

CLINTON TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING MINUTES

December 14, 2020

7:00 pm

Clinton Township Municipal Bldg., 711 Saxonburg Blvd, Saxonburg, PA 16056

Note to Residents: *Public Comments are only accepted at the times listed on the Agenda for Public Comment. You must stand and give your name and address to the Secretary before beginning your comment. You will have a 3-minute time limit for your comment.*

EXECUTIVE MEETING

Supervisors went into an Executive Meeting on personnel issues at 5:00 PM

BOARD OF SUPERVISORS:

Kathy Allen
William Duncan
James Halstead

PUBLIC HEARINGS

STAFF PRESENT:

Tom Hartwig, Consulting Engineer
Linda Harigan, Township Secretary
Luke Brewer, Road Foreman

CALL TO ORDER:

Chairperson Allen called the meeting to order at 7:00 PM

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON AGENDA ITEMS

Ryan Yates, 117 Timber Ridge Rd., thanked the Supervisors for letting Netflix film at his property. He mentioned how much his young girls enjoyed the experience and that his neighbors were happy to receive some compensation. He stated that he received texts from his neighbors on how thrilled they and their families were with the filming. He just wanted to show his appreciation and he thanked the Supervisors the second time.

MINUTES AND FINANCIALS

Motion by Duncan to approve the following Consent Agenda items listed below. Second by Halstead. Motion passed.

- The minutes of November 9, 2020 Regular Meeting
- The minutes of the November 16, 2020 Conditional Use Hearing
- The minutes of the November 2, 2020 Planning Commission meeting.

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- The minutes of the November 23, 2020 Agenda Setting Meeting
- The minutes of the October 26, 2020 Clinton Township Park Advisory Board
- The minutes of the October 26, 2020 Friends of Spring Valley Park meeting
- Review the payroll #23 dated 11/23/2020, #24 dated 11/27/2020, #25 dated 12/11/2020.
- December 2020 Treasurer's Report-statement period for November 1 to November 31, 2020.
- Pay all Bills

End of Consent Agenda

REPORTS

- Committee Reports (except road)
 - Park-Jim Halstead reported there was no meeting. The Park Committee meeting will not meet again until March 22, 2021.
 - Planning Commission-Kathy Allen reported that the new members attended the December 7, 2020 meeting. The next meeting will be held virtually on January 4, 2021 at 7:00 PM with a workshop at 6:00 PM

CORRESPONDENCE

- **Motion by Duncan** to send staff to 2021 PSATS Conference, members will be named at the Reorganization meeting. Second by Halstead. Motion passed.

OLD BUSINESS – Reviewed and Discussed

- Champion Waterproofing
 - ✓ The Township Solicitor is now handling this situation. There were no updates at this time.
- Victory Road Warehouse follow-up-1200 South Noah Drive
 - ✓ Working with HRG-
 - Sent invoice for TDRs
 - 11.16.2020 Received a letter from HRG asking Clinton Twp. to accept a Letter of Credit in lieu of a Performance Bond
 - 11.19.2020 Hartwig gave permission for Clinton Twp. to accept the Letter of Credit in lieu of a Performance Bond
 - SunCap is holding off on paying the TDR's until their financing is in place.
 - The Township sent a letter requesting HRG Engineering to inform SunCap to address the subject of TDR's in a letter to the Township.
 - 11.19.2020 Sent letter requesting TDRs be paid by 12.31.2020
 - SunCap would like to wait on paying TDRs until closer to their Closing, on or about February 2021. Supervisor Duncan then approved a later date payment of the TDRs until January 15, 2021.
 - Waiting on two Permits from DEP (Stormwater and Wetlands). SunCap is not anticipating any issues. When the permits are issued that will trigger the closing.
 - SunCap also requested that they will record the Plan and the Butler County Planning Commission closer to the Closing Date. They also stated they have all the signatures.
 - 12.14.2020 Hartwig reported the Township is still awaiting the Closing. He is not

aware of the name of the contractors. He also reiterated that the township must stay on top of the issue of receiving the TDRs on/or before January 15, 2021.

- John Allen III and Andy Allen's Property-1046 Ekastown Road
 - ✓ Zoning Board Hearing was held on October 27, 2020 and the variance approved.
 - ✓ Lot Line Revision was presented to the Planning Commission at the 11.2.2020 it was tabled until property owners could get a survey
 - ✓ Planning Commission recommended that the property owner go to the Board of Supervisors and recommended approval of a Conditional Use.
 - ✓ The Conditional Use Hearing is scheduled and advertised for November 16, 2020 at 3:00 pm
 - ✓ 11.17.2020 Supervisors verbally approved the Conditional Use with nine (9) requirements to be met. This item will be on the 11.23.2020 Agenda Setting Agenda
 - ✓ The Property Owners presented their Lot Line Revision in front of Planning Commission on 12.7.2020 with their survey and application.
 - ✓ **12.14.2020 Motion by Duncan** to approve the Lot Line Revision. Second by Halstead. Motion passed.
- Sewer Authority
 - ✓ Installing a new sewer line along Tower Rd
 - ✓ In October, the Sewer Authority started trimming trees along Tower Road
 - ✓ Cronin Enterprises have received their Excess Maintenance Agreement with a Bond
 - ✓ Luke Brewer, Road Foreman is working with the Sewer Authority with cross pipe issues.
 - ✓ Requested advice from the Twp. Solicitor on the Tower Road damage
 - ✓ Brewer reported that it is a disaster, and the road is getting destroyed. Brewer stated he believes they will be there until February 2021.
 - ✓ Hartwig stated the Contractor should have supplied a Performance Bond. The Sewer Authority would have to call that bond in. He stated that Clinton Township should not have to do anything, this is up to the Sewer Authority
 - ✓ 12.14.2020 Hartwig verified the Sewer Authority did hold a Performance Bond on the Contractor, which will rollover to a Maintenance Bond. Paul Cornetti, of the Saxonburg Area Authority, will walk the road and discuss the issues with Hartwig, Duncan and Brewer in January or February. The contractor was supposed to finished on December 5, 2020; they are running over their time schedule.
 - ✓ 12.14.2020 Brewer reported that the contractor is working off the road and the road is open. He feels that they will not be finished until late January or into February 2021.
- Hydrant's Billing
 - ✓ Supervisor Duncan was in contact with PSATS and was told that certain communities apply the Hydrant's charges to the resident's water bill. Chairperson Allen is going to research this and talk with Brent Robinson a representative of Pennsylvania Water.
 - ✓ 12.14.2020 No update
- Code Enforcement
 - ✓ Cease and Desist

- The Cease and Desist order for 425-427 Freeport St. is still in effect
 - The property owners met with the Board of Supervisors and Code Enforcement Officer and the property owners are in the process of bringing the property into compliance.
 - The Property Owners have sought legal advice. Clinton Township has been advised by Solicitor Andreassi that matters pertaining to this situation be sent to him.
 - 12.14.2020 No Update
- Cares Grant
 - ✓ Clinton Township received a check for \$40,307.96 for Round #1
 - ✓ Clinton Township will be reimbursed by a grant of \$77,200 to construct a new Public Works Building for Round #2.
 - ✓ 12.14.20 Rebecca Burk from Delta One called and has increased the Round 2 amount to \$110,700.89. The Township should receive a total of \$ 151,008.85. For Round 1 the Township received \$40,307.96 and in Round 2 the Township is eligible for \$110,700.89. Mrs. Kohley will send all eligible expenses to Rebecca Burk on Thursday 12.17.2020.
- Netflix
 - ✓ Will be using the lower parking lot as Base Camp, Catering Area and Crew Parking on December 4th and 5th.
 - ✓ Netflix had to cancel on December 4th and 5th due to Covid 19 and extended the use of the lower parking lot until December 14, 2020. In total Netflix paid \$10,000.00 for use of the parking area.

NEW BUSINESS

- **Motion to approve was acted upon in the Old Business section of the Meeting.**

The Condition Use for the 1046 Ekastown Road was approved with the following requirements:

1. Outdoor Lighting must be in compliance with the Clinton Township Codes. Outdoor Lighting is found in Chapter 85 Zoning Light, Outdoor of the Clinton Township Codes, (*adopted by Ordinance 2011.01*).
2. Exterior Lighting Poles need to be removed
3. Operations Hours will be between 7:00 AM and 7:00 PM Monday thru Friday.
4. Outside Storage:
 - a. Dumpsters must be enclosed.
 - b. Any and all outside storage must be behind the two hundred (200) foot set-back and screened.
5. Any Sign must be in Compliance with the Clinton Township Codes Chapter 185 Zoning Article IV Additional Regulations, §185.60 Signs, (*Amended by Ordinance Number 2012-02, Ordinance Number 2019-02, and Ordinance 2019-03*). Any Illuminated sign can only be lighted during Operation Hours of 7:00 AM to 7:00 PM.
6. Provide Clinton Township with a Letter of Assurance stating they are compliant with the Performance Standards. Performance Standards are located in the Clinton Township Code Chapter 185. Zoning Article IV Additional Regulations § Performance Standards
7. Utility light, West Penn Power Dusk to Dawn light, needs to be removed.

8. Existing Pine Trees/Screening shall remain for Screening Purposes on both sides of the property.

9. Remove dirt pile on the southeast corner of the property.

- **Motion by Duncan** to approve 2021 Clinton Township Important Dates. Second by Halstead. Motion passed.
- **Motion by Halstead** to adopt the revised 2021 Proposed Budget, and to advertise for ten (10) days and approve the Budget at a Special Meeting on December 28, 2021 at 3:30 PM. Second by Duncan. Motion passed.

CODE ENFORCEMENT & ZONING -Reviewed and Discussed

- Code Enforcement
Duncan asked Code Enforcement Harigan Officer to look into a sign situation along Saxonburg Blvd.

ROAD DEPARTMENT – Review and Discuss

- Discussion on Signs
Duncan reported that PennDot has taken down some of our signs that were not approved by PennDot. They were jake brakes signs, directional signs, and no soliciting signs. Duncan was in contact with PennDot and was informed that we could apply for permits for the signs. No one is permitted to put a sign on a State Road without a permit from PennDot. After we receive the permit, we can re-install the signs.
- **Motion by Halstead** to approve the 12.14.2020 Road Report. Second by Duncan. Motion passed.
December 14th Road Report
- Lou Negley installed the new water softener for the office and road department building.
- The salt shed is installed and complete.
- Ordered more salt to finish are 2020 contract for the year.
- Rinaman Electric installed the new lights on the lower garage and salt shed.
- Arcadis engineering is working on the Driving PA Forward Grant for the 1997 International.
- Kevin Miller Contracting has the public works building up. He is currently working on framing the inside of the building. Everything is going good with the building.
- Fixed depressions on Monk Rd, and Stark Rd. Did base repair and installed cold patch.
- Put up the Christmas lights up in the Roundabout.
- All 3 trucks have tailgate spreaders installed for winter.
- The John Deere 6605 Boom Mower had water pump replaced.
- The Trucks have been washed and serviced as needed.
- The Equipment have been washed and detailed.
- Township line signs and Private Lane Signs have been installed in the Township.
- No Soliciting Signs have been installed on the state route roads, township line signs.
- Catch basins and cross pipes have been cleaned off.
- Potholes and depressions have been filled in with Cold Patch.

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- The State Police have been monitoring Victory Rd, Deer Creek Rd. For speeding and overweight vehicles.
- In discussion with CNN Railroad regarding more signs for Anderson Rd, and about all the water coming off of the Railroad. They are supposed to investigate the matter.
- Monitoring the work from the sewer company on Tower Rd, and the work being done in the Plantation.
- 7 inches of snow December 1st. The Roadcrew was out early morning into the evening plowing and salting the roads.
- 2 emergency call outs in the month one for a stop sign down, and the other one for a tree across Callen Rd.
- December 2nd early morning salting and plowing the roads.
- Removing dead trees in the ditch line. Throughout the township.
- Installed rip rap on Callen Rd. We used about 90 ton of #5 rip rap.
- Netflix is filming a movie in Clinton Twp., on Timber Ridge Road. They are using the township building as a storage and setup for the cast and crew to use.
- Replaced tin on the lower garage and parts of the roof.

ENGINEER'S REPORT- Reviewed and Discussed

- Multimodal Grant –
 - ✓ is submitted
 - ✓ 12.14.2020 No Update
- GP11 – DEP
 - ✓ Victory Road-being processed
 - ✓ Cannon Hill Road-being processed
 - ✓ 12.14.20 Hartwig reported that the applications have been reviewed
- Public Works Building
 - ✓ Application was submitted to MDIA
 - ✓ Contractor said Public Works Building should be up by Thanksgiving.
 - ✓ Cement was poured
 - ✓ 12.14.20 Hartwig reported the Public Works Building is completed for the scope of work required per compliance with the Cares Act Grant.
- Truck Grant
 - ✓ Hartwig reported he has been in contact with DEP and they received our applications and found no issues with it.

OTHER BUSINESS

- **Motion by Duncan** to approve estimates #1 and #2 from JD Miller Contracting to complete the payment in full for the Public Works Building shell with the exact scope of work that the Cares Act grant will cover. Second by Halstead. Motion passed.
- **Motion by Duncan** to donate \$1000.00 to the South Butler Library to match the Penn Energy Resources. Second by Halstead. Motion passed.

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- **Motion by Duncan** to approve a group Health Care Plan for full-time employees. Second by Halstead. Motion passed
- **Motion by Duncan** to approve Vision and Dental coverage for part-time employees, they will pay 50% of the premium. Second by Halstead. Motion passed.
- **Motion by Duncan** to approve Hartwig, Harigan and Halstead as representatives of the Township at the Butler County Association of Township Officials. Second by Allen. Motion passed.
- **Motion by Duncan** to appoint a three (3) member board to the Agricultural Security Board and these members will also be on the Clinton Township Planning Commission. Second by Halstead. Motion passed.
- **Motion by Duncan** to have a letter sent to eligible township residents reminding them that Butler County Farmland Preservation will be accepting applications from January 1st thru 31st. Second by Halstead. Motion passed.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mark Duster 147 Jack Road asked if we took delivery on the new truck yet.

Kevin Criswell 429 Freeport Road questioned if the Cease and Desist is still in effect on the property at 425 Freeport St., and also questioned if the property is listed as Commercial property, and he is concerned about sewage.


Gary McCall Spring Valley Road, questioned if the Township had a Billboard Ordinance. He and a few other township residents have received letter asking permission to put a billboard on their property.

MOTION TO ADJOURN

- **Motion by Duncan** to adjourn the meeting. Second by Halstead. Motion Passed.

TIME 8:03

Respectfully Submitted


Linda L. Harigan, Secretary/Treasurer

