discussed the Diana Bennett Sewage Planning Module which previously came before the Planning Commission in November of 2016. At that time the Planning Commission noted two problems that needed addressed. Mr. Menchyk, Jr. stated the first one was that Diana Bennett's easement did not state permitting a public and/or private utility crossing over the easement that will be needed for this Small Flow Treatment Facility and the name of the applicant on the Sewage Planning Module was different than the name of the owner on the deed of the property. Mr. Menchyk, Jr. stated since this never proceeded he has now been contacted by Diana Bennett's attorney who agreed that the easement needs to state that a utility is allowed over the easement and he informed Mr. Menchyk, Jr. he will take litigation action if needed to get this approval and also said he would have the owner's name on the deed changed to agree with the application but in turn requested Mr. Menchyk, Jr. to ask the board to commit to accepting Diana Bennett's SFTF plan if the above conditions are met. Rupert motioned to accept the sewage planning module application on the condition that the utility easement is given for the private sewage line and the name of applicant is same as the owner of property. Rupert also stated this approval of the sewage planning module SFTF is contingent on the DEP's final approval. Kroll seconded. Roll call, yes. Diana Bennett was present and asked if anything was new in relation to the Act 537 Update Plan that would affect connecting to her property? Bill Braun said he had nothing new to report but he is looking into different options. Ms. Bennett asked if DEP had given the Township an extension? Bill Braun said he had not yet received a response from his request letter.

Mr. Menchyk, Jr. discussed what the Cochran R.E. Land Development Plan needs to move forward. Mr. Menchyk, Jr. said there are two issues. The first is that their sewage system will be a Zero Discharge SFTF and since our ordinance does not specifically allow this type of system, the Township needs to amend our ordinance to accommodate this type of system. Mr. Menchyk, Jr. stated the amendment will need advertised in the Butler Eagle and then be considered for adoption. Steinheiser motioned to permit Mr. Menchyk, Jr. to prepare and advertise the amendment and then the board can consider the amendment for adoption. Kroll seconded. Roll call, yes. Secondly, Mr. Menchyk, Jr. stated he has reviewed the Developer's Agreement that Cochran supplied and said it all looks good except there was one area they wanted omitted that was about putting up an additional 15% escrow in addition to the 110% bond for improvements. Mr. Menchyk, Jr. stated Bill Braun feels the 110% is sufficient and agrees that this additional 15% can be taken out of the agreement. Rupert motioned to approve the Cochran Developer's Agreement with omitting the additional 15%. Kroll seconded. Roll call, yes.

CODE ENFORCEMENT REPORT

NONE

ROAD MASTERS REPORT

Kroll stated after discussing with Mr. Menchyk, Jr. to accept Weaver Master Builders (Brett Schultz) \$12,342.00 to pay for curb additions to Brandywine Blvd. and release their letter of credit in the amount of \$12,342.00 he decided to let Brett Schultz handle getting the curbs fixed.

Secondly, Kroll motioned to accept the gas companies payments based on Bill Braun's original estimates for the damaged roads and then release their road bonds with Andrew Menchyk, Jr. handling all aspects. Evelyn Hockenberry asked if that is what is holding up the rest of the paving projects? Kroll said, "yes, the township has already done what was bid out". Rupert seconded. Roll call, yes.

Lastly, Kroll motioned to advertise for these roads the gas companies will do and open at the August 2, 2017 meeting. Rupert seconded. Roll call, yes. Roy Gilliland asked, "does that mean these roads may not be done until September or October"? Steinheiser said, "yes, everything has to be done properly".

Bernie Baker asked if the board had any more information on the Belsterling property on Upper Harmony Rd? The board stated Mr. Menchyk, Jr. sent a Cease & Desist letter to him on June 21, 2017. Mr. Menchyk, Jr. stated he has had no response and stated his next step would be to proceed with enforcement action. Mr. Baker stated no activity is currently taking place.

BUILDING PERMIT REPORT

Steinheiser stated there were four permits applied for this month. They were:

- 37-17 - Gene Koebler - Dick Rd. - inground pool - 6-9-17
- 38-17 - Michael Ryan - Boy Scout Rd. - shed - 6-13-17
- 39-17 - Cochran R.E. LP - Evans City Rd. - Subaru dealership - 6/21/17
- 40-17 - Lynn Syrek - Timberlee Dr. - deck/roof - 6/23/17

TAX COLLECTOR REPORT

NONE

SEO REPORT

NONE

EMERGENCY MANAGEMENT COORDINATOR REPORT

NONE

MOTIONS & GENERAL INFORMATION

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

Received letter dated June 22, 2017 from Environmental Solutions & Innovations, Inc. to inform that ETC Northeast Pipeline, LLC is constructing two temporary bridges to facilitate pipeline installation across Connoquenessing Creek. A copy of Chapter 105 General Permit, required by the PA DEP, is at the Township.

MOTION TO ADJOURN

Rupert motioned to adjourn at 7:40 p.m. Kroll seconded. Roll call, yes.