

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Tuesday, February 16, 2010

Pine Community Center

EXECUTIVE SESSION – Litigation

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to conduct an Executive Session at 6:00 p.m. for the purpose of discussing litigation. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to terminate the Executive Session at 6:25 p.m. The aye vote on the motion was unanimous. Motion carried.

REGULAR MEETING

Mr. Dennehy questioned Mr. Gushard if the prior Executive Session met the guidelines of the Sunshine Act and Mr. Gushard responded affirmatively, as the discussion related to potential litigation.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members in attendance were: Michael J. Dennehy, Chair; Edward J. Owen; and Frank J. Spagnolo. Also in attendance were Gary Gushard, Tucker Arensberg, P.C., Solicitor; Cheryl N. Fischer, Manager; Scott D. Anderson, Assistant Manager; Larry Kurpakus, Director of Land Development; and Joni K. Patsko, Director of Parks and Recreation. Also present was Kevin Brett of Lennon Smith Souleret Engineering, Inc.; Richard Voll and Dave Buttermore, Wexford Volunteer Fire Company; and Northern Regional Police Chief T. Robert Amann. Mrs. Carole Keeley, Northern Tier Library, was present through her report.

There were approximately ten visitors present.

CORRESPONDENCE

There was no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors.

COMMITTEES

Parks and Recreation Commission

Ms. Patsko reported that the Parks and Recreation Commission did not meet this month due to inclement weather.

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Keeley reported on current and upcoming library programs.

North Hills COG

Mr. Spagnolo reported that the North Hills Council of Governments will be meeting on February 18, after not meeting for several months.

Pine-Richland School District

There was no report on the Pine-Richland School District.

PUBLIC SAFETY

Joint Police Board

Mr. Dennehy acknowledged Chief Amann's recent election to the position of President of Allegheny County Police Chiefs.

The January 2010 written report of the Northern Regional Police was reviewed by Chief Amann.

Wexford Volunteer Fire Company

Mr. Voll reported that the Fire Company responded to 15 calls in January, as opposed to 41 in January of 2009. He then reviewed specifics of assistance to the Richland Volunteer Fire Company for a fire on Dickey Road.

Mr. Buttermore announced that the Fire Company will be celebrating their groundbreaking for the new fire station on February 27, 2010.

Fire Marshal

Mr. Dennehy acknowledged the Fire Marshal's January 2010 report.

REPORT OF THE SOLICITOR

Mr. Gushard reported that legal documents for financing of the new fire station have been processed. He also reported on a brief introductory meeting with the school district in regard to a high school addition and the scheduling of a Zoning Hearing Board hearing in regard to a Code enforcement issue at 11279 Perry Highway.

COMMUNITY DEVELOPMENT UPDATE

Oxford Athletic Club – Splash Pad

Mr. Kurpakus reported that the Oxford Athletic Club has requested a building permit to construct a 500 square foot splash pad adjacent to the existing swimming pool, within the fenced area, although the Code could be interpreted to require a land development plan.

The Board was agreeable to the issuance of a building permit without a land development submission.

Developments before the Planning Commission

Pine Crest Manor PRD, Phase I, Final Approval

Mr. Kurpakus reported that the Planning Commission recommended final approval of Phase I of the Pine Crest Manor Planned Residential Development, 39 lots on Logan Road. He advised that the current drawings reflect the tentative approval conditions.

Mr. James Rumbaugh, the Meritage Group, pointed out that sanitary sewer was extended to the east and north property lines but rights-of-way will be needed to extend it to the cul-de-sac.

Mr. Spagnolo stated there are approximately ten houses on Buckwheat Drive that need sanitary sewer. He questioned if Mr. Rumbaugh would be willing to extend the sanitary sewer to them if the necessary rights-of-way are obtained.

Mr. Rumbaugh stated he will provide the engineering and clearing, but is not willing to offer more.

Mr. Owen added his support that those residents have access to the sanitary sewer.

Mr. Rumbaugh pointed out that his offer to engineer the line and clear the land will greatly reduce the costs for those residents to complete the connection.

Mr. Spagnolo acknowledged that the applicant's extension of the sanitary sewer through the valley is a great benefit and he understood Mr. Rumbaugh's position.

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to grant final approval of Pine Crest Manor Planned Residential Development, Phase 1, pursuant to Record Plan 1 through 7; Drawings S-1 through S-26, ES-1 through ES-4, and CD-1 through CD-28; all drawn by KU Resources, Inc. and dated February 16, 2010, with the following conditions: 1) Compliance with the January 7, 2010 Lennon Smith Souleret Engineering letter of review. 2) Compliance with all conditions of preliminary approval. 3) Execution of a developer's agreement. The aye vote on the motion was unanimous. Motion carried.

COMMUNITY DEVELOPMENT UPDATE

Developments before the Planning Commission

Blue Heron Ridge

Mr. Kurpakus explained that Blue Heron Ridge resident John Denisi is proposing a lot line modification at property located at 509 and 513 Eagle Court. He specified that the proposed modification includes approximately 460 square feet of area and will correct the construction of a concrete driveway over a property line. He advised that the Planning Commission recommended final approval with the condition of compliance with the engineering review.

Motion was made by Mr. Owen and seconded by Mr. Spagnolo to grant preliminary and final approval of the Blue Heron Ridge Revision One, pursuant to Drawing RC1 prepared by Sperdute Surveying and dated December 14, 2009, with the condition of conformance with the February 1, 2010 letter of review of Lennon Smith Souleret Engineering. The aye vote on the motion was unanimous. Motion carried.

Stone & Company

Mr. Kurpakus reported that the Planning Commission tabled consideration of the Stone & Company land development plan to permit the applicant the opportunity to address their comments and the use issue.

Silver Pine Subdivision

Mr. Kurpakus reported that the Planning Commission tabled consideration of the 12 lot Silver Pine Subdivision, to permit the applicant to make recommended revisions to the plan. He noted that both engineers are reviewing the opportunity for the sanitary sewer line to be extended to Brierly Lane.

REPORT OF ENGINEER

Mr. Brett highlighted Lennon Smith Souleret Engineering's report of February 10, 2010, noting that staff is preparing a list of missing links of sidewalk in the Township, for which sidewalk construction will be bid as one project.

PUBLIC WORKS REPORT

Mr. Fasick was not present.

Mr. Dennehy questioned if Mr. Spagnolo remained willing to provide equipment to demolish the structure on Township property at 281 Pearce Mill Road.

The Board agreed there is no urgency to perform the demolition at this time.

PUBLIC WORKS REPORT (Continued)

Mr. Anderson reported on 19 requests for service during the recent snowstorm and how they had been resolved.

The Board commended Mr. Fasick and the Public Works Department for their efforts in maintaining the roads during the recent snowstorms.

ADMINISTRATIVE MATTERS

MINUTES

Mr. Owen noted that a consensus for approval of the January 19, 2010 minutes was not possible that evening, as he had not been in attendance.

Motion was made by Mr. Owen and seconded by Mr. Spagnolo to table consideration of the minutes of the January 19, 2010 Board of Supervisors meeting. The aye vote on the motion was unanimous. Motion carried.

DECLARATION OF DISASTER EMERGENCY

Mr. Anderson explained that he prepared a Declaration of Disaster Emergency for the February 5, 2010 snowstorm, which will permit him, as the Emergency Management Coordinator, to coordinate the activities of emergency response, take all appropriate action to alleviate the effects, aid in the restoration of essential public services, and any other emergency response action deemed necessary. He advised that it is a formality, which may permit the Township to receive reimbursement.

Motion was made by Mr. Owen and seconded by Mr. Spagnolo to authorize execution of the Declaration of a Disaster Emergency. The aye vote on the motion was unanimous. Motion carried.

2010 GASOLINE BID

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to authorize advertisement for the 2010 gasoline bid. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP VOLUNTEERS & WEXFORD VOLUNTEER FIRE COMPANY

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to authorize Township Volunteers and the Wexford Volunteer Fire Company to participate in events listed in the 2010 Calendar of Events. The aye vote on the motion was unanimous. Motion carried.

PINE COMMUNITY CENTER

Excavation and Drainage Project

Mr. Anderson reported there is a water issue in the Community Center utility room and the Township's engineer has been asked to propose a remedy.

Mr. Brett distributed a sketch and explained his proposal to address the issue. He estimated the cost at approximately \$100,000.

Mrs. Fischer noted that \$43,000 has been budgeted for the project.

Mr. Dennehy questioned if the issue was due to inappropriate design or construction and Mr. Brett advised that was difficult to determine at this time.

Mr. Spagnolo suggested that the Township engineer consult with Dynamic Building before bidding is authorized, as they were onsite during construction.

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to table the requested authorization to advertise for bids for the Pine Community Center drainage project to the March 1, 2010 meeting. The aye vote on the motion was unanimous. Motion carried.

Mr. Anderson was asked to schedule a meeting with Dynamic Building Corporation and Lennon Smith Souleret Engineering as soon as possible.

REPLACEMENT STANDBY GENERATOR SYSTEM

Mr. Anderson requested authorization to bid for a replacement standby generator system for the Municipal Building, which is a budgeted item. He explained that the current small generator will be moved to the Public Works garage.

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to authorize advertisement for bids for a replacement standby generator system for the Pine Municipal Building and relocation of the existing standby generator system to the Public Works garage. The aye vote on the motion was unanimous. Motion carried.

REVIEW PROPOSED AGENDA FOR MONDAY, MARCH 1, 2010

The Board reviewed the following agenda for the Monday, March 1, 2010 meeting.

Unfinished Business

Pine Crest PRD Final Approval **REMOVED**

Blue Heron Ridge Revision 1 **REMOVED**

Authorization to advertise for bids for the Community Center excavation and drainage project.

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REVIEW PROPOSED AGENDA FOR MONDAY, MARCH 1, 2010 (Continued)

New Business

Gasoline Bid

ADJOURN

Motion was made by Mr. Spagnolo and seconded by Mr. Owen to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:45 p.m.