

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, June 15, 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  
 Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary  
 Jim Jefferies, Solicitor  
 Joe Sites, Gateway Engineers  
 Doug Trbovich, Code Enforcement  
 Matt Marasco, Municipal Authority  
 Kim Clark, Parks and Recreation  
 Mark Grimm, Fire Chief  
 Chief Strimel, Chief of Police  
 Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Judy Hersch, Library Board Representative  
 Paulette Moyar, Planning Coordinator  
 Harry Hayman, Public Works Director

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

**Open and Publicly  
 read Bids for (2)  
 Crown Victoria's  
 and Dump Truck**

BIDDER	1999 Crown Victoria	2007 Crown Victoria	1995 Ford Dump Truck	Security
Yousef Dabbsagh 2438 Fen View Circle Island Lake, IL 60042		\$4,108.00		X
Sulli Motors 321 8 <sup>th</sup> Street Ambridge, PA 15003	\$1,432.00	\$3,241.00		X
A & S Landscaping 2150 Washington Road Canonsburg, PA 15317			\$15,001.50	
Chicago Motors 2553 West Chicago Ave. Chicago, IL 60622	\$1,257.00	\$4,117.00		X
Grace Quality Used Cars 945 Lincoln Highway Morrisville, PA 19067		\$4,626.00		X
Tri State PSE 953 National Road Wheeling, WV 26003	\$1,352.13	\$4,252.13		X

**PUBLIC  
 COMMENTS**

Erika Seibel, 1173 Thomas Eighty Four Road Eighty Four, PA 15330.

As you are aware, Arthur and Renee Grudowski have filed for a hearing with the Zoning Hearing Board. The meeting was held on May 5, 2010. They were requesting an interpretation to permit continuation of a non-confirming use at their property. The Zoning Hearing Board denied their request. Our attorney verified with the Court of Common Pleas that Arthur and Renee Grudowski have not filed an appeal. Therefore, as matter of law, the ruling by the Zoning Hearing Board stands and that decision is final. Ms. Seibel made a request of the Board to send a violation notice to the Grudowski's.

Mr. Jefferies replied our office will contact your attorney, Mr. Miller, and give him all

the appropriate paperwork. I will advise the Board of Supervisors accordingly.  
At the last Township meeting, it was determined that George Molnar would receive a letter of violation from the Township. As of this time, he has not removed his equipment. In fact, he has brought in more. He has not requested a hearing with the Zoning Hearing Board. We would like Mr. Molnar to be informed that until he files for a hearing, based on the Township's letter, he must remove the equipment.  
Mr. Siffrinn stated things are progressing with Mr. Molnar.

Ed Phillips, 1147 Thomas Eighty Four Road Eighty Four, PA 15330.

May we discuss the oil and gas drilling. My concern is the water. I understand they use ponds for holding. I am afraid of an accidental release and the chemicals leaking into the drinking water. They say there is no way to remove the chemicals from the water. I ask the Board to consider the safety issue for the water. That is my concern.

Craig Schleifstein, 532 Bluegrass Drive Canonsburg, PA 15317.

I am on the Board of the Lil Mac Football Association. We are constructing a press box at the McDowell Fields. We would also like to do some beautification. The idea came up for a sidewalk running from the existing sidewalk to the press box. I would like to work with North Strabane Township to help with funding this project. After a lengthy discussion between the Board and Mr. Schleifstein, Mr. Sulc suggested the manager and solicitor contact the School Board and report back to the Board. The Board will discuss this matter and notify you of the decision.

#### **DEPARTMENT REPORTS**

##### **PARKS AND RECREATION**

Chairperson Kim Clark gave the following report:

5K Challenge and Fun Run The 5K Challenge and Fun Run took place on Memorial Day. The event was very successful. There were 162 runners and walkers for the race and 33 kids for the Fun Run.

July 4<sup>th</sup> Parade We are participating in the annual Canonsburg 4<sup>th</sup> of July Parade that is being held on Saturday, July 3<sup>rd</sup>. The steam boat float will display a red, white and blue theme. The float has a lot of seating. We are seeking North Strabane residents to ride on the float and proudly represent North Strabane Township.

Fishing Derby We are in the preliminary planning stages for the annual Fishing Derby. The event will be held on Saturday, August 21<sup>st</sup> at Canonsburg Lake. The event is free for the community. Most of our donations and contributions cover all the costs associated with this event. Wendy's Restaurant on Race Track Road will also be sponsoring the event. We have a total of 27 participants that have pre-registered. We are also looking for volunteers to help with the Derby.

Park Project Sign Darrell, from Creative Signs, has delivered the "Park's Project" corrugated temporary sign. Our plan is to post the sign in front of the building so it will be seen from the highway. The actual project master plan will be located at the entrance of the building.

##### **POLICE DEPARTMENT**

Chief Strimel gave the following report:

Activity Report The North Strabane Township Police Department responded to 441 calls during the month of May. They responded to 35 criminal offenses, filed 37 criminal charges, 12 criminal arrest summaries, 18 misdemeanors and seven felonies. There were 150 moving traffic violations and 123 warnings issued. There were nine vehicle accidents, one DUI related and nine injuries. The Police Department responded to eight fire alarms and 48 other alarms for a total of 56 alarms. Police vehicles patrolled a total of 14,904 miles.

Township Property We are having a problem with trespassing on Township property located on Lindley

Road. The property needs to be posted where the vehicles are entering the property. We need to install signs that cannot be removed. If this process is not successful, we will need a vehicle to obtain the violators. I spoke with PennDot about closing the access on Johnson Road.

Mr. Sulc suggested placing rocks from the park project to block access to the property. Chief replied it would be difficult for the trucks to get back on the property to unload the rocks. Mr. Siffrinn commented the property is an attractive nuisance and it will be difficult to prevent people from riding on the property.

**PUBLIC WORKS** Engineer Joe Sites gave the following report:

**Road Construction** The Department is preparing for the 2010 Road Program. The widening project on Linnwood Road was put on hold due to the rebuilding of inlets on McGregor Avenue, Dundee Drive, Anderson Drive and Vandale Drive. We are widening Baltimore Avenue in the Reedville area to 20'.

We had a preconstruction meeting with the contractor two weeks ago, and our looking to start paving in the next two weeks.

Final paving in the McClelland Farms development will commence next week.

**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 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 87 PA One Calls.

**Other Discussions** We had three callouts in May for trees down. One tree was down on Willow Street and two on Taylor Drive. We also had a call out for stop signs down on Hunting Creek Road and Village Drive. We had to fill a hole on McDowell Lane after Verizon made a repair on a damaged line.

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

**Permit and Fees** We have issued 32 building permits for the month of May with an estimated cost of construction \$1,562,498.00. We issued eight certificates of occupancies, conducted four finals and cleared three expired permits. There were 104 permit fees collected for the month of May for a total of \$5,163.00.

**Inspections** We completed 78 inspections – 19 were commercial, 59 were residential, one asbestos and one miscellaneous. Our office logged 378 calls for the month. We are officially doing inspections for the City of Washington. Jerry Coleman was named the Building Code Official.

**Property Maintenance Complaints** We had a total of 14 property maintenance complaints: seven high grass, one abandoned vehicle, one illegal burning, two illegal dumping, two unfounded, 44 illegal signs and one miscellaneous. Of those complaints, 12 were cleared and two are still under investigation.

**Training** Forty hours of training and certification testing were completed by the three inspectors. We had two court appearances.

**Major Projects** On the corner of West McMurray Road and Morganza Road, both buildings have been removed. A fence has been erected. There were two demolition permits issued. Two of the projects at the casino are completed. A final occupancy was issued for the poker room. The high limit lounge remodel has been completed. The only project that is still open is the conversion of one of the adios rooms to a cigar bar. Cambria Suites is 80 percent complete. The targeted opening date is at the end of July.

**Open Burn** Mrs. Nancy McCloskey made application for continuous burning in Concord Green, Phase III. The ordinance states the Board needs to grant approval at the legislative meeting.

**FIRE  
DEPARTMENT**

Chief Mark Grimm forwarded the following report:

- Fire Calls           The Department responded to 68 calls for the month of May – one structure fire, one vehicle fire, two brush fires, 13 motor vehicle accidents, 11 fire alarms, three still alarms, one carbon monoxide alarm, 17 mutual aid alarms, two wires down alarms, ten miscellaneous and seven medical alarms. Total time out was 38 hours and 35 minutes. Average man per call was eight.
- Inspections         The Fire Department conducted 25 commercial fire inspections and ten fire prevention details.
- Grants               We have applied for a federal grant to replace the station’s breathing air compressor. We are also working on a joint DCED grant with Peters Township Fire Department for communication upgrade of our stations and apparatus. This project will tie in to the 911 center. The scope of the grant is to replace all station and fire truck radios as well as adding laptop computers in the front line vehicles.
- Training             Five firefighters have completed their national pro board aerial certification. We had a structure burn session this past week on West McMurray Road for firefighters from North Strabane, Peters, Canonsburg, and the City of Washington.
- PLANNING  
COMMISSION**       Manager Frank Siffrinn reported there are no plans for this month; however, we will be having a public hearing on the ordinance authorizing oil and gas drilling.
- MUNICIPAL  
AUTHORITY**         Manager Matt Marasco gave the following report:
- Majestic Hills & Concord Green   Majestic Hills Phase II and Majestic Hills Phase III - we have reviewed and updated the sewer line design and prepared the bonding requirements for construction to start in June.
- Meadowlands Industrial Park       We met with Mosites on January 28, 2009 and March 11, 2010 to discuss tap fees and abandoning their treatment plant. Canonsburg-Houston Joint Authority has rejected the financing option. We have reviewed and commented on the Developers Agreement for consideration by both parties.
- Park Place and Angelo Plan        We have approved the proposed sewer design in preparation of constructing the projects as soon as taps are available from Canonsburg-Houston Joint Authority.
- Tonas Plan           We have approved the proposed sewer design in preparation of constructing the project. The right-of-way agreement has been prepared for consideration by both parties.
- Merante Market Site Plan          We reviewed and commented on the proposed sewer drawing in preparation for construction.
- 2010 Tap Request     Canonsburg-Houston Joint Authority and Houston Borough spoke with DEP regarding the release of taps in the Racetrack Road Watershed.
- H2O Grant Application              We received DCED reimbursement request nos. 1, 2, 3, and 4 in the amount of \$1,281,803.26. We prepared DCED reimbursement request no. 5 in the amount of \$460,877.41 and reimbursement request no. 6 in the amount of \$465,489.58. We have also prepared DCED reimbursement request no. 7 in the amount of \$165,157.23 for the Board’s consideration.
- Linden Creek Sewer Project        We have prepared estimate no. 9 in the amount of \$225,681.67 for consideration and approval by the Board. We met with Township on May 20, 2010 to review and discuss road restoration. The project’s sewer lines are 98 percent complete. The contract runs until July 2, 2010.
- Reedville Martin Pump Station        The equipment has been fabricated. The construction on the two pump stations will begin on June 7, 2010. The project is 25 percent complete with a completion date of

July 2, 2010. The pump station should be complete and operational in August. Notices will be prepared and mailed by the Authority to about 90 residents in August.

Chemical Feed System The Authority still has a retainage of \$6,165. We have begun the preparation of the 2010 chemical purchase specifications.

Future Sewerage Planning Needs We had a joint Township and Authority meeting on May 6, 2010 to discuss needs and direction. Projects are being suggested to capitalize on future H2O and stimulus grants for "shovel ready projects". We do have minutes of that meeting.

**ENGINEER'S REPORT** Engineer Joe Sites gave the following report:

Majestic Hills Phase II A request was made for the second bond reduction for Majestic Hills, Phase II, for improvements in the amount of \$15,030.00. A request was also made for a bond reduction for Majestic Hills, Phase II, for grading in the amounts of \$35,057.69 and \$57,595.60.

Park Project The earthwork is 25 percent complete. I spoke with the project manager. The contractor is placing additional equipment on the site to begin working on Saturdays. The goal is to have the field seeded before the fall.

**MANAGER'S REPORT** Manager Frank Siffrinn gave the following report:

Bargaining Agreement Consideration of an addendum to the current Collective Bargaining Agreement between the Laborers' District Council Western Pennsylvania and North Strabane Township relative to pension plan contributions. The solicitor has been in contact with the attorney for the union. We should be in position by Tuesday to present the addendum to the Board.

Proposed Ordinance Public hearing on a proposed ordinance that would authorize oil and gas wells as a permitted use with specific conditions, or as a conditional use in A-1, A-2, I-1 and R-2 zoned districts. The public hearing will be held next Tuesday, June 22, 2010, at 7:00 PM.

Advertise Bids for New Safety Building Consideration to advertise for public bids for the construction and related grading of a new public safety substation to be located on Johnson Road. We will have the plans and specifications ready to advertise for bids at the July or August meeting.

Award Bids for Surplus Vehicles Consideration to award bids for the sale of one (1) 1999 Ford Crown Victoria, one (1) 2007 Ford Crown Victoria and one (1) Ford F800 dump truck. We will award the bids of the surplus vehicles at the legislative meeting on June 22, 2010.

Written Request from the McCloskey's Consideration of a written request from the McCloskeys' for the usage of an air curtain destructor at Concord Green for a seven (7) day continuous burn.

**SOLICITOR'S REPORT** Solicitor Jim Jeffries gave the following report:

Bargaining Agreement Item B., Mr. Smider and I will continue to work on that presentation for the Board on Tuesday.

Grudowski Property I will review the Grudowski documentation once it is received from Attorney Miller.

Molnar Property We will continue to monitor the Molnar property.

George Property The George appeal is at the Court of Common pleas.

Bobby Rahal The Bobby Rahal issue - Mr. Smider and Mr. Siffrinn spoke with the manager. Our position is this is a private matter.

Galley Road Mr. Stanley inquired about the high grass on Galley Road. Mr. Jefferies replied we will have the code enforcement officer investigate any violation issues.

**PUBLIC COMMENTS** None.

**REMARKS FROM SUPERVISORS** None.

**EXECUTIVE SESSION** The Board convened to executive session at 8:16 to discuss a personnel issue.  
The Board reconvened from executive session at 8:40 PM.

**ADJOURNMENT** All business being concluded, the non-legislative meeting adjourned at 8:41 PM.

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J. Gregory Sulc, Chairman

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Frank R. Siffrinn, Manager-Secretary

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