

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:00 p.m. Other Supervisors present were Todd Kirsten, Barbara Spencer, Andy Merritt and Danelle Del Corso. Staff present were Susan Steele, Township Manager; Amy Smith; Township Clerk; Jim May, CRPA and Jeff Stover, Township Solicitor. Residents & others in attendance: Brian Anderson, Sweetland Engineering; Jim Smith, John Heebner, Penoco.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **CITIZEN COMMENTS**

There were no citizen comments.

4. **UPDATE ON MUNICIPAL BUILDING MOLD REMEDIATION PER 1/28/2016 BOS DIRECTIVE**

Ms. Steele had provided prior to the meeting a report provided by John Heebner of Penoco to the supervisors. This report provided the background on all the site visits Penoco provided to address mold issues within the Municipal Building. Mold inspections and air sampling was performed on July 7, 2015. The inspections and air sampling were performed in the office area, one in the meeting area and an outside control sample. Those results were submitted to Ms. Steele. As a result of that report Ms. Steele requested a remediation proposal on September 24, 2015. The Supervisors requested a written summary on the mold remediation which was provided to the Township on October 26, 2015. Per the Supervisors' 1/28/16 directive, Ms. Steele requested a quote for additional drywall removal on the interior walls and a quote for the removal of floor tile containing mold on January 29, 2016. Accordingly, Mr. Heebner performed a mold/fungi assessment to review the proposed work at the property on February 4, 2016. Mr. Heebner shared that his field observations revealed there was a noticeable odor and there were visible signs of mold evident by visible water damage and wood rot along the bottom of the paneling and baseboards. His report also stated it is not possible to determine "safe" or "unsafe" levels of exposure for people in general. But in his report did list out common symptoms from exposure to indoor environments where the molds are: running nose, eye irritation, cough, congestion, and aggravation of asthma, headache, rash and fatigue. Ms. Steele stated staff had complained over the last six years of all these symptoms except rash and fatigue. The report also stated he recommends remediation as follows since all areas showed active growth, not just dormant:

Front Office, Common area, rear office with storage area: Blue walls on 9/24/15 report. Cost: \$2,394.00

Front Office, Common Area, rear office with storage area: Orange Walls on 9/24/15 report: Cost: Additional \$1,197.00

Floor tiles: \$5.00 per square foot

Meeting room, bathrooms and entryway: No cost provided.

Ms. Del Corso stated she would like to see the total cost to remediate all the affected areas and cost for tile removal.

Mr. Stevenson questioned whether the cost for tile removal would be about \$5.00 per tile. Mr. Stevenson commented that since there is mold being seen in other areas of the municipal building what the solution would be.

Mr. Heebner stated the baseboard and four feet of the drywall in height would have to be removed and if there was mold on the 2X4's they would have to be removed sanded and treated.

Mr. Heebner stated in the office area they would remove four feet of drywall in height and treat. Mr. Heebner commented the paneling would be difficult to treat and he would recommend replacing it with drywall due to costs.

Mr. Stevenson he would like to see an estimate for work to be done in the bathrooms, panel replacement and meeting room. Mr. Stevenson questioned whether correcting the drainage would help.

Mr. Kirsten questioned whether the drainage should be fixed prior to remediation or complete should the remediation be fixed before the drainage.

Mr. Heebner stated there would still be issues if the drainage does not get fixed prior to the remediation.

Secretary

Mr. Stevenson questioned if the spores were removed immediately and the drainage work was done in two months would it grow back within that time frame.

Mr. Heebner stated there is a chance it could and reiterated that the drainage needed to be addressed first.

Mr. Kirsten commented that March and April are two very wet months.

Mr. Heebner pointed out that when the temperatures go up it encourages the mold to grow.

Ms. Steele stated Township Engineer Don Franson told the Supervisors at their December, 2015, it would cost about \$7,000 to complete the drainage and since it has cement work involved could not begin until around the end of March or middle part of April, 2016.

- **MOTION: Ms. Del Corso moved to direct staff to get a full complete estimate on remediation from Penoco and to schedule the drainage remedies as directed by the Township Engineer; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.**

5. BILLS LIST

Mr. Stevenson questioned whether a programmable thermostat could be installed at the municipal office. Mr. Kirsten requested a monthly cost difference for the Township offices when located at the Municipal Building and now at 1948 Halfmoon Valley Road. Mr. Merritt asked if the Township had saved money on snow removal. Ms. Steele stated she did not have any of these figures available, but would provide same at the Supervisors' March meeting.

- **MOTION: Mr. Kirsten moved to approve the Bills List dated February 11th, 2016; Ms. Spencer seconded; Vote 5-0-0; Motion Carried.**

6. TREASURER'S REPORT

- **MOTION: Ms. Del Corso moved to approve the Treasurer's Report dated February 11th, 2016 for December 2015; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.**

7. MINUTES

- **MOTION: Ms. Del Corso moved to approve the meeting minutes of January 28th, 2016; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.**

8. APPROVAL OF SEWAGE PLANNING MODULE OF MINOR SUBDIVISION PLAN OF LANDS OF PATRICIA L. BURNS AND DIANE M. TRULLINGER

Mr. May stated staff requested a note be placed on the plan to acknowledge the repayment of the advance payment on the two acres that will be removed from the Open Space Program. Mr. May also stated that staff requested that a note be placed on the plan acknowledging that under current Open Space Preservation Program law the property owner can subdivide up to two additional tracts to reach their 10% exception of the 224 acres in the Open Space program. The property would be allowed to subdivide a total of 22.4 acres under the exemption rule. With this plan they have removed 2 acres of the 22.4 acres and one tract of the three total allowed. Mr. May stated staff, Planning Commission and the Open Space Preservation Board recommends approval.

- **MOTION: Ms. Del Corso moved to approve the sewage planning module for the Patricia L. Burns and Diane M. Trullinger minor subdivision; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.**

9. APPROVAL OF MINOR SUBDIVISION PLAN FOR LANDS OF PATRICIA L. BURNS AND DIANE M. TRULLINGER

Secretary

- **MOTION:** Ms. Spencer moved to approve the minor subdivision plan for lands of Patricia L. Burns and Diane M. Trullinger; Ms. Del Corso seconded; Vote 5-0-0; Motion Carried.

10. APPROVAL OF HIRING DENNIE HUBER AS EASTER PARTY ENTERTAINMENT

- **MOTION:** Ms. Spencer moved to approve hiring Dennie Huber for Easter Party entertainment; Ms. Del Corso seconded; Vote 5-0-0; Motion Carried.

11. APPROVAL OF PLACING AN AD WITH FERGUSON, HARRIS & PATTON TOWNSHIP IN THE I-99 MARKETING MATERIALS AS DISCUSSED AT THE MANAGER'S ROUNDTABLE (MANAGER NOT IN ATTENDANCE)

No action was taken on this agenda item.

12. APPROVE THE APPOINTMENT AND/OR REAPPOINTMENT TO THE CENTRE REGION BUILDING AND HOUSING BOARD OF APPEALS

- **MOTION:** Ms. Spencer moved to approve J. Michael Leakey, AIA to the Core Board, Sarah K. Lowe, to the Property Maintenance Board, and Adam Fernsler, PE, LEED AP to the Core Board for a three (3) year term commencing on 2/15/2016; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.

13. DISCUSSION OF CENTRE REGION COG COSTS TO HMT, DIRECT SERVICES TO HMT, PROGRAM DUPLICATIONS AS DIRECTED BY SUPERVISORS AT THEIR 1/4/2016 MEETING

Ms. Steele provided an analysis prepared by herself and Jim Steff, COG Executive Director of Centre Region COG costs, direct citizen services, duplication and services (see attached). The Board requested staff post the analysis to the website. Mr. Kirsten stated that 80¢ on every \$1.00 is spent on planning and the library. Mr. Kirsten reminded citizens that the Board requested more planning services which increased that cost for 2016. Mr. Stevenson stated the elected officials need to put the pressure on COG to keep costs low.

14. MANAGER'S REPORT

Ms. Steele provided her report to the Board.

15. SUPERVISORS' REPORT

Ms. Del Corso stated she attended the Public Safety Committee meeting and Steve Bair gave an extensive report from 2015 regarding mutual aid with Port Matilda Fire Company and how resources are being used effectively to save lives and save dollars. Ms. Del Corso stated they also discussed the strategic budgeting questions. Ms. Del Corso commented there will be a Fire Station orientation on February 24 at noon. Ms. Del Corso stated the next orientation would be for Emergency Management and they may be inviting the Elected Officials to tour the Emergency Management facility at Beaver stadium.

Mr. Merritt had nothing to report.

Mr. Stevenson stated he attended the Spring Creek Watershed Commission meeting and attended an Ad Hoc Committee meeting on an atlas to the watershed. One item they discussed is bringing in a member of the marine core to serve as the communications coordinator between all three commissions. Those commissions being the Spring Creek Watershed Commission, Spring Creek Watershed Association and the Ad Hoc Committee. The Communications Coordinator would be a paid position so next year there may be a request to increase the fee the municipalities pay the Spring Creek Watershed Commission. This may be double the cost for all municipalities, but it would be minimal and would pay for about 90% of the position.

Mr. Kirsten stated he attended the Finance Committee meeting and they requested that CATA present an overview of the Miller Formula to the General Forum possibly at the March meeting. The five questions were also discussed that were discussed at the last General Forum meeting. Mr. Kirsten commented that the Transportation Committee and Finance Committee have the same general consensus and feel the process and procedures in place are sound and thorough but are open to any suggestions that might improve productivity and efficiency. Mr. Kirsten commented that some members did not understand the five questions and what they were

getting at because of the way they were worded. Mr. Kirsten stated he felt that as conversations morphed into those questions that they took a different direction. Mr. Kirsten stated he heard from both committees and he felt there may have been some misunderstanding or a different perception of what those questions were and what was actually being asked. Mr. Kirsten stated since those questions started at Halfmoon Township he tried to provide some explanation why it proceeded the way it did and is sure it will come back to the General Forum to be thoroughly discussed.

Mr. Kirsten added the Halfmoon Township Easter Party will be held Sunday, March 20th from 2-4 p.m. Mr. Kirsten questioned whether there should be any concerns regarding the mold. Mr. Stover stated the meeting room is at acceptable levels and does not feel this is a serious concern.

Ms. Spencer stated the UBEH COG will hold a General Forum on April 4, at the Port Matilda Borough Building at 7:00 p.m. where there will be a presentation on CCMPO and the flood control rating system. Ms. Spencer questioned if anyone knew a retired engineer who would like to serve as the Upper Bald Eagle Valley representative for the Tech CCMPO Committee. Ms. Spencer stated she attended the Public Services Committee and because of the Flint issue there was water testing done and is well below the acceptable levels of lead. If any homeowner would like to have water testing completed contact the Ag Extension Office to get more information. Ms. Spencer stated with older houses there is always a concern. Ms. Spencer stated another item that was discussed was the beneficial re-use line being proposed going towards Tussey Mountain. Ms. Spencer stated she sensed that there was not enough interest to spend money on re-use and her feeling was that anything we can do to help save the water is worth investing in. Ms. Spencer stated they discussed hiring an energy management coordinator to research environmental and water concerns. Ms. Spencer commented that she suggested using an outside source, such as Penn State, other than continuing to hire people.

16. ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 8:25 p.m.

- ***MOTION: Ms. Spencer moved to adjourn the meeting at 8:25 p.m.; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.***