

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING - AUGUST 10, 2016
AGENDA**

- * CALL TO ORDER
- * PLEDGE ALLEGIANCE
- * PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS FOR CHAPMAN WESTPORT
- * PRELIMINARY AND FINAL APPLICATIONS FOR WESTPORT ROAD EXTENSION
- * PRELIMINARY AND FINAL APPLICATIONS FOR 48,000 S/F BUILDING AT 110 SOUTH CAMPUS DRIVE
- * PRELIMINARY AND FINAL APPLICATIONS FOR A 1,015,740 S/F BUILDING AT 1200 WESTPORT ROAD
- * WESTERN ALLEGHENY COMMUNITY LIBRARY 2017 FUNDING REQUEST
- * MINUTES OF JULY MEETINGS.
- * BILLS AND PAYROLL
- * TREASURER'S REPORT:

General Fund Checking Account	\$ 60,692.27
General Fund Money Market Account	\$3,480,405.21
Liquid Fuels Money Market Account	\$ 408,236.75
RBC Wealth Management	\$ 666,063.78
Capital Reserve Account (checking/money market).	\$ 292,094.45
- * DEPARTMENTAL REPORTS (attached)
- * SUPERVISORS' COMMENTS
- * COMMENTS FROM THE FLOOR
- * MOTION TO ADJOURN THE MEETING

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING - AUGUST 10, 2016**

The meeting was called to order at 7:00 p.m. In attendance were Supervisors Janet Craig, and Raymond Chappell, Manager Christopher Caruso, Assistant Manager Thomas Garrett, Solicitor Alan Shuckrow from Strassburger, McKenna, Gutnick & Gefsky, and Jim Pritchard from Michael Baker International. Absent was Supervisor Thomas Gallant.

Everyone rose to Pledge Allegiance to the Flag.

*** PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS FOR
CHAPMAN WESTPORT-1200 Westport Road**

Mr. Caruso read from his July 27th review letter which indicates that there are no outstanding items and the only modification requested was to Section 103.612.2 relating to parking areas, which the Planning Commission recommended. The Planning Commission gave a favorable recommendation to the application at their July 26th meeting. The Engineer was also available and presented a site plan.

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

*** PRELIMINARY AND FINAL APPLICATIONS FOR WESTPORT ROAD
EXTENSION**

Mr. Caruso read from his July 27th review letter which indicated that there are no outstanding items. The Planning Commission gave a favorable recommendation to the application at their July 26th meeting.

Hearing no comments or questions, Mr. Chappell moved to approve the preliminary and final land application from Chapman Commerce Center to extend Westport Road 1,212 feet within Chapman Westport, as recommended by the Planning Commission and contingent upon final approval from the Township Engineer. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

*** PRELIMINARY AND FINAL APPLICATIONS FOR 48,000 S/F BUILDING AT
110 SOUTH CAMPUS DRIVE.**

Mr. Caruso read from his July 27th review letter which indicated that there are no outstanding items. The Planning Commission gave a favorable recommendation to the application at their July 26th meeting.

Hearing no comments or questions, Mr. Chappell moved to approve the preliminary and final land development applications from Chapman Westport to construct a 48,000 s/f office/warehouse facility on a 59-acre parcel within Chapman Westport along with providing a cul-de-sac for S. Campus Drive, as recommended by the Planning Commission and contingent upon final approval from the Township Engineer. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

*** PRELIMINARY AND FINAL MINOR SUBDIVISION FOR CHAPMAN
WESTPORT**

Mr. Caruso read from his July 28th review letter which indicated that there are no outstanding items. The Planning Commission gave a favorable recommendation at their July 26th meeting.

Hearing no comments or questions, Mr. Chappell moved to approve the preliminary and final minor subdivision application from Chapman Commerce Center LLP to subdivide 427.4 acres into five parcels and road right-of-way, as recommended by the Planning Commission and contingent upon final approval from the Township Engineer. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

*** MARION ESTATES BOND RELEASE REQUEST NO. 2. Marion Estates LP has**

asked for a bond release and public acceptance of the improvements for Marion Estates. The Township's Engineer did a site inspection and indicated that the site items listed on the estimate from Marion Estates LP have been completed, however, the construction of the inlets are not up to Township requirements and would not be acceptable for dedication. They recommended the Township hold the portion of the estimate for the inlets until the issues are resolved and to reduce the bond to \$287,980.00.

Mr. Chappell moved to approve the request to reduce the bond for Marion Estates to \$287,980.00 as recommended by the Township Engineer. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

* ATEN ROAD BRIDGE PAY APPLICATION #9.

Mr. Chappell moved to approve Pay Application #0 in the amount of \$13,785.15 with the local amount being \$689.26. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

* WESTERN ALLEGHENY COMMUNITY LIBRARY 2017 FUNDING REQUEST

Mr. Caruso indicated that as a follow-up to discussion at the Workshop Meeting, he is requesting the Board approve an increase in the per capita from \$12.66 to \$13.91 for 2017 and revisit it in 2018.

Mr. Chappell moved to approve the 2017 contribution to the Western Allegheny Community Library at the per capita rate of \$13.91 for a total of \$70,384.60. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

* MINUTES OF JULY MEETINGS. Mr. Chappell moved to approve the minutes from the July meetings as printed. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

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

* TREASURER'S REPORT:

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

* DEPARTMENTAL REPORTS (attached)

* SUPERVISORS' COMMENTS:

Ms. Craig commented on the amount of traffic at the 5 points intersection and asked if North Fayette or Findlay could put an officer there during peak times. Chief Lesko indicated that Findlay could not unless N. Fayette requested assistance. He also indicated that his office has been receiving complaints that are being forwarded to North Fayette. He suggested contacting North Fayette and asking for a traffic officer. Discussion took place on the issue of realigning the Township boundaries and using the Trail instead of the creek since 3 of the 5 roadways at that intersection belong to Findlay. Mr. Chappell suggested an amicable agreement between the two Townships whereby Findlay would maintain that intersection and eventually a traffic signal could be installed.

It was also discussed that with the work on 376 and 30 is adding to the traffic on this road.

Mr. Chappell (1) asked about the Main Street Paving. Mr. Caruso indicated that a pre-construction meeting is upcoming then a notice to proceed will be issued; (2) he knew of someone who received number

speeding citations while visiting the southern states since they have cameras that record both license numbers and speed. After discussion, the Board suggested looking into this for our area since we are receiving so many speeding complaints.

* COMMENTS FROM THE FLOOR:

Mike Papa from 12 Trotter Lane ask how they become part of the community as far as roads, landscaping, etc. Mr. Caruso and the Board discussed the takeover of roadways, the grassy areas as belonging to the HOA, the use of common areas, and the liability of the storm water ponds.

All further business having been discussed, Mr. Chappell moved to adjourn the meeting at 7:38 p.m. Ms. Craig seconded. 2 Ayes. 1 Absent. Motion carried.

Respectfully submitted by Cheryl L. Rinehart