

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Monday, July 18, 2016

Pine Community Center

PLEDGE OF ALLEGIANCE

ROLL CALL

The Township of Pine Board of Supervisors' meeting was called to order by Chairman Michael J. Dennehy at 6:30 p.m.

Members in attendance were: Michael J. Dennehy, Chair; Phil Henry, Vice-Chair; Pat D. Avolio, Edward J. Holdcroft, and Frank J. Spagnolo. Also in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Administrative Operations & Human Resources Manager; Larry Kurpakus, Director of Land Development and Code Enforcement; Joni Patsko, Director of Parks and Recreation; Tony Barbarino, Director of Public Works; Tim Flaherty, Fire Marshal; Jan Kowalski, Financial Administrator & Business Tax Collector; Dave Kovac, Lennon Smith Souleret; Engineering; and Diane Illis, Northern Tier Library Board.

There were 8 visitors present.

PINE-RICHLAND SCHOOL DISTRICT UPDATE

Dr. Brian Miller, Superintendent, and Dr. Banyas, President of the Pine-Richland School Board, were in attendance to report on the 2015-2016 school year, the strategic plan, and budget highlights.

Dr. Miller stated that last year the school district was in the Strategic Planning stages. The plan has become a road map for the next four (4) years with emphasis on five (5) categories: Teaching & Learning, Student Services & Programs, Financial Operations, Workforce Development, and Communication & Engagement. Dr. Miller gave a brief overview of the plan, highlighting the academic rankings of the school district and stating that student performance, teachers, staff, and support from the community are essential factors in the success and high rankings for the Pine-Richland School District.

Dr. Banyas gave budget highlights, stating that diminished staffing and correction of retirement funding have been two major contributors in keeping costs down.

The Board thanked Dr. Miller and Dr. Banyas for the impressive updates and expressed appreciation for their hard work.

CORRESPONDENCE FOR THE BOARD OF SUPERVISORS

Mr. Anderson reported there is no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors at this time.

COMMITTEES

Parks and Recreation Commission

REBID FOR SALE OF 2003 LASTEC 721 RX MOWER THROUGH MUNICIBID

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to award the sale of the 2003 Lastec 721 RX mower to the high bidder in amount of \$3,199.99 per the Municibid bid sheet. The aye vote on the motion was unanimous. Motion carried.

REQUEST TO ADVERTISE THE SALE OF THE GCC2300 MASSEY TRACTOR THROUGH MUNICIBID

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft for authorization to advertise the sale of the GCC2300 Massey Ferguson tractor with loader through Municibid.

Friends of Pine Community Parks

Ms. Patsko noted that the Friends of Pine Annual Golf Outing fundraiser is on Monday, July 25, 2016 at Wildwood Golf Club. There is still room for players and teams.

Mr. Henry communicated that he felt community day was extremely well run and a great success! Mr. Spagnolo thanked all staff for their hard work that contributed to a great day!

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Illis reported that the library took part in Pine Community Day and enjoyed their new location near the volleyball courts. Ms. Illis stated that the audit is complete and a copy has been given to the Township Manager, Scott Anderson. She also reviewed the May/June circulations and stated that eResources has become a very popular program due to having the ability to access materials from home.

North Hills COG

Mr. Spagnolo reported that the North Hills Council of Governments meeting is next Thursday; therefore he has nothing to report at this time.

Pine-Richland School District

Mr. Henry reported that 94% of the Pine-Richland graduates are going on to higher education, with 78% attending 4-year colleges, 6% attending 2-year colleges, 3 going into the military, and 1 attending West Point.

PUBLIC SAFETY

Joint Police Board

Mr. Anderson reported Chief Amann had a previous commitment and is not in attendance. The Board acknowledged the Northern Regional Police report.

Fire Marshal

Mr. Flaherty had nothing to add to his written report.

Wexford Volunteer Fire Company

Mr. Voll highlighted the written report for the Wexford Volunteer Fire Company and stated that calls are down from last year due to lack of storms.

REPORT OF THE SOLICITOR

Mr. Gushard reported that the Board actions from the July 5, 2016 meeting regarding the Village of Pine Phase IV and Laurel Grove have been sent to the Developers but he has not heard back from them. He stated that Larry Kurpakus was provided copies. Mr. Gushard stated that there was a fair bit of interest in both projects from the community and questioned if the municipality has received much interest from residents following the Board's decision. Mr. Kurpakus stated that he is aware of one (1) request for the Village of Pine and one (1) request for Brookfield Estates. Mr. Gushard stated that there is time left to file an appeal.

Mr. Gushard stated that on July 12, 2016 there was a hearing regarding the application for a set-back variance concerning Lot 18 of the "Imperial Manor" Plan. The Zoning Hearing Board felt the application was premature due to lack of information and consented to a continuation once the applicant has gathered the necessary information.

Mr. Gushard reported that there was an administrative hearing involving the St. Barnabus – Trees Property Tax Exemption at the Office of Property Assessment (OPA). The OPA requested a written brief from all parties involved be submitted within 30 days. Then the OPA will have the opportunity to render a decision which may take several months.

COMMUNITY DEVELOPMENT UPDATE

*Developments before the Planning Commission*

VILLAS OF ENGLISH FARMS SUBDIVISION

Mr. Kurpakus reported that the Planning Commission reviewed two applications for English Farms. The initial application proposed an 18 Lot subdivision with inter connection with English Farms. This is the new application proposing a 23 lot standard subdivision. The applicant has since submitted a request to table this tonight due to recent findings that two (2) lots are impacted by a greenway building setback. This will give the developer time to explore the variance for the setbacks.

Frank Spagnolo asked if the proposal included a connection with English Road. Mr. Kurpakus stated that it included a single cul-de-sac servicing the 23 lots that will connect directly to English Road.

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to table the Villas at English Farms preliminary subdivision approval. The aye on the motion was unanimous. Motion carried.

BROOKFIELD ESTATES SUBDIVISION

Mr. Kurpakus stated that Eddy Land Company is proposing a 38 unit carriage home development on two parcels totaling 11.6 acres located along Swinderman Road. The plan was granted Conditional Use approval and preliminary subdivision approval with conditions by the Board of Supervisors at their January 19, 2016 meeting. This plan does not include the Knights of Columbus property. The Planning Commission recommended approval with conditions that included compliance with conditional use approval, compliance with preliminary approval granted January 19, 2016, compliance with the Lennon, Smith, Souleret Engineering review letter dated July 7, 2016, the Township Developers Agreement, and the final Recording Plan to include a road right of way extension and utility and grading easements to the former Knights of Columbus property for possible future development.

Frank Spagnolo questioned where the water is going to go and what responsibility does the developer will have to the new owners of the Knights of Columbus property.

Pat Avolio stated that Township Code requires repairs and upgrades be performed on any inadequacies found; therefore, the developer has a legal obligation to meet the Township's Code. He continued that if there is not adequate discharge for the pipe the developer is responsible to replace it.

Ed Holdcroft asked if the Knights of Columbus still own the property. Larry Kurpakus stated that the Knights of Columbus do not own the property and with the way the plan is structured there is no agreement necessary with the new owners.

Mr. Spagnolo asked for clarification on the right-of-way. Mr. Kurpakus stated that there is a 50 foot right-of-way to the property line; it is not shown on the recording plans. Mr. Kurpakus stated that when the Board granted approval they removed one of the original recommendations a \$3,000 engineering review allowance provided to the Knights of Columbus to replace the existing stormwater pipe. The Knights of Columbus decided that they did not want that and opted for the additional buffering. Therefore, preliminary approval did not include that recommendation. The recommendation can be added.

Mr. Avolio stated that the recommendation should be added subject to final engineer review.

Motion was made by Mr. Avolio and seconded by Mr. Holdcroft to grant final approval of Brookfield Estates 38 Lot Subdivision plan, dated 6/24/16 with the following conditions:

1. Compliance with the Planning Commission recommendation of July 11, 2016  
*The specific conditions of the Planning Commission recommendation include:*
  - *Compliance with the Conditional Use Approval Dated January 19, 2016*
  - *Compliance with the Preliminary Approval Dated January 19, 2016*
  - *Compliance with the LSSE review letter dated July 7, 2016*
  - *Preparation of a standard Township Developers Agreement*
  - *Final Recording Plan to include a road right of way extension and utility and grading easements to the former Knights of Columbus property*
2. Developer to be responsible for a post construction engineering evaluation of the downstream pipe capacity at the former Knights of Columbus driveway crossing and provide mitigation if necessary.

The aye on the motion was unanimous. Motion carried.

### ENGINEER'S REPORT

Mr. Kovac reviewed his written report adding that there was a meeting with the salt storage contractor and everything is on schedule.

### PUBLIC WORKS REPORT

Mr. Barbarino had nothing to add to his written report.

### PRESENTATION ON PUBLIC WORKS GARAGE BUILDING

Ron Gigler of RSSC Architecture stated that the garage building will be slightly larger than the existing building to accommodate a maintenance bay. The building will sit back from the face of the original building due to utilities and placement of the municipal building. The profile will follow the existing building and will contain garage doors on the front and rear of the building for drive through accessibility. The plans include LED light fixtures and a radiant heating system. Modifications to the existing building include replacement of light fixtures with LED lighting and renovations to the mechanics room and restroom. Alternates include the addition of a women's restroom. Construction of a dumpster enclosure will provide screening from the upper area.

Mr. Spagnolo asked for clarification on the need for front and back garage doors.

Mr. Barbarino stated that with the police exiting their building in the same area it is easier for public works to be able to pull through and exit facing out than backing out.

Mr. Avolio stated that the Getgo in the Village plaza replaced their lighting with LED lights and the employees began to have issues with the lighting being too bright. Some LED lighting has a bright bluish tinge and that impacted the employee's eyes. Currently there are no regulations on LED lighting temperature but the maximum color temperature should be under 4000 Kelvin. Mr. Avolio requested that a more natural LED light be used for the public works garage so there are no issues.

Mr. Avolio asked about storage trailers or pods for community center storage. Mr. Barbarino confirmed that it has been discussed and is taken care of.

Mr. Anderson stated that authorization to advertise for the construction of the public works garage building is needed.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to grant authorization to advertise for bids for the construction of the public works garage building. The aye vote on the motion was unanimous. Motion carried.

### ADMINISTRATIVE MATTERS

#### MINUTES

Mike Dennehy asked for clarification on the discussion and motion for the Policy, Rules and Regulation for Use of the Township of Pine Electronic Message Sign from the July 5, 2016 meeting. Mr. Dennehy stated that part of the motion pertained to the time frame for accepting messages but his concern is who or what groups will be permitted to advertise. Mr. Dennehy stated that he thought the motion would be tabled to allow for further discussion of the matter. He explained that there needs to be a clear understanding of who is permitted to advertise and that needs to be accurately reflected in the policy. Mr. Dennehy explained that his preference is to limit the initial advertising to municipal clients, such as the police, fire, school, and township then after an initial period review and discuss who else could be included in the advertisement list.

Pat Avolio stated that he added the amendment to allow time for issues to appear before the Board.

Frank Spagnolo stated that he is in agreement with limiting the initial advertising to the municipality and revisiting the agreement in the future.

Mike stated that he felt as though the Board had reached an understanding and was satisfied with this agreement.

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to approve the Board of Supervisors minutes of July 5, 2016. The aye vote on the motion was unanimous. Motion carried.

#### FINANCIAL STATEMENTS

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to approve the May and June Financial Statements and the payment of bills thereon. The aye vote on the motion was unanimous. Motion carried.

#### ADOPTION OF RESOLUTION 949

Mr. Spagnolo inquired as to allocation of the funds received. Mr. Dennehy stated that there are specifications as to where the money can to be used. Mr. Avolio stated that the amount received was over \$6,000 this year. Jan Kowalski confirmed \$6,353.14 was the accurate amount.

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to adopt Resolution 949 accepting Act 13 unconventional gas well and impact fees revenue. The aye vote on the motion was unanimous. Motion carried.

#### 2015 TOWNSHIP OF PINE AUDIT

Motion was made by Mr. Avolio and seconded by Mr. Spagnolo to accept the 2015 Township Audit Report. The aye vote on the motion was unanimous. Motion carried.

#### 2016 JOINT FALL CONFERENCE AT SEVEN SPRINGS

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to authorize the Board of Supervisors to attend the 2016 Fall Conference at Seven Springs, September 15-18, 2016. The aye vote on the motion was unanimous. Motion carried.

#### AUGUST 1, 2016 BOARD MEETING

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to cancel the August 1, 2016 Board meeting due to lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

#### ADJOURNMENT

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

The meeting adjourned at 7:13 p.m.



Recording Secretary



Township Manager