Tuesday, February 8, 2022

The Penn Township Board of Supervisors met this evening at 6:00 p.m. at the Penn Township Municipal Building, 157 East Airport Road, Butler, PA 16002 with the Chairman, Samuel M. Ward, presiding. Also present were Supervisors, Douglas A. Roth and Wilbert J. Mowry, Jr., Township Manager, Linda D. Zerfoss, Land Use Administrator, Clinton A. Bonetti, and 21 Township residents.

**Minutes – 01/11/22**

Supervisor Roth stated he wanted to correct the motion that was made at the last meeting under Road Department to read we would hire experienced CDL drivers. Supervisor Ward made a motion and Supervisor Mowry seconded the motion with the correction that Supervisor Roth requested there being no further additions or corrections to the minutes of the meeting held Tuesday, January 11, 2022, they are approved as presented. The motion carried.

**Correspondence**

**FEMA** – Notice that our Hazard Mitigation Plan has been approved.

**Butler County Conservation District** – Approval of the Erosion and Sediment Control General Permit Coverage for the Penn Cryogenic Plant.

**Penn Energy Resources** – Stated they hired Project Canary, a third-party independent certifier of Responsibility Sourced Gas to evaluate their producing wells in Butler, Beaver, and Armstrong Counties to receive their "Trustwell" certification. They announced that they have now received Project Canary's Trustwell Certification for all of their producing wells with 99% of their 378 wells receiving the highest ratings of Gold or Platinum.

**PSATS News Bulletin** – Monthly newsletter dated February 2022.

**Audubon Society of Western Pennsylvania** – Annual report for 2020 – 2021.

**PennDot** – Quarterly review of news and information about Pennsylvania local roads.

**Seminars**

None.

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**Treasurer’s Report**

Mrs. Zerfoss read the list of invoices paid since the last report was read on January 11, 2022. Township Fund: 98,766.88, Fire Tax Fund: $10,286.83, Act 13 Fund: $805.57, Municipal Pension: $849.03, Police Pension Fund: $991,24, State Fund: $12,298.41. Deposits into the various Township Funds totaled $87,898.13. Balances were read as follows: Township Fund: $87,959.99, ARPA Fund: $255,358.85, Fire Tax Fund: $88,737.28, Township Capital Savings Fund: $312,111.19, Act 13 Impact Fund: $601,203.24, Municipal Pension Fund: $907,676.33, Police Pension Fund: $1,761,578.98, State Fund: $50,345.42. Supervisor Mowry made the motion and Supervisor Roth seconded the motion that the Treasurer’s Report be approved as presented. The motion carried.

**Zoning Department**

Mr. Bonetti reported that Betty Krepinevich is having health issues and will probably resign from the Zoning Hearing Board. He stated he hasn’t received her letter of resignation yet but wanted the Board to be aware.

Mr. Bonetti presented his Zoning Report for December 2021 and January 2022. The following have been issued: 7 Building Permits, 5 Zoning Permits, 2 Traffic Impact was filed, 2 Occupancy Permit, 3 Sign Permits, 2 Highway Occupancy Permits, 1 Land Development Application, and 21 Lien Letters. Total zoning fees for December and January were $8190.18. Mr. Bonetti also submitted his Annual Report for 2021.

Mr. Bonetti said the Butler County Planning Commission reviewed the Gill/Tucek Lot Line Revision #22028 and had no comments on this plan.

Mr. Bonetti presented the Matthew/Beck Subdivision on Woodland Road for re-approval. Mr. Bonetti said they have met all requirements ad the Planning Commission recommended approval. Supervisor Roth made the motion and Supervisor Ward seconded the motion that the Matthew/Beck Subdivision on Woodland Road is re-approved. The motion carried.

Mr. Bonetti presented the Gill/Tucek Subdivision on Golden City Road for approval. He stated they have met all requirements from the Planning Commission and the Planning Commission recommends approval. Supervisor Ward made the motion and Supervisor Mowry seconded the motion that the Gill/Tucek Subdivision on Golden City Road be approved. The motion carried.

Mr. Bonetti said the Planning Commission recommended approval Ordinance #172 on Planned Residential Development (PRD). He advised there will be a public hearing on March 8, 2022, at 5:45 p.m.

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**Police Department**

Mrs. Zerfoss read the Police report for January 2022.

**Road Department**

Supervisor Roth reported on the probation period that is for 6 months. He feels that is too long and he suggest probation be a minimum of 60 days and a maximum of 6 months. Supervisor Mowry made the motion and Supervisor Roth seconded the motion to change the probation period from 6 months to 60 days minimum and 6 months maximum. The motion carried.

Supervisor Roth reported he interviewed Robert Renfrew for the Penn Township Road Department and feels he will be an asset to the Township. He has a Class A CDL and worked for a paving company and has lots of experience. Supervisor Roth made the motion and Supervisor Ward seconded the motion to hire Robert Renfrew for the Penn Township Road Department with his rate of pay being $21.52 an hour.

Supervisor Roth said the road department has been out 19 times treating the roads and plowing the roads 13 times. He also stated a lot of people are shoveling snow out onto the roads. He said we have an ordinance prohibiting this and feels this should be enforced.

**Recycling Report**

No report.

**Parks and Recreation Department**

**Resolution #543 – 2022 Butler County Parks and Renovation/Development Program** – Mrs. Zerfoss read Resolution #543 – 2022 Butler County Parks and Renovation/Development Program. This grant is for a swing set next to the slides at Harcrest Park. The estimated cost of the project is $14,784.00 and the local share would be $7,284.00. Supervisor Ward made the motion and Supervisor Mowry seconded the motion that Resolution #543 – 2022 Butler County Parks and Renovation/Development Program be approved. The motion carried.

**Public Relations Department**

No report.

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**Old Business**

**Lope Casker – Airport Expansion** – Mrs. Zerfoss read a letter from Lope Casker to the Pittsburgh-Butler Regional Airport regarding the Vacation of Monroe Road for the Airport Authority. In a letter dated November 22, 2021, Mr. Kelly was asked for the reason as to why the Authority is requesting that Monroe Road be closed. On December 15, 2021, in a letter to Ms. Zerfoss, Penn Township Manager, Mr. Kelly stated that the reason for the request was to permit the extension of the runway safety area located at the West end of the runway. It is the understanding that this would be in preparation for, and a necessary condition of, the runway extension that the Authority has been considering for some time. If we are mistaken and you are abandoning plans for the runway extension but still would like us to consider the closure of Monroe Road to let us know. However, if our understanding is correct, we are not in a position to decide about the runway extension at this time and therefore, believe it is premature to consider the vacation of Monroe Road. We believe that the issue is best considered at the same time as a conditional use hearing on the runway extension and we do not have a completed application for that request. Once we have all documents necessary for a conditional use hearing for the runway extension as well as any additional documents necessary to address the specifics of how the closure of Monroe Road will fit into the runway extension plans, we will be in a position to decide on both matters.

**Commissioner Kim Geyer – MWAAT – Larchwood Drive waterline** – It was requested that Mrs. Zerfoss read the email from Commissioner Geyer into the record.

**From:** Geyer, Kim <[KGeyer@co.butler.pa.us](mailto:KGeyer@co.butler.pa.us)>

**Sent:** Monday, January 31, 2022, 3:24 PM

**To:** 'richard.whalen@zoominternet.net' <[richard.whalen@zoominternet.net](mailto:richard.whalen@zoominternet.net)>

**Cc:** Osche, Leslie <[LOsche@co.butler.pa.us](mailto:LOsche@co.butler.pa.us)>; Boozel, Kevin <[KBoozel@co.butler.pa.us](mailto:KBoozel@co.butler.pa.us)>; Gordon, Mark <[MGordon@co.butler.pa.us](mailto:MGordon@co.butler.pa.us)>; 'samward@zoominternet.net' <[samward@zoominternet.net](mailto:samward@zoominternet.net)>; 'Bert Mowry' <[bertmowry@gmail.com](mailto:bertmowry@gmail.com)>; 'Doug Roth' <[droth@penntownship.org](mailto:droth@penntownship.org)>; Clinton Bonetti <[cbonetti@penntownship.org](mailto:cbonetti@penntownship.org)>

**Subject:** RE: Larchwood Neighbors Water project

Good afternoon, Thank you Mr. Whalen for reaching out in regards to the water line project that has a current phase that will end on Rt 8 at Larchwood.  The Municipal Water Authority of Adams Twp. have been asked by some residents in the Larchwood neighborhood community to extend the water line into their area. Manager Matthew Cranmer is

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**Commissioner Kim Geyer-Larchwood Drive – Continued**

preparing a preliminary cost estimate based on the results of the survey conducted by a representative of the homeowners.  The results of the homeowner's survey indicate only 59 new connections for the potential project. The more homeowners who want water, the better, the feasibility of the overall costs associated with such a project. The Water Authority will continue to communicate with the group and keep everyone updated with new information.

In regards to your question regarding funding, the county does not provide funding to personal homeowners. The County works with townships and municipal governments to provide funding for various projects regarding water and sewer. Most water and sewer is developer driven, however, it is challenging to come up with a way for government to help to get water and sewer infrastructure to areas, such as yours, that are already developed and existing. I know this, as I have discussed this very subject with many other municipalities throughout Butler County that want and/or have a need for public water or sewer. For example, I know of a business that wants to open a restaurant along Route 8 in Middlesex Twp., toward the opposite end of Route 8 toward the Allegheny County line, but, because they have no public water, the business cannot get the certification needed to even open a business given the current water quality. Thus it remains shuttered.

I truly believe the solution will end up to be something individual municipalities will have to get involved in at some point in time? Those willing to incur the risk, to drive water and sewer infrastructure to existing neighborhoods experiencing poor water quality, that affects the overall health of residents, one’s laundry, and deterioration of household appliances and equipment. Why do I say this? Because those forward thinking municipalities will receive a return on their investment through increased property values, leading to increased tax revenues, which in turn can be reinvested back into the municipality to which they live. Starting at a point in one area of municipality in which it makes sense, such as the nearest water connection, and in your case, Larchwood Drive…..by running a line up the road enables those wanting to tap in, to tap in, for a cost,  and enables the waterline to grow and expand into near by areas that currently do not have access to water?  This is the only way the older neighborhoods of our municipalities are going to get water and sewer infrastructure.

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**Commissioner Kim Geyer-Larchwood Drive – Continued**

As a society, we often say to one and other, we need to keep our young people and young families here in Pennsylvania instead of them moving out of state? Young people and young families want and expect public water and sewer. They will migrate to those communities only who can provide those services, which in turn, supports the overall community. In closing, I hope this makes some sense to you. I have had this exact conversation with Middlesex Twp. when they called about the small businesses being turned away due to the lack of water. It only makes sense in this case that the township get involved and see what the feasibility would be as well as return on investment for the future….each municipality would need to weigh that out for themselves.

Butler County has their own Infrastructure Bank Program in which we bank a percentage of our Marcellus Shale funds annually and provide low interest loans to municipals and authorities over ten or twenty years now, and pay the interest, while providing an engineer and turn-key process which sees the project through fruition from beginning to ending. Water, sewer, storm water management, some roads, and bridges are eligible projects. Butler County is the only county in the commonwealth with their own infrastructure bank program and in the past several years, we have reinvested approximately $40 million dollar of projects across fifteen different municipalities across Butler County. We developed this tool to help our municipalities and authorities.

In your case, the water line coming up Route 8 north to the airport authority, was a collaborative effort of Butler County, the Municipal Water Authority of Adams Township, and the Airport Authority all working together. As a result, and in addition to getting water to the Pittsburgh-Butler Regional Airport after 91 years, both Middlesex and Penn Townships will greatly benefit. Had we not had the out of the box thinking as a solution, everything would have been status quo and stagnant. The return on investment is a win-win for all involved and along the corridor and will have positive impact in the years to come.

Hope this helps to clarify. Please feel free to call me at any time if you have any additional questions!

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**Commissioner Kim Geyer – Larchwood Drive – Continued**

Thank you,

Kim Geyer

Kimberly D. Geyer

Butler County Commissioner

County of Butler

P.O. Box 1208

124 West Diamond Street

Butler, Pennsylvania 16003-1208

Web: [www.butlercountypa.gov](http://www.butlercountypa.gov)

Phone: 724-284-5101

Fax: 724-284-5400

Supervisor Ward read his response to Mr. Richard Whalen into the record as follows:

Good morning Richard,

Our next Penn Township Board of Supervisors’ meeting will be held at 6:00 pm on Tuesday, February 8, 2022, in the Municipal Building.

We invite you and others to attend to discuss your request for the Larchwood waterline expansion infrastructure funding assistance.  Your request can be addressed under the Audience Participation agenda item.

All infrastructure for new and existing developments in Penn Township is the responsibility of the developer and end-users.

Penn Township supports the Municipal Water Authority of Adams Township (MWAAT) water line expansion, however, no contribution to this project funding was made.  All Penn Township residents will not pay for development infrastructure that only benefits a portion of the Township.

All costs for this water line expansion are paid by the Airport Authority, businesses, and residences that tap in.

These costs include the one-time tap-in and turn-on fees and monthly water usage, meter base, and debt service charges.  MWAAT can detail these projected costs for you.

The user will also incur the costs for their connecting water line from the water main to their residence or facility.

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**Chairman, Samuel M. Ward - Continued**

Penn Township will pay for the monthly fire hydrant service fees that are not located on the airport property.  These fire hydrants provide a direct firefighting benefit to our entire community.

Penn Township will not mandate water service tap-ins.

We understand that the MWAAT debt service charge is supported through the Butler County low-interest loan from the infrastructure bank program.  Butler County subsidizes a major part of the actual interest rate.

Penn Township continues to seek grant funding for the Route 8 and Airport Road traffic light replacement and for the Harcrest Park development which will benefit our entire community.

Penn Township continues to use Federally funded Community Develop Block Grants (CDBG) for low-income qualifying residents’ sewer tap-in fees, housing rehabilitation, and similar qualified projects.

We look forward to discussing your request at our next meeting.

Please call me directly (724-487-3927) if you have any questions.

Thanks,

Samuel M. Ward

Chairman, Penn Township

Board of Supervisors

501 Dodds Road

Butler, PA  16002

724-487-3927 cell

724-285-4863 home

[samward@zoominternet.net](mailto:samward@zoominternet.net)

Mr. Whalen is asking the Township for support for this project as Penn Township will benefit due to water coming to the Township for businesses. He feels the Township should fund this project. He also said that Penn American Water was in the neighborhood. Supervisor Ward stated yes but PA American Water mandates that everyone taps in and their water cost is 20% higher. Supervisor Ward said the Board

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**Richard Whalen – Larchwood Drive**

is not forcing residents to tap-in. Mr. Whalen said water will make the Township grow. Supervisor Roth asked why only 1/3 of the residents in Larchwood want water. Supervisor Ward said the Township will not fund this project to benefit only a small percentage of residents. Mr. Whalen said the Township needs to wake up and to invest. Supervisor Ward said we have a difference of opinion and we have always stated that water needs to be developer driven. Mr. Whalen asked for Penn Township to support grants from this project. Supervisor Ward again stressed that Mr. Whalen go to his neighbors as Penn Township will not fund this. Supervisor Roth said the Board is not opposed to water and a majority of residents want the Township to stay rural. Supervisor Roth said previously when we were told about the potential water service we were told it would be 3 – 5 years then 6 months later this project was put out for bid. Supervisor Roth said he heard the waterline was coming to Larchwood Drive. Supervisor Ward said Mr. Whalen needs to talk to the Municipal Water Authority of Adams Township (MWAAT) and get assistance from them and water into specific communities is not a priority. Mr. Whalen again said he wants to the Board to borrow the money to help them. Supervisor Ward stated the Township will not borrow money to fund this and that the Board will attend a meeting with a spokesman from Larchwood Drive and MWAAT regarding their options.

Mark Gordon discussed the Butler County Infrastructure Bank. He stated they have done 3 lending’s and it’s a 10-year program. Money is available for water, sewer, and stormwater. He feels the Board has an obligation to assist the residents in getting funding. He said there is an H2O grant available due in June with a 20% match and the Township must be the applicant. There is also a Build Back Better Grant, Economic Assistance Program, Lot Interest Loans, and Penn Vest has some discretionary money available and is partnering with the Infrastructure Bank. Mr. Gordon said they are working with Delta and for every dollar spent they generated $52.00 back.

Supervisor Roth suggested a meeting with MWAAT to get more accurate figures. Supervisor Ward stated a meeting will be scheduled with MWAAT, residents of Larchwood Drive, and Mark Gordon. The discussion lasted approximately 40 minutes.

Mrs. Zerfoss requested approval to correct the minutes of January 3, 2022. She stated Dan Wible’s salary was approved at $23.91 an hour but the minutes have it as $23.21 an hour. She requested this be amended to reflect his salary as $23.91 an hour. Supervisor Mowry made the motion and Supervisor Roth seconded the motion that the minutes of January 3, 2022, be amended to show Dan Wible's salary be set at $23.91 an hour. The motion carried.

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**New Business**

**Butler County Stormwater Alliance** – Supervisor Roth reported they will be hiring a Manager for this position and each municipality needs to pay $2,000.00 to the South Western Butler County Stormwater Management Committee for the creation of the Butler County Stormwater Alliance. Supervisor Roth made the motion and Supervisor Ward seconded the motion to pay $2,000.00 to the South Western Butler County Stormwater Management Committee for the creation of the Butler County Stormwater Alliance. The motion carried.

Mrs. Zerfoss reported that Sally Pletcher resigned from the South Butler Community Library as Penn Townships representative. She also reported that Lori Stearns would like to become Penn Township’s representative to the South Butler Community Library. Supervisor Ward made the motion and Supervisor Mowry seconded the motion to accept Sally Pletcher’s resignation from the Library and to approve Lori Stearns to serve as Penn Township’s representative to the South Butler Community Library. The motion carried.

Supervisor Ward reported there are some gutter issues at the Municipal Building. He advised we had the roof replaced last year and last week had some issues with gutters and downspouts that froze and water got behind some shingles. Supervisor Ward reported he received a quote from S & N Industries for $8,650.00. Supervisor Mowry suggested getting heat tape to fix the freezing and thawing with the condition we get acceptable technical information on the items they will use. Supervisor Ward made the motion and Supervisor Mowry seconded the motion to accept the quote from S & N Industries in the amount of $8,650.00 pending the Board getting acceptable technical information on the items they will use. The motion carried.

**Act 537 – Saxonburg Authority**

Supervisor Roth reported they discussed the purchase of a mini-excavator and elected officers.

**Audience Participation**

**Theodosia Regal** – Thanked the road department for the great job they did on the roads.

**Linda Dawson** – Suggested putting the issue of people shoveling or plowing snow onto Township roads be put on the Township website. Mrs. Zerfoss stated she would do that.

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**Audience Participation - Continued**

**Linda Dawson** – Suggested putting the issue of people shoveling or plowing snow onto Township roads be put on the Township website. Mrs. Zerfoss stated she would do that.

**Adjournment**

Supervisor Mowry made a motion and Supervisor Roth seconded the motion to adjourn the meeting. The motion carried.

The meeting adjourned at approximately 7:31 p.m.

Approved: Respectfully Submitted:

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Samuel M. Ward Linda D. Zerfoss

Chairman Township Manager

Board of Supervisors Penn Township