

**SUMMIT TOWNSHIP SUPERVISORS**  
**Regular Business Meeting**  
**Monday, November 17, 2014**

Chairman Church called the regular business meeting of the Board of Supervisors to order at 5:30 p.m. following salute to the flag. Supervisors Agostine and Lee were present, as were Solicitor Sennett, Zoning Officer Hudak, Engineer Jonas, Secretary Yeast, and seven interested persons.

CALL TO ORDER

Motion by Agostine, seconded by Lee, to approve the minutes of the Regular Business Meeting on November 3, 2014, as presented and reviewed by the Board of Supervisors.

11/3/2014 MINUTES

Vote: 3/0

Secretary Yeast reported receipt of (2) e-mails from Ann Whipple expressing appreciation for her appointment to the Summit Township Water Authority (STWA), while apologizing for her announcement to resign effective immediately.

CORRESPONDENCE:  
- Ann Whipple  
Resignation from STWA

Motion by Lee, seconded by Church, to approve the October 2014 Treasurers Report, as presented and reviewed by the Board of Supervisors.(\$623,269.52 expensed)

OCT. 2014 TREAS.  
REPORT

Vote: 3/0

Chairman Church announced that an Executive Session was held on November 12, 2014 immediately following the Budget Work Session to discuss a real estate issue.

OLD BUSINESS:  
- Executive Session

Motion by Agostine, seconded by Lee, to continue the Real Estate Tax relief program for 2015, using the Homestead/Farmstead listing. Supervisor Church explained that this programs saved residents approximately \$163,000 in 2014.

TAX RELIEF 2015

Vote: 3/0

Motion by Agostine, seconded by Lee to authorize the advertisement announcing the availability of 2015 Budget for public review.

2015 BUDGET  
REVIEW AD  
AUTHORIZED

Supervisor Church proposed the Board consider reducing allocation to the Summit Township Industrial and Economic Development Association (STIEDA) from \$500,000 to \$250,000 and to further allocate an additional \$250,000 to Capital Improvements to cover costs to replace the Township Salt Storage Facility. Supervisor Agostine responded, that per discussion during the Budget Work Session, it was determined that rather than use previously restricted dollars and take the chance of resulting law suits, it would be prudent to fund \$500,000 to STIEDA. The STIEDA Board is anxious to begin distribution of funds for low interest loans, and grants to encourage economic development. Discussion ensued. Supervisor Lee suggested a compromise and allocate \$375,000. Agostine responded that the STIEDA would still need to utilize restricted funds in order to meet the \$500,000 already allocated up for distribution.

Downia Glass, questioned why the laddered CD investments on the Treasurers Report stopped at 2016. Supervisor Church responded that maturing CDs were used to pay off the loan for the new Municipal Building rather than being re-invested in CDs with extremely low interest returns. Agostine added that her intention, as Treasurer, is to research current interest yields and continue the laddered CD purchase plan.

Secretary Yeast confirmed the motion on the table is to approve advertisement of the 2015 Budget as discussed during the Work Session. Supervisor Church's current proposal does not apply unless the motion is amended. There was no amendment to the motion on the table.

Vote 2/1

Agostine - Yes

Lee - Yes

Church - No

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Motion by Agostine, seconded by Lee, to authorize advertisement of Board intent to appoint a CPA to audit the 2014 financial accounts.

Vote: 3/0

CPA TO AUDIT 2014  
ACCOUNTS

Motion by Lee, seconded by Agostine, to approve the Lord Corporation TIF Escrow Agreement Addendum #1, as presented and reviewed.

Vote: 3/0

TIF ESCROW AGMT.  
ADD. #1 APPROVED

Motion by Lee, seconded by Agostine, to approve the purchase of 5.99 acres of property from Montessori in the Woods for \$36,000. Supervisor Church questioned the zoning description of AD-1. Solicitor Sennett confirmed that would be corrected to R-1. Agostine added that the purchase of this "land-locked" property gives the Township the opportunity to expand Community Park property, effectively "squaring it off".

MONTESSORI IN THE  
WOODS PROPERTY  
PURCHASE  
APPROVED

Jim Chojnacki, 9481 Old French Road, asked why the Township is purchasing this property, if it can be designated as "no-build", protecting the greenspace, and where is the funding coming from. Agostine responded that expenses were over-estimated in 2014, leaving an excess of approximately \$200,000. Church added that there are Capital Improvement Funds that can be re-allocated and used also. Church explained that the property will be used for Community Park Expansion, and it would not be effective to try to restrict its use, as another Board could always change that restriction in the future, and Township needs could also change.

Solicitor Sennett confirmed that the Board wants to combine this new parcel with the existing 15-acre parcel for "consolidation by deed". This corrects the land-locked issue.

Brad Ropey, 2285 Dorn Road, had multiple questions concerning the Treasurers Report and the various funds maintained by the Township. The Board responded accordingly.

Motion on the table to approve the purchase of Montessori in the Woods property.

Vote: 3/0

Motion by Lee, seconded by Agostine, to approve a 2014 Employee Christmas Bonus in the amount of \$300.

Vote: 3/0

2014 CHRISTMAS  
BONUS APPROVED

Zoning Administrator Hudak reported that the Sidewalks for 2813, 2816, 2817, and 2821 Sienna Trail have been inspected by either Gary Haupt, or Engineer Jonas.

SIDEWALK BONDS  
RELEASED FOR 2813,  
2816, 2817, AND 2821  
SIENNA TRAIL

Motion by Agostine, seconded by Lee, to approve release of the following Sidewalk Bonds to Tresler Construction:

2813 Sienna Trail - \$840

2816 Sienna Trail - \$1,200

2817 Sienna Trail - \$840

2821 Sienna Trail - \$3136

Vote: 3/0

Zoning Administrator Hudak reported that the Sidewalk for 2814 Sienna Trail has been inspected and approved by Gary Haupt.

SIDEWALK BOND  
RELEASED FOR 2814  
SIENNA TRAIL

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Motion by Lee, seconded by Agostine, to release the Sidewalk Bond for 2814 Sienna Trail to Port Harbor Homes in the amount of \$1,200.

Vote: 3/0

Zoning Administrator Hudak reported that the Baldwin Brothers, Inc. Stormwater System for 6801 Peach Street Plaza has been inspected by Engineer Jonas. Engineer Jonas explained that catch basins contained oil and sediment and were improperly grouted, and recommends retaining \$7,620 to correct.

BALDWIN BROS.  
STMWTR. BOND  
PARTIAL RELEASE

Motion by Agostine, seconded by Lee, to partially release the Baldwin Brothers, Inc. Stormwater Financial Security for 6801 Peach Street Plaza (retaining \$7,620) in the amount of \$68,577.

Vote: 3/0

Zoning Administrator Hudak reported that the Giant Eagle Get-Go Stormwater System for 6400 Peach St. has been inspected by Engineer Jonas. Engineer Jonas reported that their catch basins also need cleaned out and areas requiring meadow grass cover need to be reseeded, as they are currently keeping these areas mowed. Engineer Jonas recommends retaining \$11,093 to correct. Engineer Jonas further alerted the Board that there are better options for developers to accommodate DEP regulations other than meadow grasses in Business Districts. Agostine responded that this issue should be addressed with all future development plans.

GIANT EAGLE/GET-  
GO STMWTR BOND  
PARTIAL RELEASE

Motion by Agostine, seconded by Lee, to partially release the Giant Eagle Stormwater Financial Security for 6400 Peach Street (retaining \$11,093) in the amount of \$235,874.60.

Vote: 3/0

Zoning Administrator Hudak reported that the Plumbers and Steamfitters Local Union Stormwater System for 8150 Hawthorne Drive has been inspected by Engineer Jonas. Engineer Jonas reported that the areas designated as meadow grass is being mowed, the pond is deeper than designed with steeper slopes and an existing catch basin on Hawthorne Drive need grouted. Engineer Jonas will recommend they provide an as-built survey.

PLUMBERS &  
STEAMFITTERS  
LOCAL UNION 449  
STMWTR. BOND  
PARTIAL RELEASE

Motion by Agostine, seconded by Lee, to partially release the Plumbers and Steamfitters Local Union 449 Stormwater Financial Security for 8150 Hawthorne Drive (retaining \$6,587) in the amount of \$59,285.

Vote: 3/0

Zoning Administrator Hudak reported that Michael Patel has requested Board consideration to waive Indemnification Agreements for Newport Hospitality, LLC in order for him to obtain a SBA loan to purchase the property. Solicitor Sennett advised the Board that this is a limited waiver, and would recommend approval.

WAIVER OF  
INDEMNIFICATION  
AGREEMENTS

Motion by Agostine, seconded by Lee, to approve the waiver of Indemnification Agreements for the Gary and Deborah Adams Stormwater Agreement and the Home 2 Suites by Hilton Stormwater Agreement and H.O.P. Indemnity Agreement.

Vote: 3/0

Solicitor Sennett reported that the PA Home Inspection Law identifies a variety of qualified individuals eligible to perform the duties of a Sewage Enforcement Officer. While some on this list may not be logical choices, the Board may want to expand the list to include, engineers, or architects. Solicitor Sennett added that he could find no listing with names and contact

SOLICITOR  
Certified Sewer  
Inspectors

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numbers. Supervisor Church questioned who banks use as inspectors. Atty. Sennett confirmed he will continue to research.

Engineer Jonas reported that the Boyer RV Stormwater Plan revisions are complete and match the as-built and appear to be consistent with the design.

Engineer Jonas requested Board consideration to address a sidewalk issue that is becoming a common problem. Currently, sidewalks are constructed at different times than the roadway surface. This is causing deviations in line and grade and ultimately with ADA compliance. If developers were required to bond sidewalks along with the public improvement bond for the roadway, the sidewalks would match up to the road surface. Discussion ensued.

Motion by Agostine, seconded by Lee, to include sidewalk construction as part of Public Improvements and to require bonding by the developer.

Vote: 3/0

Supervisor Agostine reported that, last Friday, Erie County had encouraged Summit Township to apply for the Green Light Go Program Grant. Route 97 has already been labeled a critical corridor for traffic signal re-timing at a total cost of \$52,000. PaDOT is contributing 50% of the funding and Erie County 25%, leaving \$12,555 for Summit Township. Agostine is requesting Board consideration for authorization to sign the commitment letter.

Motion by Lee, seconded by Church, to authorize a commitment letter for 25% of the estimated \$52,000, not to exceed \$15,000, for re-timing of traffic signals along Route 97 in Summit Township.

Vote: 3/0

Supervisor Church announced that this Board will be looking for residents to serve on the Summit Township Water Authority, and possibly the Planning Commission. Kathy Dahlkemper has also requested farmer applicants to serve on the Erie County Conservation District Board.

Brad Ropey, 2285 Dorn Road, questioned the Board for specifics on the budget process, and transfers between funds. The Board responded.

Solicitor Sennett, addressing the Board as one of the public, commended the Roadmaster and Road Crew, on road conditions during the recent snow event. It took him 2.5 hours to travel from I-90 to Waterford during the last snow event, and only Summit Township roads had been cleared with Summit Township snow plows visible.

ENGINEER:

Boyer RV Stmwtr.  
Inspection

Sidewalk Bonding

SUPERVISORS:

- Grant App. for T.S. Timing on Rt. 97
- STWA Board
- Planning Commission
- Conservation District Board

PUBLIC INPUT

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With no further business to come before the Board, motion was made by Agostine, seconded by Lee, to adjourn the meeting at 6:40 p.m.  
Vote: 3/0

ADJOURNMENT

Respectfully submitted,

Christene S. Yeast  
Secretary  
11/20/2014