

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, July 20, 2010, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

J. Gregory Sulc, Chairman  
Stephen Motzer, Vice-Chairman  
William Brooks, Supervisor  
Robert Balogh, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary  
Pat Smider, Solicitor  
Joe Sites, Gateway Engineers  
Doug Trbovich, Code Enforcement  
Matt Marasco, Municipal Authority  
Mark Grimm, Fire Chief  
Chief Strimel, Chief of Police  
Paulette Moyar, Planning Coordinator  
Harry Hayman, Public Works Director  
Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Jeff Stanley, Supervisor  
Judy Hersch, Library Board Representative  
Kim Clark, Parks and Recreation

Mr. Sulc called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**PUBLIC  
COMMENTS**

None.

**DEPARTMENT  
REPORTS**

**POLICE  
DEPARTMENT**

Chief Strimel gave the following report:

Activity Report The North Strabane Township Police Department responded to 425 calls during the month of June. It responded to 30 criminal offenses, filed 19 criminal charges, 11 criminal arrest summaries, and 12 misdemeanors. There were 235 moving traffic violations and 186 warnings issued. There were 24 vehicle accidents, two DUI related and one injury. The Police Department responded to 16 fire alarms and 37 other alarms for a total of 53 alarms. Police vehicles patrolled a total of 15,328 miles.

Motor Investigation We had several officers that participated in the advanced Traffic Investigation class with a total of 736 hours of training. They also had 24 hours of motorcycle Classes investigation and 24 hours of laser timing device training.

Complaint in We received complaints about speeders in the Linden Vue development. I had officers in Linden Vue in the development on several occasions. They did not witness any speeders.

**PUBLIC WORKS** Public Works Director Harry Hayman gave the following report:

Parks and Grounds Cutting grass in Township parks and along Township roads will continue as needed. All flowerbeds were weeded, mulched and flowers planted.

Road Construction The storm inlets were either rebuilt or repaired on McGregor Avenue, Dundee Drive, Blue Jay Drive and Vandale Drive in preparation of milling and paving. Shields Asphalt Paving started milling June 21<sup>st</sup> on McGregor Avenue. The paving crews started on July 28<sup>th</sup>. As of July 9<sup>th</sup>, the following streets have been paved - McGregor

Avenue, Dundee Drive, Blue Jay Drive, Merino Drive, Anderson Drive and Vandale Drive. The gutter lines on these streets need sealed. Public Works has completed all the backfilling work for these streets.

Widening and storm drain installation on Linnwood Road continues.

Dooley Street was milled and a new base installed. Some soft spots in the base were found and will need to be repaired.

Road Maintenance We are cutting trees along Township roads, patching potholes, and sweeping roads and streets as needed and weather permits.

PA One Calls In May, we received and responded to 88 PA One Calls.

Other Discussions Our reporting system at the fuel pumps is down, and we are unable to retrieve any information on fuel usage for each department. We do have a call in for repairs.

**CODE ENFORCEMENT** Building Inspector Doug Trbovich gave the following report:

Permit and Fees We have issued 29 building permits for the month of May with an estimated cost of construction \$1,167,127.00. We issued 13 certificates of occupancies, conducted three finals and cleared two expired permits. There were 95 permit fees collected for the month of June for a total of \$8,876.50.

Inspections-NST We completed 75 inspections – 12 were commercial, 62 were residential and one asbestos. Our office logged 528 calls for the month.

Inspections-City of Washington We completed eight inspections, processed four reviews, logged 32 phone calls and conducted one final.

Property Maintenance Complaints We had a total of 26 property maintenance complaints: 12 high grass, two abandoned vehicles, two illegal burning, one mud on roadway, one dilapidated building, three unfounded, one illegal sign and four miscellaneous. Of those complaints, 23 were cleared and three are still under investigation.

Training Sixteen hours of training and certification testing were completed by the three inspectors. We had one court appearance.

Major Projects Cambria Suites is near completion. We should receive a request for final occupancy next month. The casino is complete.

**FIRE DEPARTMENT** Chief Mark Grimm forwarded the following report:

Fire Calls The Department responded to 94 calls for the month of June – one structure fire, one vehicle fire, three brush fires, 14 motor vehicle accidents, 16 fire alarms, three still alarms, 33 mutual aid alarms, 11 wires down alarms, six miscellaneous and six medical alarms. Total time out was 52 hours and 44 minutes. Average man per call was eight.

Inspections The Fire Department conducted 21 commercial fire inspections and 16 fire prevention details.

Training The Department logged 312 hours for the month of June.

Purchase of Spartan Toyne Consideration of an agreement between North Strabane Township and Toyne for the purchase one (1) Spartan Toyne rear mount fire engine. We spoke last month about the engine replacement. Our initial cost was \$488,604.00. Various discounts and prepayment will result in a final purchase price of \$448,688.00. The funding for the purchase of the engine is coming from two sources. The first source is the Township. Several years ago this Board made a decision to earmark approximately \$100,000.00 a year for the future purchase of vehicles. We currently have a \$300,000.00 balance in that fund. The Fire Department has agreed to contribute \$100,000.00. The residual of \$48,688.00 will be paid by the Township when the vehicle is delivered.

- PLANNING COMMISSION** Planning Coordinator Paulette Moyar gave the following report:
- Waterdam Farms Phase III Preliminary and final review of the 13<sup>th</sup> amended plan showing the as-built conditions of Lot 326, units A& B, located on Huntclub Drive in the R-3 district.
- Whalen Plan Preliminary and final review of a 2-lot subdivision located on Johnson Road in an A-1 district.
- Perryman Company Preliminary and final site plan review of an 11,250 sq. ft. addition to an existing building and a 22,000 sq. ft. warehouse located on Vandale Drive in an I-1 district.
- Majestic Hills Phase III Preliminary and final review of 23 single family lots located off Majestic Drive in an R-2 district.
- North Strabane Township Consolidation Plan Preliminary and final review of a consolidation of 2 lots to create a 3.441 acre parcel located on Johnson Road in R-3 and C-2 districts.
- Meadow Horse Racing Preliminary and final site plan review of a plan reflecting the demolition of existing horse stables and the construction of six new stables located off Racetrack Road in a C-2 District.
- Proposed Ordinances for Oil and Gas Drilling Review and possible consideration of proposed ordinances authorizing oil and gas drilling either as a permitted use with specific conditions or as a conditional use in the A-1, A-2, R-2 and I-1 zoned districts.
- Mr. Smider, Ms. Moyar and Mr. Siffrinn met again to review and discuss some of the comments that were noted at the last public hearing. We also need clarification pertaining to which ordinance the Board would like to proceed with.
- Mr. Smider noted he did submit the proposed ordinances to Washington County Planning Commission. The Commission recently responded with minor comments.
- I reviewed the written comments submitted by attorneys for CNX, which was echoed by Range Resources in its testimony. Mr. Smider provided to the Board a letter dated July 6, 2010 outlining his comments regarding those items the gas drilling companies disagreed with. Mr. Siffrinn, Ms. Moyar and I met to go over those comments. We would like to highlight them for the Board and interested public parties. The first one is the compressor stations and natural gas processing plants. We see no reason why they should not remain in the Industrial district. The second would be hours of operation. The ordinance states “the Township reserves the right to set hours of development/site work and the use of trucking heavy equipment”. We believe that should remain as is. The third one relates to bonding and repairs of roadways within seven days of partial destruction. The comment from the drillers was this requirement should be imposed uniformly on all users of overweight vehicles, not just those associated with the gas and oil industry. Our response is to keep it as is and make every other entity who damages the roads comply with that provision. This may require an amendment later to some of our planning and development ordinances. The fourth one related to emergency response. I will leave that up to the Fire Chief to review whether or not our provisions are consistent with practical use. The fifth one pertains to erosion and sedimentation. We require a map showing the planned access route to the well sites on public roads, information on the road status of road bonding, operator’s erosion and sedimentation plan, well survey, contact information and general description of the planned operations at the planned well and associated equipment. Our position is to keep that as is. Their position was since they had to provide that to DEP, that should suffice. That is well and good. The sixth one is noise. The noise provisions were lifted out of our existing ordinance that apply to everyone in the Township. They do not agree. The comment from Washington County Planning Commission was to make the provisions more restrictive. I feel a good balance is what we utilize for every other use in the Township. The seventh comment is the schedule. The applicant shall provide a schedule indicating the following: site preparation timeline, anticipated drilling activity timeline, anticipated work completion timeline, anticipated fracturing timeline, anticipated production timeline and anticipated plugging date. They don’t believe this is realistic since schedules are subject to change. Our recommendation is to leave it as is. It is just to give us a time frame. The eighth one is the \$5,000.00 deposit. The oil and gas drillers say we should not or cannot put this in the ordinance. We state \$5,000.00 is for

the reimbursement for administration, engineering costs, and fees for review and inspections. They indicated that this is not provided in the Municipality's Planning Code which is the bible for Pennsylvania zoning. The ninth one is the penalties and enforcement section which is a \$1,500.00 fine per incident. The MPC is not more than \$600.00 per incident. Mr. Smider's recommendation was to keep it in the ordinance. The ordinance may be challenged; however, under existing Township ordinances, there is a developer's agreement which requires a deposit of a certain amount of money. It is similar to that. The way the ordinance was drafted from a legal perspective is, once the use is granted, we don't want to use the MPC to try to make compliance work. Comments have been received by the Supervisors concerning the noise level. We need to re-advertise this ordinance for adoption. There is a critical issue relating to bunk houses. We will need the Board to instruct us on the provisions for the bunk houses. It would also help to know which ordinance the Board prefers. It is not necessary, but would be beneficial to know. There was a lengthy discussion between the Board members, Mr. Smider, Mr. Siffrinn and Ms. Moyar pertaining to the bunk houses and which ordinance was preferred.

**MUNICIPAL  
AUTHORITY**

Manager Matt Marasco gave the following report:

Majestic Hills  
Phase 11

Majestic Hills Phase II construction started June 6, 2010.

Meadowlands  
Industrial Park

The Developers Agreement is currently being reviewed by both parties.

Park Place

We have approved the proposed sewer design in preparation of constructing the projects as soon as taps are available from Canonsburg-Houston Joint Authority.

Concord Green  
Phase III

We have reviewed the updated sewer line design, bonding and shop drawings for construction to start in July.

Tonas Plan

We have approved the proposed sewer design. The right-of-way agreement has been executed with construction to start in July.

Angelo Plan

We received and commented on the proposed sewer drawings regarding right-of-ways and sewer extensions. We reviewed the planning module and prepared the sewage service availability letter.

Merante Market  
Site Plan

We reviewed the grease trap and approved the proposed sewer drawings for construction to start in July.

Meadows Barns  
Plan

We reviewed and commented on the proposed sewer drawings, reviewed the planning module and prepared the sewage service availability letter.

Majestic Hills Plan  
Phase III

We reviewed and commented on the proposed sewer drawings, reviewed the planning module and prepared the sewage service availability letter.

Whalen Site Plan

We reviewed and commented on the proposed sewer drawings regarding the right-of-ways and sewer extensions. We reviewed the planning module and prepared the sewage service availability letter.

Public Safety  
Substation

We reviewed and commented on the proposed sewer drawings, reviewed the planning module and prepared the sewage service availability letter.

2010 Tap Request

Canonsburg-Houston Joint Authority and Houston Borough met with PaDEP regarding the release of taps in the Racetrack Road Watershed.

H2O Grant  
Application

We received DCED reimbursement request nos. 1, 2, 3, 4, 5, 6, and 7 in the amount of \$2,373,326.00. We prepared the last DCED reimbursement request no. 8 in the amount of \$86,674.00 for the Board's consideration on June 16, 2010, which should be paid on August 27, 2010.

- Linden Creek Sewer Project Construction started October 19, 2009. Construction will take 270 days. The contractor is running three crews. We have prepared estimate no. 10 for the Linden Creek Sewer Project in the amount of \$30,809.90 for consideration and approval by the Board. We met with the Township on June 17, 2010 to review and discuss Township road restoration and trench restoration costs. We have evaluated the contractor's request regarding additional work. This project is currently 98 percent complete with all sewer lines complete. The contract period runs until July 2, 2010. Restoration activities are near complete.
- Reedville Martin Pump Station Construction started June 7, 2010. We have prepared estimate no. 2 for the Martin Pump Station Project in the amount of \$101,429.11, and estimate no. 2 for the Reedville Pump Station Project in the amount of \$117,302.47 for consideration and approval by the Board. The project is currently 38 percent complete. The contract period runs until July 2, 2010.
- Linden Creek Connection The pump station should be complete and operational by late September 2010. Notices will be prepared and mailed by the Authority in August 2010. The power company is complicating the completion date.
- Route 19 Wet Well Project We have begun the design to enlarge the Route 19 wet well to accommodate the increased flow for the Linden Creek area.
- Chemical Feed System The Authority still has a retainage of \$6,165.
- 2010 Chemical Purchase Bids We have prepared the 2010 chemical purchase specifications. We requested authorization to publicly advertise.
- Future Sewerage Planning Needs The Authority is preparing a proposal to capitalize on future H2O and Stimulus Grants for "Shovel Ready Projects".

**PARKS AND RECREATION**

- Fishing Derby The annual Fishing Derby event will be held on Saturday, August 21<sup>st</sup> at the Greater Canonsburg Lake/Dam. The free community event is open to all ages. All participants should bring their own fishing rods. We will supply the bait and buckets. It is a catch and release fishing derby.  
Listed below are some highlights:  
\*8:30 AM Registration begins  
\*Refreshments will be served  
\*A casting contest will take place for all winners (everyone is a winner)  
\*Awards will be presented in various age categories:  
Smallest Fish, Largest Fish, Most Fish  
\*Wendy's Race Track Restaurant will also be sponsoring the event and supplying the medals for winners.  
\*Thus far, we have a total of 27 participants that have pre-registered
- A community grant application was submitted to Sam's Club.

**ENGINEER'S REPORT**

- Engineer Joe Sites gave the following report:
- Park Project The earthwork is 50 percent complete.
- Road Program Harry gave the update on the road program.

**MANAGER'S REPORT**

- Manager Frank Siffrinn gave the following report:
- Advertise for Bids Consideration to advertise for competitive bids for grading, site preparation and the construction of a public safety substation to be located on Johnson Road. The only thing that remains to be completed is the conveyance of the property to the Township.

Winter Agreement The Department of Transportation has submitted to the Township a new five-year snow maintenance agreement. The current one has expired. The contract will run from October 15<sup>th</sup> through April 15<sup>th</sup> of each year. The Township will be compensated approximately \$5,200.00 a year. Over a five year period, the Township will receive between \$25,000.00 to \$27,000.00 for the maintenance of Boone Avenue, Latimer Avenue and Chartiers Avenue. This agreement and required resolution will be on the agenda.

**SOLICITOR'S REPORT** Solicitor Par Smider gave the following report:

Requested an Executive session Mr. Smider requested an executive session at the end of tonight's meeting for a personnel matter.

PennDot PennDot is requesting a deed of easement regarding the traffic signals at Racetrack Road and Tanger Outlets. The Township is required to maintain those traffic signals; however, there is an agreement in place which requires Tanger and the Casino to reimburse the Township for those costs. For legal reasons, the Township has a right to access the property in order to maintain the signal and equipment. PennDot is requesting the Township to accept the deed of easement.

**PUBLIC COMMENTS** None.

**REMARKS FROM SUPERVISORS** None.

**EXECUTIVE SESSION** The Board convened to executive session at 8:15 to discuss a personnel issue.

The Board reconvened from executive session at 9:15 PM.

**ADJOURNMENT** All business being concluded, the non-legislative meeting adjourned at 9:16 PM.

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J. Gregory Sulc, Chairman

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Frank R. Siffrinn, Manager-Secretary

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