

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, June 21, 2011, at 8:05 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 Jeffries, Solicitor
Joe Sites, Gateway Engineers
Mark Grimm, Fire Chief
Harry Hayman, Public Works Director
Matt Marasco, Municipal Authority
Lt. Levi, Police Department
Kim Clark, Parks and Recreation
Doug Trbovich, Code Enforcement
Bob Massey, Library Board
Paulette Moyar, Planning Coordinator
Deanna M. Kelly, Stenographer

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

**PUBLIC
COMMENTS**

Andrew Maletta, 172 Brehm Road Washington, PA 15301.

Twelve years ago I chose North Strabane for my family's home. We constructed our home in the middle of a 20 acre parcel. I never imagined coming before the Board to bring attention to these problems. Approximately four years ago, 176 Brehm Road was sold to a different kind of family and the problems have been non-stop. These people have caused disruption as well as negatively affecting our quality of life and the value of our home. Upon their moving into the home, the yard became an eyesore. Vehicles are accumulating on the property, and the removed parts are scattered throughout the property. The grass is a foot high. Construction supplies and garbage from other locations began to pile up. North Strabane took action to have these items cleaned up, but the residents decided to leave two large receptacles at the street for over three years. While the Township worked on the garbage can issue, our family and neighbors were subjected to regularly picking up their over-flowing garbage and dirty diapers. Along with this unwelcome intrusion came problems with their children who have been seen by the neighbors stealing our mail. Unable to correct the parenting of these children, we invested in a locking mailbox. Now the children have been caught stuffing foreign objects and bugs into our mailbox. We even suspect these children responsible for lighting fires and fireworks in the mailboxes. Last Halloween, we witnessed one boy trying to start our neighbor's field on fire. We had to call the fire department. The youngest children have been found in diapers walking up our driveway on cold mornings, a quarter mile from their homes with no supervision. The older children have been asked by the neighbors to stay off their properties. The children have been going in people's homes while the people are there, opening the doors and walking in. The oldest child is responsible for breaking into Angie's log cabin. Currently, for the past two years, the sewer system has been malfunctioning. Their attempt to correct the problem started with the excavation of a very large hole, which for the past year and one-half has been collecting water and possible sewage. The owners of this property continue to dig after being served an order to stop. They dig at two o'clock in the morning. This digging and backfilling were also conducted on my property without my approval. How can this family still have occupancy two years later with a malfunctioning sewer system? I ask you as elected Board members, what could or would you do to correct this problem?

Mr. Jeffries responded he met with Mr. Glumac, the Sewage Enforcement Officer. I was at the most recent court hearing representing the Township when Judge Pozonsky found these folks guilty. Recent correspondence from the DEP will strengthen the Township's position when an injunction is filed with the court.

**DEPARTMENT
REPORTS**

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

Township Buildings The Police Department's compressor on the HVAC unit needs replaced. The cost to replace the compressor is between \$2,500.00 and \$3,000.00. A new unit installed on the roof is \$14,000.00.

Parks and Grounds Water was turned on at the ballfield. Restrooms were cleaned and readied for opening day.
Grass is being cut in the parks, as weather permits.
Infield mix has been purchased for the ballfield but, due to the rain, we were unable to place it on the infield.

Road Construction Storm drains are being installed in the Reedville area. Street widening on Helen Street, Theresa Street, Rose Street and Carl Avenue is scheduled to begin next week.
Conklin Road and Meadowview Road are ready for paving and will be the first roads addressed.
We still have about 10 storm inlets to repair in the Meadowbrook area prior to paving.
We are currently preparing Saddlebrook Lane, Bridlewood Circle, Bluegrass Drive, Trotwood Drive, Trotwood Circle, Winner Circle and Country Side Court.

Road Maintenance Cutting trees and patching potholes along Township roads and streets continues, where needed.
The sweeper truck was out last week cleaning up stones and debris left behind by the heavy storm.

PA One Calls In April, we received and responded to 87 PA One Calls.

Other Discussions On April 19th, we received our new 2012 Peterbilt truck. We would like to thank the Supervisors for approving the purchase of this truck. It will help us with snow removal and summer projects.

**CODE
ENFORCEMENT** Code Enforcement Officer Don Hindman gave the following report:

Permit and Fees We have issued 14 building permits for the month of May, with an estimated cost of construction of \$545,807.00. We issued 10 certificates of occupancies, completed two finals, and cleared two expired permits. There were 45 permit fees collected for the month of May, for a total of \$4,235.00.

Inspections-NST We completed 69 inspections – nine were commercial and 60 were residential. Our office logged 380 calls for the month.

Property Maintenance Complaints We had a total of 38 property maintenance complaints: three abandoned vehicles, one illegal burning, five unfounded, 21 high grass/weeds, and eight miscellaneous. Of those complaints, 12 were cleared and 26 are still under investigation. We removed 92 illegal signs.

Training Twenty-three hours of training and certification testing were completed by the three inspectors.

City of Washington Inspections We completed five inspections, three reviews, two finals, granted two final occupancies and logged 73 phone calls.

- Nottingham Township**
Inspections We have completed five inspections, one review, and logged 133 phone calls.
- FIRE DEPARTMENT**
Chief Mark Grimm was not present but submitted the following report:
- Fire Calls The Department responded to 78 calls for the month of May – five structure fires, two vehicle fires, nine motor vehicle accidents, 16 fire alarms, three still alarms, 22 mutual aid, eight miscellaneous, one wire down, three Rapid Intervention Team calls, two public service calls, eight medical alarms and one landing zone. Total time out was 33 hours and 12 minutes. Average man per call was seven.
- Inspections The Fire Department conducted 15 fire inspections and 36 hours of fire prevention detail.
- Training The Department logged 328 training hours for the month of May.
- New Fire Engine The new fire engine is in and will be in service by the end of the month.
- Prom Promise Fire Department personnel participated in a Prom Promise with Canon-Mac High School. The program is to teach students about drinking and driving. It was a learning tool for the students to see what is involved from Fire, Police and EMS viewpoints.
- Canonsburg Hospital Drill The Fire Department participated in a disaster drill with Canonsburg Hospital. We were able to identify and teach hospital personnel proper safety techniques, along with evacuation tips for the staff and patients. We recommended some changes. We are in discussions with the hospital. Hopefully, by the end of July, we will have an updated plan.
- PLANNING COMMISSION**
Planning Coordinator Paulette Moyar gave the following report:
- Concord Green Phase 3-E Preliminary and final review of a 3-lot subdivision located on Woodlawn Drive in an R-3 district.
- Dooley Plan of Lots Preliminary and final review of a 2-lot subdivision located at the corner of Route 519 and Dooley Street in an R-3 district.
- Ducarme plan of Lots Preliminary and final review of a 3-lot subdivision located on Old Farm Road in an R-3 district.
- Summerbrooke Phases 3 Final subdivision review of 18 single-family lots and open space located off Poplar Street in an R-3 district.
- Summerbrooke Phases 3 Final site plan review of the proposed development located off Poplar Street in an R-3 district.
- MUNICIPAL AUTHORITY**
Engineer Dan Slagle gave the following report:
- Meadowlands Industrial Park As soon as the PennDot Highway Occupancy Permit is approved and the developer's agreement is signed, the sewer interconnection will be constructed.
- Park Place Project Construction is scheduled to start in June 2011.
- Merante Market Site Plan Construction started on March 22, 2011.
- Majestic Hills Plan Phase III and IV We reviewed and commented on the developer's agreement and the revised sewer drawings.
- Summerbrooke Plan III/IV/V We reviewed and commented on the developer's agreement and the revised sewer drawings.
- Frac Tech Site Plan We received and commented on the revised sewer drawings and PennDot Highway Occupancy Permit application.

- Wylandville, Golf Course & PAWC We reviewed and commented on the proposed sewer interconnections. We prepared the sewage service availability letter.
- Angelo Landscaping Plan We have prepared a notice to connect the sewer.
- Meadows Temporary Parking Plan We have reviewed the sewer impact from the proposed parking facility along with the right-of-way relocation.
- 2011 Tap Request We have prepared the 2011 tap request of 463 EDU'S, based on developers' projections. PaDEP plans to release taps for the Racetrack Road watershed.
- Lakewood Pump Station Abandoning We are reviewing the demolition specifications for the building and selling the pumps.
- Linden Creek Sewer Project All sewers have been installed and tested. We still have a retainage of \$12,883.50.
- Reedville/Martin Pump Station Project Both pump stations are fully operational. This project is 98 percent complete, with restoration remaining. We still retain \$31,507.00. We are working with the Township to piggyback on its paving contract for the Reedville area and the Martin Pump station access roads at a cost of \$10,000.00 and \$18,000.00 respectively.
- Surrey Woods Sewer Project Bids were opened on May 18, 2011 and awarded.
- Route 19 Wet Well Project We are currently preparing the Water Quality Management Part II permit application. We requested an increase in flow pumped to Canonsburg-Houston Joint Authority, from 2,750 GPM to 4,500 GPM, to support the growing needs of the Authority.
- Route 519 Sewer Extension We began the preliminary design and assembled property data.
- Thomas Road Sewer Extension We prepared the preliminary construction drawing design and assembled property data.
- Racetrack Road Inverted Siphon We have begun the design for the inverted siphon to increase the capacity in the Racetrack Road area discharging to Canonsburg-Houston Joint Authority.
- Racetrack Road Rate District The rate district was adopted on May 18, 2011, by the Board.
- Racetrack Road Tap District The tap district was adopted on May 18, 2011, by the Board.
- Linden Vue Tap District We are preparing to abandon the Linden Vue Tap District.
- Thomas Eighty Four and Route 519 Project Mr. Siffrinn inquired about the time frame for the Thomas Eighty Four and Route 519 projects. Mr. Slagle replied we are looking to have the design for both of those done by December of this year.
- PARKS AND RECREATION** Chairperson Kim Clark gave the following report:
- 5K Challenge and Fun Run The Memorial Day 5K North Strabane Challenge was attended by 122 runners and Fun Walk participants. We also had 22 kids participate in the Kids Fun Run that was held at the softball field. All proceeds will benefit the North Strabane Township Fire Department.
- Canonsburg Parade We are participating in the annual Canonsburg 4th of July Parade that is being held on Monday. The Uncle Sam float will display the red, white and blue theme. The float can accommodate at least 12 riders. We are seeking residents and elected officials to volunteer to ride the float, who will proudly represent North Strabane Township. The float will arrive at the Hankison parking lot at 8:00 A.M., and will be driven by one of the Creative Float's employees. The Park's float will be included with the North Strabane Township Volunteer Fire Department line-up.

Harvest Car Cruise We are in the preliminary stages of the Harvest Car Cruise which will be held October 2, 2011, and a rain date of October 9, 2011.

LIBRARY REPORT Library Representative Bob Massey gave the following report:

New Library The library, located in the borough building, will be closed on June 3, 2011. All books and equipment will be moved to the new library. The ribbon cutting ceremony and grand opening was held on June 15, 2011. A light lunch was served to all who attended. The Canonsburg, Cecil, North Strabane Public Library Association will be doing business as Frank Sarris Public Library. The library is now open to the public.

POLICE DEPARTMENT Lt. Levi gave the following report:

Activity Report The North Strabane Township Police Department responded to 426 calls during the month of May. The Department made 135 motor vehicle contacts. There were 33 motor vehicle accidents-26 were non-reportable, 7 were reportable, two DUI related and five persons injured. It responded to 27 criminal investigations and 27 criminal arrest summaries. The Police Department responded to 13 fire alarms and 38 other alarms, for a total of 49 alarms. Police vehicles patrolled a total of 11,757 miles.

New Hire Lt. Levi introduced the Police Department's new hire, Officer Dustin Koch, to the Board of Supervisors.

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

Concord Green The Township had received correspondence from the Homeowners Association regarding some drainage issues. We have reviewed them with the planning director and the solicitor's office, and we believe that these are private matters that do not involve the Township. These issues are between the Homeowners Association, the homeowner, the developer, and builder.

Summerbrooke Development Doug Trbovich and I had a meeting yesterday with three of the property owners who own townhouses on Gala Drive. At the rear of the townhouse units, there is a large area which is going to be part of the Phase III subdivision. The purpose of the meeting with the residents was to investigate drainage and grading complaints. A few of the residents experienced flooding, and there were some rocks that fell into their lots. They own about 15 feet from the back of their units. The rest of the property is under the current ownership of Ted Taylor and/or Summerbooke, LLC. This subdivision would convey ownership to Muse Partners. They would be assuming this issue. When the agreement of sale occurs, they know this is an issue that needs to be resolved.

Road Program We have a preconstruction meeting scheduled for next Tuesday morning, at 9:00 A.M., with the contractor, Shields Asphalt Paving. Public Works will have completed all the prep work by the end of this week. Shields Paving should be in the week after the construction meeting.

Park Project We had a couple meetings within the last month with regards to scheduling and improvements. Presently, the contractor is still on track with the schedule. Carolyn Yagle, from Environmental Planning Development, discussed with the Board the park change order.

Drainage Water We were contacted by a property owner that lives on Sweet Briar Road regarding drainage coming onto the rear of his property. In our investigation, we discovered the buffer area was never installed at the rear of these properties on Skyview Drive. There is a home on Skyview Drive that has a drainage swale along the rear of the property that discharges to an end wall. This was graded in when the development was occurring, but it is not within any recorded easement. Therefore, the property owner at 108 Skyview Drive is responsible for the maintenance so the water is not trapped or cascading over the slope. The solicitor is in the process of drafting letters to the resident of 108 Skyview Drive to inform him he has the responsibility to maintain this drainage swale.

Glen Cannon A storm occurred in early May in the Glen Cannon Heights development along Deerfield Drive. There are two properties that experienced slides at the rear. Mr. Smider, Mr. Siffrinn, Mr. Hayman and I spoke to the property owners and explained to them that these slides are a private property matter. The owner is responsible to make the repairs himself.

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

Police Pension Plan Consideration of a proposed ordinance amending the North Strabane Township Police Pension Plan by providing a deferred retirement option provision (DROP). There were three specific issues that were reviewed by the solicitor. Two of the issues have been resolved between the Township and the union. The third one has to do with language to the effect that if a court of law, legislature, or some other state entity would deem the DROP illegal, that particular provision would cease. The union has a problem with that. It is recommending if that ever occurs, the matter go to arbitration. I spoke with our solicitor and am of the opinion that the matter needs to be resolved now, as part of the ordinance. I am going to be recommending that this matter be tabled next Tuesday.

Rezoning Ordinance Consideration to prepare and advertise an ordinance that would rezone 13.7 acres located on Weavertown Road for R-3 (residential) to C-1 (commercial highway).

Neighborhood Block Party Consideration of a request from Mike Ray, 240 Village Drive, to block off the cul-de-sac on Village Drive for a neighborhood block party, with a live band, on July 2nd or 3rd.

Part-time Police Officer Consideration to hire one (1) part-time police officer.

SOLICITOR'S REPORT Solicitor Jim Jeffries had nothing new to report:

PUBLIC COMMENTS None.

REMARKS FROM SUPERVISORS Mr. Sulc requested an executive session to discuss personnel matters.

EXECUTIVE SESSION The Board convened to executive session to discuss personnel matters at 8:55 P.M.
The Board reconvened from executive session at 9:15 P.M.

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

J. Gregory Sulc, Chairman

Frank R. Siffrinn, Manager-Secretary