

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING - FEBRUARY 13, 2019  
AGENDA**

- \* CALL TO ORDER
- \* PLEDGE OF ALLEGIANCE
- \* KEN KRISOVENSKI Eagle Scout Project presentation
- \* CHAPMAN 1200 WESTPORT ROAD PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS
- \* CHAPMAN 1200 WESTPORT ROAD PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATIONS
- \* ORDINANCE NO. 422 (payment of fee in lieu of required recreation)
- \* 2019 ROADWAY PAVING PROJECT
- \* RESOLUTION NO. 2019-02 (destruction of Admin records)
- \* RESOLUTION NO. 2019-03 (Deed of Dedication and grant of storm water easement for Findlay Industrial Park)
- \* RESOLUTION NO. 2019-04 (appointment to Fair Board)
- \* CONSIDERATION FOR PURCHASE OF 2019 F-350 FOR PARKS DEPT
- \* WOODCREEK MANOR PHASE 2 BOND REDUCTION
- \* CONSIDERATION TO REJECT THE FOLLOWING CHANGE ORDERS:
  - \* Jerry Horn Construction Change Order #8 in the amount of \$5,734.00 for additional paving
  - \* Newman Plumbing Change Order #2 in the amount of \$11,415.73 for underground plumbing in the basement level.
- \* HALL OF FAME APPOINTMENT
- \* MINUTES OF JANUARY MEETINGS
- \* BILLS AND PAYROLL
- \* TREASURER'S REPORT:

General Fund Checking Account . . . . .	\$ 69,868.08
General Fund Money Market Account . . . . .	\$ 6,040,690.54
Liquid Fuels Money Market Account . . . . .	\$ 118,086.96
Capital Reserve (checking/money market) . . . . .	\$ 67,502.34
- \* COMMUNICATIONS:
  1. Refunds of Real Estate Tax totaling \$26.97
- \* DEPARTMENTAL REPORTS (attached)
- \* SUPERVISORS' COMMENTS
- \* COMMENTS FROM THE FLOOR
- \* MOTION TO ADJOURN THE MEETING

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING - FEBRUARY 13, 2019**

The meeting was called to order at 7:00 p.m. In attendance were Supervisors Raymond Chappell and Thomas Gallant, Manager Christopher Caruso, and Assistant Manager Thomas Garrett, and Matthew Korenoski from Strassburger, McKenna, Gutnick and Gefsky. Absent was Supervisor Janet Craig. Recording the minutes was Township Secretary Cheryl Rinehart.

Everyone rose to Pledge Allegiance to the Flag.

KEN KRISOVENSKI, a member of Boy Scout Troop 830 presented his potential Eagle Scout Project to remove and clean the plaques on the current war memorial and relocate them to the new memorial recently constructed at the new entrance to the municipal building, remove the existing monument and plant grass, coordinate and plan the rededication of the new memorial to coincide with the Findlay Township Community Fair Parade on Saturday, August 17<sup>th</sup>.

The Board members felt this was a wonderful project and gave Mr. Krisovenski their approval.

**CHAPMAN 1200 WESTPORT ROAD PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS**

Mr. Caruso indicated that the original application was approved in August of 2016 and since there was been more of a two-year period, they had to come back before the Township for re-approval.

Mr. Caruso read from his January 23<sup>rd</sup> review letters indicating that there are no outstanding items relating to the zoning requirements. The applicant did request a modification to Section 103.612.2 which notes that parking areas shall be located to the side or rear of the building whenever possible. The applicant's modification request is for 974 current and 102 future stalls to be located in the front yard.

The Planning Commission recommended approval with the modification at their January 22<sup>nd</sup> meeting.

Hearing no questions or comments, Mr. Gallant moved to approve the preliminary and final land development applications for Chapman Westport who is proposing to construct a 1,015,740 square foot office/warehouse facility on a 84.6 acre parcel within Chapman Westport, as recommended by the Planning Commission and contingent upon the Township Engineer's review and approval. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

**CHAPMAN 1200 WESTPORT ROAD PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATIONS**

Mr. Caruso indicated that the original application was approved in August of 2016.

He read from his January 23<sup>rd</sup> review letter indicating that Chapman Commerce Center LP is proposing to subdivide 427.4 acres into five (5) parcels and road right-of-way. Parcel #1 will be 262.2 acres, Parcel A will be 84.6 acres, Parcel B will be 1.6 acres, Parcel c will be 59.9 acres, Parcel d will be 14.1 acres and the road rights-of-way will be 5 acres. The Planning Commission gave a favorable recommendation at their January 22<sup>nd</sup> meeting.

Hearing no questions or comments, Mr. Gallant moved to approve the preliminary and final minor subdivision applications for Chapman Commerce Center, who is proposing to subdivide 427.4 acres into five parcels and road right-of-way, as recommended by the Planning Commission and contingent upon the Township Engineer's review and approval. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

ORDINANCE NO. 422 (payment of fee in lieu of required recreation). The ordinance was recommended by the Planning Commission and it was advertised, however, the County had requested some modifications that need to be resolved before it can be adopted.

Mr. Gallant moved to table Ordinance No. 422 amending the Subdivision and Land Development Ordinance by adding the option for payment of fee in lieu of required recreation land. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

2019 ROADWAY PAVING PROJECT. Bids were opened on February 12<sup>th</sup> with bids being received as follows:

Youngblood Paving, Inc.	\$393,269.90
Morgan Excavating	\$417,894.05
Russell Standard Corp.	\$425,965.90

The Engineer has reviewed the bids and recommended awarding the project to Youngblood Paving.

Mr. Gallant moved to approve awarding the bid for the 2019 Roadway Paving Program to Youngblood Paving at their bid price of \$393,269.90, as recommended by the Township Engineer. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### RESOLUTION NO. 2019-02

Mr. Gallant moved to approve Resolution No. 2019-02 authorizing the destruction of specific records from the Administrative office. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### RESOLUTION NO. 2019-03

Mr. Gallant moved to approve Resolution No. 2019-03 authorizing the Township's acceptance of a supplement Deed of Dedication and Grant of Storm Water Easement for Findlay Industrial Park. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### RESOLUTION NO. 2019-04

Mr. Gallant moved to approve Resolution No. 2019-04 appointing Stephanie Kaminskis to the Findlay Township Fair Board. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### CONSIDERATION FOR PURCHASE OF 2019 F-350 FOR PARKS DEPT

Mr. Gallant moved to approve the purchase of a 2019 F-350 XL 4x4 SuperCab Pickup with dump insert and 8' Western snow plow from Woltz & Wind Ford for the Parks Maintenance Department at a cost of \$45,395.00 with a trade-in to be purchased from our capital account.

#### WOODCREEK MANOR PHASE 2 BOND REDUCTION

Mr. Gallant moved to approve the reduction in the bond for Woodcreek Manor Phase 2 by \$405,992.95 for a remaining balance of \$302,835.11 as reviewed and recommended by the Township Engineer. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### CONSIDERATION TO REJECT THE FOLLOWING CHANGE ORDERS:

- \* Jerry Horn Construction Change Order #8 in the amount of \$5,734.00 for additional paving. The specifications refer to removal and replacement.
- \* Newman Plumbing Change Order #2 in the amount of \$11,415.73 for underground plumbing in the basement level. We are contesting the amount for the extra work.

Mr. Gallant moved to reject Change Order #8 from Jerry Horn Construction and Change Order #2 from Newman Plumbing. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

#### HALL OF FAME APPOINTMENT

Mr. Gallant moved to appoint Stephanie Strain as the Findlay Township representative on the West Allegheny Hall of Fame committee replacing Darlene Howell who is retiring from the Township. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

DISCUSSION ON 146 MAIN STREET. The Township received a letter from the Brant Miller, Attorney for Dale Csonka, who is interested in purchasing the property at 146 Main Street. They are working with the School District Attorney, who is in the process of preparing an agreement for Sheriff sale for Mr. Csonka to purchase the property.

Attorney Korenoski indicated that the Board would either extend the time period so that Mr. Csonka can purchase the property and keep it on the tax rolls, or if it is a health and safety risk, have it torn down since we already have a Court Order to demolish the building. He added that it could take 2 months to implement a Sheriff's sale and the Township would have no liabilities.

Mr. Garrett also indicated that he was contacted by a second party interested in purchasing the property.

After discussing the current condition of the property, Mr. Gallant moved to grant a 120-day extension for the property at 146 Main Street until the building can be purchased. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

MINUTES OF JANUARY MEETINGS. Mr. Gallant moved to approve the minutes of the January meetings as printed and available for viewing on the Township's website. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

BILLS AND PAYROLL. Mr. Gallant moved to approve the payroll and the bills that have been submitted for payment. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

TREASURER'S REPORT:

General Fund Checking Account . . . . .	\$ 69,868.08
General Fund Money Market Account . . . . .	\$ 6,040,690.54
Liquid Fuels Money Market Account . . . . .	\$ 118,086.96
Capital Reserve (checking/money market) . . . . .	\$ 67,502.34

Mr. Gallant moved to approve the Treasurer's Report as read. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

COMMUNICATIONS:

1. Refunds of Real Estate Tax totaling \$26.97

Mr. Gallant moved to approve the refunds of Real Estate Tax in the amount of \$26.97 to Matthew R. and Sarah E. Wallace, as requested by the Real Estate Tax Collector. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.

DEPARTMENTAL REPORTS (attached)

SUPERVISORS' COMMENTS:

Mr. Gallant:

(1) Brought up the water runoff and icing of the roadway from the home located at the corner of Gregg Lane and Route 30. The homeowner recently put in a french drain system and ran conduit to drain onto Route 30 creating an excessive amount of water laying on Route 30 and Gregg Lane. With the cold weather, the water is freezing and creating a hazard for people coming off Gregg Lane and not being able to stop once they reach Route 30.

Mr. O'Neal added that he spoke with Mike Zimmerman from PennDOT, who is going to send a letter to that homeowner and others between the area of Gregg Lane and Robinson Road whose water is running onto Route 30. The Board asked that the Township receive a copy of those letters.

The Board asked if the Township has any liability in the event there is an accident from someone sliding out onto Route 30 from Gregg Lane. The Solicitor asked if any are in violation of our storm water ordinance and indicated that Sovereign Immunity protects the Township since the Township. He suggested the Township send a letter to the homeowner at Gregg Lane and Route 30 who is creating the icing problem on the Township roadway and keep pressure on PennDOT to follow-up with him and others.

(2) Asked if the Township can lower their price for the Veteran Banners. Robinson charges \$90 but receives a subsidy from their Veterans organization, and Kennedy charges \$120. Mr. Garrett

indicated that the banners cost \$90.00 plus \$25.00 for the brackets - we charge \$120 for the package. It was suggested that we contact our local Veterans organization to see if and how many brackets they would be willing to sponsor.

COMMENTS FROM THE FLOOR - None.

All further business having been conducted, Mr. Gallant moved to adjourn the meeting at 7:40 p.m. Mr. Chappell seconded. 2 Ayes. 1 Absent. Motion carried.