

FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
November 18, 2015

Call to Order:

Supervisor Caldwell called the meeting to order at 6:00 p.m. prevailing time and led the Pledge of Allegiance.

Roll Call:

Fallowfield Township Supervisors met for their Regular Monthly Meeting on November 18, 2015, @ 6:00 p.m., at the Fallowfield Township Municipal Building, 9 Memorial Drive, Charleroi, PA. Roll call was taken and present were Supervisor Wilbur Caldwell, Supervisor Earl Sadler, Supervisor Bruce C. Smith, Secretary/Treasurer Karen Talbert, and Solicitor Thomas P. Agrafiotis.

At 6:01 p.m. Supervisor Caldwell stated that the Board was going into a brief executive session. The Board returned to the meeting at 6:14 p.m. and the meeting was resumed.

At this point in the meeting Supervisor Caldwell stated that he wanted to introduce two guest this evening, Donna Wecoski from the Mid Mon Valley Transit Authority and Mr. Zelich from the Charleroi Area School District, and stated that we will hear from them shortly.

Approval of Agenda:

Supervisor Caldwell ask if the Board had reviewed the Agenda and Supervisor Sadler and Supervisor Smith stated, yes. Supervisor Caldwell stated that he wanted to add Item K under Old Business, which is a quote from Dennis Piper and Associates and he ask if there were any other additions or corrections, and there being none, called for a motion to approve the Agenda. Supervisor Smith moved to approve the Agenda, second Supervisor Sadler. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

Approval of the Minutes:

Supervisor Caldwell asked if the Board had reviewed the minutes of the Regular Meeting of October 28, 2015, and both Supervisor Smith and Sadler responded, yes. Supervisor Sadler made a motion to approve the minutes of October 28, 2015, second Supervisor Smith. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith – yes, Supervisor Sadler – yes, Supervisor Caldwell – yes.

At this point in the meeting Supervisor Caldwell reported that informational meetings were held on November 12th and 13th, 2015, Executive Sessions were held on November 12th and 16th, 2015, regarding labor issues; Union and Township contract negotiations were held October 21st, 22nd and 30th, 2015 and November 16th, 2015.

Approval of the Bills and Payroll:

Supervisor Caldwell asked if everyone had a chance to review the bills and payroll for the month of October and Supervisor Sadler stated that he had reviewed the list of paid bills and unpaid bills and stated that they look in order and made a motion to approve them, second Supervisor Smith. Supervisor Caldwell called for discussion and there being none, called for a roll call vote:

RCV: Supervisor Smith – yes, Supervisor Sadler – yes, Supervisor Caldwell – yes.

Correspondence:

Supervisor Caldwell reported that he had an email that came in late this afternoon from Susan Morgan on the Multi Municipal Comprehensive Plan. He explained that an application had been submitted to the DCED for the \$37,500.00 still needed. He also stated that Susan had spoken with the planning manager of the DCED and he (planning manager) understood that the Plan development was a very worthwhile project. Susan further indicated that notification of any grant award should be within a few weeks of the PA budget being approved. Further, Susan advised that the LSA application was resubmitted and that the presentation to the Local Share Review Committee has been scheduled for December 7, 2015, @ 3:15 p.m.

Supervisor Sadler also spoke and stated that CNX got a hold of him and that they tarred and chipped a half of a mile of Kennedy Road east bound off of Twin Bridge Road.

At this point in the meeting Supervisor Caldwell stated that we are going to deviate slightly from the Agenda and ask Donna Weckoski from the Mid Mon Valley Transit Authority to address the letter received by the Township and explain their request that the Township make a five-year commitment to the Transit Authority.

Donna Wecoski spoke and explained they were just awarded money to renovate Phase II of their Donora facility and the state has already made quite an investment into that building. She stated that they still need the State to invest another \$500,000.00 into the building so that they can renovate it (make it CNG compliant; repair some safety issues with the roof and repair other mechanical problems). She stated that because they have requested this extra money, the State wants to be assured that the Mid Mon Valley Transit Authority is going to be an ongoing Authority for the next five years before they commit anymore assets to them.

She further explained that the current dollar figure (\$842.00 – our current local match) does not mean it will be that exact figure every year. She stated that a formula is used to calculate the local match based on the number of miles that they travel through Fallowfield Township and the number of passengers that board and de-board during what they call a sampling year. She stated that this year and the upcoming year will be based on the 2014 sampling year and that another sampling will not be done until 2017, so our yearly commitment could even decrease. She also stated that pursuant to Act 44, they have to increase the match by 5% each year. Supervisor Smith asked if every other community had signed and Donna stated, yes. Supervisor Smith ask if it could be a not to exceed dollar figure and Donna stated, yes, it could. Someone asked where the stops were in Fallowfield and she said at Lenhart's Tavern and

the Dairy Queen. She also stated that a lot of Fallowfield residents ride the bus into Pittsburgh but board in either Charleroi or Monongahela. Supervisor Sadler ask if it had to be done at this meeting or if the Board had some additional time. Donna stated that it was supposed to have been done in September and would appreciate if it was handled this evening.

At this point in the meeting Supervisor Caldwell introduced Mr. Zelich from the Charleroi Area School District. Supervisor Caldwell explained that a few years ago when the Board was doing an economic development study, the Board through their consultant talked to developers to see what some of the issues were with Fallowfield (why no one was interested in developing within the Township) and attempt to correct them. Unfortunately, we did not fair very well with a lot of the numbers that the developers use, which was not fair to the School District or to the Township. Supervisor Caldwell stated that improvements to the School District would improve things for the Township because we are on the verge of some slight growth within the Township.

Mr. Zelich spoke stating that eighteen months ago when the study results were presented that the School Board he respectfully disagreed, but at the same time, the School Board went back and talked about what they needed to work on. He went onto say that he had some exciting news and announced that Charleroi Area High School was acknowledged in the U.S. News and World Report as a bronze medal school. He further stated that there are 20,000 high schools in the United States and that only 10% are on this list. He explained that this is based on your AP scores; SAT tests; college readiness; proficiency scores on state exams, and attendance. He also provided brochures for the Board and the public and said that the same information is also available on their website.

He also talked about the Pennsylvania Department of Education ranking schools and school districts each October (third year for the PA School Performance Profile). He stated that you can google this and you will come up with a map and you can go to any school and get a score for that school and district. He stated this is based on high school graduation rate/promotion rate, and said this is the most important one that they missed in the past, student growth. He said that they came in the beginning of the year and there is an alga rhythm that predicts from third grade to twelfth grade where they should score and it predicts where they will end. In the Tri-County area, Washington, Greene and Fayette Counties (Intermediate Unit 1 - twenty-five school districts) we finished second to Peter's Township. He stated that he is very proud of that and that there are some wonderful initiatives happening and we are continually looking to grow. He also stated that we can now go back to the developers with some real data. He also stated that they were recently re-evaluated for Middle Schools to Watch and they will find out in January if they qualify and already have been designated that twice.

New Business:

A. **Park and Recreation Board, Budget Planning** - Supervisor Caldwell reported that they are still in their Budget Planning stage, they have a tentative budget put together to give to the Board of Supervisors but with the DCED not making any movement on the application for the grant, the Board does not want to present to the Board of Supervisors that plan until they know more definitively what that grant is going to be. Supervisor Caldwell stated that the non-movement on the grant may be because of the budget problems in Harrisburg.

B. Planning Commission update activities - The Planning Commission asked Supervisor Caldwell to give a breakdown this month of some of the things that they have accomplished:

1. Last year at this time, they met with 10 individuals plus the five board members so they had a 15 panel meeting with business people from the area, local developers, a local builder and several property owners. The Board was asking them as a part of the strategic plan as to what it would take for them to help us grow the Township. We have had two of those meetings since with that group one in November and one was in March of last year and both meetings were very productive.

2. Started the codification review which is a compilation of all of our Ordinances, we sent it out to General Code, they sent back 80 some pages of corrections which we had to review and in September we sent that back to them what we feel is the correct group of ordinances.

3. They reviewed and completed amendment #215 and that took several months to put together and we are in the final stages of that review and it will go to the County and then up to New York to be incorporated into the codification.

4. They met with the Housing Director of the Washington County Redevelopment Authority last spring, expressed our concerns and what they were trying to do within the Township and he gave some direction which we followed up on.

5. They met with the Washington County Chamber of Commerce.

6. They had EQT come in and discuss with us how they do drilling and what their requirements are so we had additional information for our drilling Ordinance. The drilling Ordinance is nearly completed now.

7. They also talked with Senator Bartolotto's office, and another local developer who provided some suggestions. They also talked with a property owner who would like to further develop his property.

8. They retained Local Level Consulting who reviewed the Zoning Ordinance and Subdivision Ordinance which I just spoke about and they were very helpful in giving us other ideas.

9. Also, through Senator Bartolotto's office, they met with a group of investors considering development of a sports complex who came and looked at the Township and several properties within the Township. We have not heard back from them but it has only been a couple months. I do know that group of investors spoke with the Washington County Chamber of Commerce and the Washington County Redevelopment Authority again and they are still very much in the process of wanting to do that.

10. John LaCarte from MIDA and the Planning Commission have been working very closely together, John has been to probably six or seven meetings. Supervisor Caldwell stated

that he contacted a friend, who is an executive at Boeing Aircraft at Smithfield, and talked to him about their success at the Smithfield development in Fayette County and he arranged a meeting for John LaCarte and himself at the (unable to hear name of headquarters) headquarters in Lemont Furnace, PA. John and Supervisor Caldwell went up and met with that group of people and they were very helpful and they had some very good insights of what we could do within the Township. They suggested that we go back to the Washington County Redevelopment Authority and meet with them again. A meeting was set with the Redevelopment Authority and they suggested that the Planning Commission pick out three areas of importance for planning and then get back with them the first of the year and go through those stages to see what they can help us with.

11. They were also contacted by an oil company who is interested in putting a service center at one of our interchanges. John and Supervisor Caldwell met with them, toured the Township, gave them property information and people they can contact if they so desire. He also stated that they were out here last week doing a traffic study, so there is some possible movement there. He said there is also another oil company that we are going to meet with the first part of the year.

12. They have also been contacted by two independent developers from the area who would like to meet with the Planning Board to talk about Fallowfield Township. One of them has a specific piece of property in mind and the property owner is on board and they will be coming to speak with us and discuss what their needs are. There will also be another one that will be here the first part of January. We are very excited with the merger that MIDA is doing with the Progress Council. We think that is a very good plus for the area. We think the Township is very close to having some real development to start and we are excited about working with those two groups after they combine and possibly be a part of it. Supervisor Caldwell called for any questions or comments and there were none.

C. Status and discussion of investigation of gas well ordinances and associated costs tabled from previous meeting (send to Local Level Consulting for review) - Solicitor Agrafiotis stated that he had a draft for the Board and he would be forwarding it to the Planning Commission and Mr. Weir tomorrow. He asked that the Board review it and share their comments and it can be discussed at your leisure. Supervisor Smith made a motion to table this matter till the next meeting, second Supervisor Sadler. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

D. Status of cell tower ordinance investigation tabled from last meeting - Solicitor Agrafiotis stated he had provided the Board with a copy last month but no one has made any comments to date. He also stated that he is waiting to hear back from Cohen to see if they are going to follow through.

E. Status of Redds Mill Bridge repair (deferred to 2016 after latest PennDot inspection) – Supervisor Sadler stated that the State inspects our major bridges every two years and they found some problems with the Redds Mill Bridge. Chester Engineers did not have a chance to put it out for bid so it will be inspected by the State this month and we will get

another report and as soon as we found out what the problems are we will put it back out for bid again.

F. Status of Grange and Bentleyville Roads bridge project – Supervisor Sadler stated that the DEP held us back for about five months and that we finally got the approval to go into the creek. He stated that they met with J5 Construction and we gave them the authorization to go ahead with the project. He stated that they feel they can have it done by January 15th. Detours will be implemented until the project is done.

G. Review Citizens Bank increase in services charges. Compare to Niagara, PNC, and CFS Bank – Supervisor Caldwell stated that the comparison has already been made and Charleroi Federal came back with no charge, correct? The Secretary stated that is correct. Supervisor Caldwell ask what Citizens charged for this month. The Secretary stated we were charged \$1,980.00 for service charges but that was for October and Citizens had agreed to waive October's charges. The Secretary explained that she had changed some of the accounts (those with very little activity) over to what Citizen's calls a municipal revenue account and the charge for that type of account is only \$10.00 per month so that will save us some money until we can get everything completely changed over to Charleroi Federal Savings Bank. Supervisor Caldwell ask for a motion to change the accounts over from Citizens Bank to Charleroi Federal Savings Bank effective January 1st. Supervisor Sadler ask if the Township would be charged the fees by Citizens Bank between now and January 1st and the Secretary stated, yes, but with some of the changes already made, the service fees would be less. Supervisor Caldwell felt that it may take until January 1st to get checks and get everything changed over. Supervisor Sadler stated that he does not want to specify January 1st because of the fees and wanted it changed over as soon as possible. There was further discussion about when we should switch the accounts over. Supervisor Smith made a motion that we start the procedure to transfer our accounts from Citizens Bank to CFS Bank as quickly as feasibly possible not to exceed January 1st and incorporating into the minutes all accounts and balances as of 10/31/15 which is attached hereto. Supervisor Caldwell called for discussion. Yvonne Henderson spoke from the audience about opening an account and getting temporary checks to save the Township money. Supervisor Caldwell called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

H. September letter from the Mid Mon Valley Transit Authority requesting a five-year commitment – Supervisor Smith made a motion to approve the five-year local match as per the attachment to the August 28, 2015, letter from the Mid Mon Valley Transit Authority in the not to exceed the amounts of \$842.00 for 2015-2016; not to exceed the amount of \$884.00 for 2016-2017; not to exceed the sum of \$928.00 for 2017-2018; not to exceed the sum of \$975.00 for 2018-2019 and not to exceed the sum of \$1,023.00 for 2019-2020, second Supervisor Sadler. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

I. Status of 2016 tentative budget for final discussion and vote December 16, 2015 – Supervisor Caldwell asked if the budget had been properly advertised to prepare for adoption on December 16, 2015, and the Secretary replied, yes.

J. Reactivate office space discussion for the municipal garage –

Supervisor Caldwell stated that the Board had an information meeting and this subject came up as one of the topics and we have added it back on. He stated that he has looked at a couple of options, a modular unit, he talked to a builder and got a rough number on a 15 X 30 block building with a bathroom and shower would be about \$45.00 to \$60.00 a square foot. Supervisor Sadler stated that we are renting a trailer from Dear John which is \$285.00 per month, which is ridiculous, it should be ours by now. He stated that we should have rented it with an option to buy but we didn't. He further stated that we asked about purchasing it and they wanted \$16,000.00. He said so we are looking at a solid structure to put up rather than purchasing a trailer at a cost around \$30,000.00. He stated that we looked at shipping containments that will run approximately \$25,000.00 to \$30,000.00 so we may be better off to see what local contractors we have and see what it would cost to put a wooden structure up on a slab or on a crawl space or a block structure on a slab. Supervisor Smith said we are even being charged a monthly rental fee for the steps.

K. Dennis Piper & Associates quote –

Supervisor Caldwell stated that this is for QuickBooks training and that their fees were \$95.00 per hour for whatever amount of time that we use them. Supervisor Caldwell made a motion to accept the \$95.00 per hour fee, retain them and pick and choose what we would like them to do with Karen and come down and make the modifications and do the instruction so we are properly operating the QuickBooks, second Supervisor Smith. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

New Business:

A. Motion to advertise for bids for antiskid for 2016 –

Supervisor Sadler explained how the Road Crew uses salt and antiskid and made a motion to put out for bid 800 tons of antiskid for the year 2016, second Supervisor Smith. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

B. Sam's Club membership at the cost of \$45.00 for a one year

membership – Supervisor Sadler stated that this will save us quite a bit of money for all the needs that we have. He stated every time we go over to Sam's Club now, my wife is purchasing the items and we are reimbursed; however, there is no reason why the Township can't get its own card and then we don't have to pay taxes. Supervisor Sadler made a motion to purchase a Sam's Club membership at the cost of \$45.00, second Supervisor Smith. Supervisor Caldwell called for any discussion and there being none called for a roll call vote:

RCV: Supervisor Smith - yes, Supervisor Sadler - yes, Supervisor Caldwell - yes.

Other Business:

A. MS4 permitting - Supervisor Smith nothing at this time.

Reports:

Parks & Recreation: Previously provided.

Planning Board: Previously provided.

Solicitor's Report: Solicitor Agrafiotis stated that in August the Board made a motion to hire Keystone Collections Group as the delinquent fire hydrant and street light tax collector. He stated that he is still working with them to try to get an acceptable Agreement. He stated that they want a three-year term and he did not think we should do that, and said it would probably be better year to year and I am going to see if they will agree to that and I will forward it to the Board.

Code/Zoning/Building Report: Supervisor Smith reported that Mr. Monack said he will put November on his December report.

Road Report: Provided by Supervisor Sadler.

Fire Report: Provided by the Secretary.

Animal Control Report: Provided by the Secretary.

Mon Valley Transit Report: Nothing available.

Mon Valley Emergency Medical Services – Provided by Secretary.

Public Safety Liaison: Nothing further.

Public Discussion:

Larry Ambrose – Ambulance service; police service, drilling on Township property.

Anne Darby – Police service.

Yvonne Henderson – Police service, robbery at Klineman's Restaurant.

Kathy Collins – Police service.

Supervisor Caldwell stated that the date of the next work session is December 7, 2015, at 6:00 p.m., the next regular meeting is scheduled for December 16, 2015, at 6:00 p.m. There being no further business, Supervisor Smith made a motion to adjourn the meeting at 7:30 p.m., second Supervisor Sadler.



Karen Talbert, Secretary/Treasurer

