

For Board Approval: July, 24, 2017

Union Township Board of Supervisors
Regular Board Meeting
July 10, 2017

The Board of Supervisors Meeting was called to order by Chairperson Deborah Sargent at 7:00 p.m. The meeting was held at the Union Township Municipal Building, 3904 Finleyville-Elrama Road, Finleyville, PA. The pledge of allegiance was recited.

Board Members in Attendance by roll call were Larry Spahr, Paul Chasko, Heather Daerr and Deborah Sargent. Mr. Charles Trax was absent.

Also in attendance, Mr. Gary Sweat–Solicitor, Judith Taylor–Treasurer, Jamie Harshman – Township Engineer, Jarrod D’Amico – CEO - Zoning

Motion to appoint Judith Taylor to be the Assistant Secretary only for this meeting
Motion by Deborah Sargent, Second by Paul Chasko
Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Stephen Cypher of Cypher and Cypher presented the 2016 audit. He stated the Auditor’s opinion is unmodified. The General Fund balance increased by \$270,578.

Mr. Spahr noted a declining amount of Act 13 impact fees over the last 2-3 years.

Ms. Sargent stated in relation to the Board requests their wants. Board can be more involved and can have an opening and exit interview with the audits.

Ms. Sargent inquired if the Township was over saving in relation to the large unassigned fund balance of 145% of budgeted expenditures. Mr. Cypher advised that the percentage is higher than the norm, but the health fund balance allowed the Township to respond to the contingency plan for the future.

Ms. Daerr inquired concerning the Management’s Discussion and Analysis and whether the Board of Supervisor’s can be more involved with the audit if desired. Mr. Cypher stated that the auditors can schedule an opening interview with the Board as well as the standard exit interview as requested.

Public Comment

Frank Latore, 7 Bhoga Drive, Finleyville, various Norton Shale put houses 20 feet from edge of road – flooding to his home. Tomko gas line broken, from beginning? Puffs of smoke from that property – dust being propelled by escaping gas from line break- might have caught line. Gateway has not yet provided compaction reports of pile of rock – 12 foot gas line landslide.

Motion to authorize the engineer to review the Vibostak embankment issue
Motion by Deborah Sargent, Second by Heather Daerr

Minutes not certified by June 2018
Union Twp. Board of Supervisors
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Refer to Resolution 2018-7
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For Board Approval: July, 24, 2017

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Mary Viliostak, 19 Lake Drive, Finleyville, stated this matter is not an issue between homeowners – MCS acknowledged, a number of times Opferman should repair the area.

George Powell, 4229 Finley-Elrama Road, commented that Gilmore, Pleasantview, and Coal Bluff Roads are in need of repair. He also commented that Cypher and Cypher should be replaced as Township auditors because they have been performing the audit for too many years.

Ms. Sargent stated that she felt the auditor should be changed every three years.

Motion to authorize Jamie Harshman and Chief Tempest to inspect Gilmore, Pleasantview, and Coal Bluff Roads where washouts occurred and per their findings, if deemed unsafe, to temporarily close the roads until such time they can be brought to a safe condition; with the proviso that a final recommendation regarding the ultimate reparability of the road ways, with two contractor estimates for emergency repair plans from contractors supplied by Mr. Harshman within a two-week period.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-no, Sargent-yes, Daerr-yes. Motion carried.

Catherine Herrera-Porter, 5109 Hill Street, Finleyville, asked if Marwood Lane road could be repaired before winter. She also noted changes in land causing flooding between neighboring properties.

Majorie Williams, 17 Mingo Circle Drive, Finleyville, commented that the Township is paying M&G to remove rain water coming off of the hillside near her home.

Mr. Harshman noted that the DEP considers any amount of sewage mixed in with storm water as contaminated and the Township is mandated to remove it.

Kevin Daerr, 6187 Route 88, Finleyville, commented that debris off hillside on Coal Bluff Road clogged drain pipe, water jumped over and washed out the area. He also commented on Townships spending, and the engineer should be closely involved in Board's required inspections of roads and bridges.

Mr. Spahr and Mr. Chasko noted the current wash out is not in the same areas repaired in the past.

Ms. Speer, 5106 Chevy Chase Street, commented on to look at the overall budget as revenue comes in seasonally.

Rick Lawson, 561 McClelland Road, Finleyville, commented to prioritize the necessary projects and complete them.

Departmental Reports

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For Board Approval: July, 24, 2017

The engineer addressed several items in this written report.

Walsh Granite Developer's Agreement is ready for Township approval at the legislative meeting.

The engineer reported that he and Paul Chasko discussed five (5) options to resolve the sewage issue on Mingo Circle Road and supplied drawings and cost estimate for each option.

Mr. Sweat stated that he had filed preliminary objections in the Drusbasky lawsuit; and that Bassi Vreeland had done the same as counsel for the Washington County Sewage Council. Mr. Sweat had also contacted the Township's insurance carrier.

The paving project has begun with milling to start next week. He needs revised change order approved.

Motion to approve the Revised Change Order #1 from the original amount of \$349.50 to the correct amount of \$1083.75.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

The Board discussed the paving of Marwood Lane by Morgan Excavating ordinance prior to or after passing the ordinance adopting the road. Since the Township has maintained it through the years, the Board agreed to pave it now to take advantage of the cost savings.

Motion to approve Morgan Excavation to pave Marwood Lane not to exceed \$7500.00 as per their quote.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve Harshman to survey Marwood Lane to provide metes and bounds for the ordinance to adopt Marwood Lane into the Township road system.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

No update yet received from Gateway on the major landslide which ruptured a 12 foot gas line and the engineer recommended no further did no grading until landslide review is completed.

NPDES revision has been approved.

PSI will be scheduling the noise and dust as necessary due to the recent rainy weather.

No grading permit for the Airport property project has been received.

Justin Wagner, Tomko's Project Manager presented the plans for the Tomko Land Development application for major modification to their building. He said Tomko had updated

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the plans to reflect the engineer's comments and the review comments from Public Safety, Fire, and the Police Department. Expansion of a non-conforming use was discussed and a zoning hearing may be required for expansion. Gateway (Gio-Tech), Peoples Gas representative, and Jarrod D'Amico requested to attend the upcoming legislative meeting.

Motion to table Tomko Land Development application and direct the Solicitor to issue a review letter directing the applicant to file the appropriate land use appeal for this development to the Township Zoning Hearing Board.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

No update yet received from Gateway on the major landslide which ruptured a 12 foot gas line and the engineer recommended no further grading until landslide review is completed.

Officer Harris presented the monthly statistics from his written police report to the Board.

The property located at 19 Lake Drive was reviewed and noted the area is unstable due to erosion issues. Jarrod D'Amico, CEO to issue a letter to Mr. Opferman directing that the area needs stabilized. The engineer noted the PA Small Sewer Grant for Overlook Project was approved by the Board and he will contact the grant writer.

The Tuscany Estates bond has been renewed up until June of 2018, though the amount is inadequate to cover 110% of remaining infrastructure needs. Zoning officer to issue letter that no additional permits are to be issued in Phases 1 through 4, and possibly go to court to revoke subdivision approvals for Phases 5 through 8.

Macintosh Compressor Station – grading began and proceeding well. LSA RFP Grant being prepared to advertise for consultants to prepare Act 537 plan updates.

Sunoco access road project still requires some documentation

Jason and Jack Bridges project, some paperwork needs settled, hopefully construction to start in August 2017.

Daugherty Plan of Lots Subdivision has outstanding issues of sewer service being provided and required PCSA approval.

Code Enforcement

Jarrold D'Amico requested to stop citing Ms. White in regards to the failure to remove the cats at 7 Pumpkin Center. He recommends asking for a court order to remove the cats.

Mr. D'Amico requested to add a statement to OCC permit application that a dye test is to be performed prior to application, and that no acceptance of building permit application without payment to office.

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The Board discussed changing the fee schedule to reflect minor conditional use at \$750.00 and complex Commercial/Industrial use at \$1500.00

Motion to approve general fund expenses from June 27 – July 10, 2017 in the amount of \$106,086.93.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve the Elrama Sewage project expenses from June 27 – July 10, 2017 in the amount of \$6609.78.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve the Street Light Fund expenses from January – July 10, 2017 in the amount of \$10,228.62.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve the Elrama Sewage fund expenses from January 1 – May 22, 2017 which has previously been paid in the amount of \$30,631.98.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve developer's agreement with Walsh Granite regarding the use of Patterson Road as detour for cars only.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to accept the resignation of Chuck Wilson from the Recreation Board.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Jim Walsh submitted his name as an alternate for the Planning Commission.

Motion to go to executive session for purposes of personnel and possible litigation.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve the former Elrama Chrome Shop loan documents subject to Gary's review.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve to hire a temporary Secretary through the Personnel Staffers Agency.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Notified, Determined by June 26, 18
Union Twp. Board of Supervisors
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For Board Approval: July, 24, 2017

Motion to approve to contact an independent contractor to work part-time as a third party in the position of Road Superintendent named Mr. Peter Overcashier and to enter into a contract for these services.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve to hire Shawn Macquillan subject to clearances and testing, at the current contract rate.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve to hire Brain Latore subject to clearances and testing, at the existing contract rate.

Motion by Deborah Sargent, Second by Heather Daerr Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Motion to approve to hire David Barkey subject to clearances and testing at the existing contract rate.

Motion by Deborah Sargent, Second by Heather Daerr

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

The Board returned from Executive Session at 12:25 p.m.

Motion to adjourn at 12:40 am.

Motion by Heather Daerr, Second by Deborah Sargent

Roll call vote: Spahr-yes, Chasko-yes, Sargent-yes, Daerr-yes. Motion carried.

Judith Taylor, Acting Secretary
Colleen McDonald, Interim Secretary

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