

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, May 24, 2011, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

J. Gregory Sulc, Chairman
 William Brooks, Supervisor
 Robert Balogh, Supervisor
 Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary
 Pat Smider, Solicitor
 Joe Sites, Gateway Engineers
 Harry Hayman, Public Works Director
 Matt Marasco, Municipal Authority
 Sergeant Dave Richards, Police Department
 Kim Clark, Parks and Recreation
 Don Hindman, Code Enforcement
 Bob SeCaur, Library Board
 Paulette Moyar, Planning Coordinator
 Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Stephen Motzer, Vice-Chairman
 Mark Grimm, Fire Chief

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

Bids for 2011 Ford
 Crown Victorias

COMPANY NAME	BID PRICE	SECURITY
Chicago Motors 2553 West Chicago Avenue Chicago, IL 60622	2003 - \$907.00 2004 - \$1107.00	Yes
Sulli Motors 321 8 th Street Ambridge, PA 15003	2003 - \$1030.00 2004 - \$1230.00	Yes
Emergency Remarketing 8612 Mayfield Road Chesterland, OH 44026	2003 - \$1172.00 2004 - \$1272.00	Yes
Sam Secretti P.O. Box 314 Cecil, PA 15321	2003 - \$1602.13 2004 - \$2052.13	Yes
Grace Quality Motors 945 Lincoln Highway Morrisville, PA 19067	2003 - \$964.00 2004 - \$1064.00	Yes

**PUBLIC
 COMMENTS**

Joan Zielinski, 168 View Avenue Strabane, PA 15363.

As current residents and second generation homeowners whose families have resided in Strabane for over one hundred years, we have seen a gradual decline in a community of which we were once very proud of. We have seen numerous homes that are in dire need of repairs/clean up.

We take such pride in our homes that it sickens us to look at these properties that are eyesores. These properties have put a depreciation value on our homes. This town does not resemble the Strabane it once was.

It is our hope that you will look into this matter and restore this community to the well taken care of town it once was – one that we can be proud of again, and one that the Township can be proud of, too.

Bob Lawrence, 170 Latimer Avenue Strabane, PA 15363.

I submitted a letter to you and I assume you have all read it. I was just looking for any comments or questions you may have.

Mr. Sulc replied we will have Code Enforcement investigate this matter. Mr. Siffrinn commented he had spoken to our Code Enforcement Officer, and there were seven to eight enforcement notices that had already been sent.

Kevin Macken, 129 Sandy Brae Drive Canonsburg, PA 15317.

We have been noticing what we believe to be the gas employees in the Sandy Brae Development. I was wondering if there is an enforcement action that can be taken as far as commercial vehicles being parked within a residential community. These vehicles are over one ton with heavy duty welding outfits on the back. They have one ton trucks with trailers parked in the driveways. They also park on the sidewalks. Do the landlords file notice of occupancy to reside in these locations? It seems like a transitional area where people come in and out.

Kevin Massimino, 123 Sandy Brae Drive Canonsburg, PA 15317.

I also have the same concern as Mr. Macken. You have four people living in a single family dwelling. I have addressed this with North Strabane on another occasion. I was under the understanding they have to be related. They are working different shifts. Cars and trucks are coming in and out of the plan at all hours.

Brian Hilker, 1224 Linden Vue Drive Canonsburg, PA 15317.

Jack Irwin, 1219 Linden Vue Drive Canonsburg, PA 15317.

Mr. Hilker is the president of Linden Vue Homeowners Association. Mr. Irwin is a board member of the association. We would like to address speeding in the Linden Vue Plan. The speed limit is posted at 25 mph, but that is always excessive. There are 300 vehicles with numerous deliveries and tradesman. We would like to add speed humps or rumble strips to slow down traffic. I was told that was not possible. I would like to question why? Mr. Irwin went to Peters Township and took pictures of speed humps. We would like to put similar devices in our neighborhood.

Mr. Sulc replied it has been a standard of the Township not to put speed humps or rumble strips on the roads. It is against state law to erect a stop sign to control traffic. If we open this up to one community, we would have to do all communities.

Mr. Hayman addressed the snow plowing and liability issues for the Township.

Sergeant Richards spoke on behalf of the Police Department. We have received complaints on Linden Vue. Per the Chief's request, we have completed surveys on Linden Vue Drive. We never reported any high speeds. Under the law, for us to write a speeding ticket, we need to allow 11 mph over the speed limit. For example, if the speed limit is posted at 25 mph, before a ticket can be issued, they have to be going 36 mph. The surveys that have been completed have not been at ridiculous speeds.

Dave Belfiore, 230 Alexander Avenue Strabane, PA 15363.

How long do the violators have to respond to the citations? We do not care about the citations. The bottom line is we just want the grass to look respectable. We take time out of our busy schedules. We want these people to maintain their properties. Back to my original question what is the time frame?

Mr. Siffrinn replied the Township sends an enforcement notice that gives the property owner a specified period of time to come into compliance. If that time frame is not met, the Township issues a citation through the district magistrate. The magistrate then has sole discretion of scheduling the hearing. This particular magistrate tries to work with the property owner and may give an additional 30 to 60 days for compliance depending on the violation.

Mr. Belfiore commented we also believe there is a halfway house located on 228 Alexander Avenue. Back in March, an e-mail was sent to the code enforcement officer. He responded it was investigated and, due to the investigation, it was closed as of March

25th. I found out this evening that this person, Pam Jones, is the same property owner of the property next to 168 View Avenue and 228 Alexander Avenue. We are looking for the same resolution for 228 Alexander Avenue that happened next to 168 View Avenue.

Michael Lucot, 261 Deerfield Drive Canonsburg, PA 15317.

I contacted the code enforcement officer 2 -1/2 years ago about a problem with my home that was built in 1993. When they were building McClelland Farms, they took all my trees and vegetation off the hillside. I tried to stop them, but I was informed they had a right-of-way to put the sewage in behind the house. In August 2010, North Strabane Township Municipal Authority came out and there was clear water running through my hillside. They told me I had the sewage line running under my property and my backyard. Since they started building McClelland Farms, I have lost a total of 13 1/2 feet off the rear of my property, and it is still dropping. North Strabane Township had three engineers look at my hillside, because on Facebook the neighbor was complaining that the hillside fell into his pool. The water runs constantly through my yard, out the hillside. They can't tell if it is sewage water, spring water or runoff water. I have put up three fences and they are all gone. I did not have a problem until they built McClelland Farms. I am just asking someone to come out and help us.

Mr. Sites replied we were out last week and spoke to your neighbor. We did identify ourselves. The problem that exists is a private property matter. Many times when the builder is excavating the foundation, he takes the excess to the back of the property.

Mr. Smider informed the homeowner we have another field inspection. If a test is needed, we will look at that and then we will evaluate the situation on how we can help you.

Lisa Marchando 2238 Washington Road Canonsburg, PA 15317.

I tried to obtain a permit to have a flea market at the end of my property. I was informed that all vendors would need a background check. I do not understand why. It is my property, and we are not going door-to-door. I do not do background checks on my employees. If I would do a background check and it comes back bad, do you have the right to say they are not allowed on my property?

Mr. Smider replied that from a legal perspective, we require the ordinance to be followed, which is a back ground check for every vendor.

I do have one more thing. I was wondering if there is any possibility of getting a light at Linden Road and Route 19. I have worked with my father for seven years; I can't tell you how many accidents I have seen. When they changed the lanes on Route 19 there were five to six accidents. In the seven years I have been there, I have seen two deaths and many accidents.

Mr. Sulc replied both roads Linden Road and Route 19 are state roads. You will have to contact the District Engineer in Uniontown.

Joan Zielinski, 168 View Avenue Strabane, PA 15363.

We have a five feet high foundation with three feet high grass next to our house. I know in other Townships they send people out to cut the grass and then bill the homeowner. Is that possible to do in our Township?

Mr. Siffrinn replied, if all else fails, that is a possibility.

Richard Hervol, 183 Wylie Avenue Strabane, PA 15363.

The house next to us, we have been complaining about it for three years. It is vacant and the roof is falling down. Every year we get the same response, we will send them a letter.

Bob Lawrence 178 Latimer Avenue Strabane, PA 15363.

The Township is our association.

**DEPARTMENT
REPORTS**

**POLICE
DEPARTMENT** Sergeant Dave Richards gave the following report:

- Activity Report The North Strabane Township Police Department responded to 434 calls during the month of April. The Department issued 145 traffic violations. It responded to 35 criminal offenses, 26 criminal charges, 18 criminal arrest summaries, two felonies and 13 misdemeanors. There were 108 moving traffic violations and 37 warnings. There were 30 vehicle accidents, one DUI related, five injuries and one fatal accident. The Police Department responded to 10 fire alarms and 39 other alarms, for a total of 49 alarms. Police vehicles patrolled a total of 14,329 miles.
- Training The Police Department completed 216 man hours of training. We conducted our spring qualification with 18 officers who completed their firearms training. We still have mandatory First Aid CPR, which should be completed in the next month.
- Recommendation On March 18, Dan Levi, Joe Curnarski and I conducted four interviews for a new full-time police candidate. The recommendation to Chief Strimel was Dustin Koch. He is to replace Officer John Darby, pending the back ground check.
- Seat Belt Enforcement Our Department started a seat belt enforcement program. The program began on May 23rd and will continue until June 12th. We have received \$2,500.00 for program funding.
- On Street Parking We have been receiving reports about on-street parking problems. We will be addressing this issue. I would like to caution people that if you are in an area that prohibits on-street parking, do not park on the streets. We will be issuing parking tickets.

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

- Parks and Grounds Water was turned on at the ball field. 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 15 building permits for the month of April, with an estimated cost of construction of \$3,663,837.00. We issued 11 certificates of occupancies, completed seven finals and cleared two expired permits. There were 58 permit fees collected for the month of April, for a total of \$24,825.00.

- Inspections-NST We completed 66 inspections – seven were commercial and 59 were residential. Our office logged 380 calls for the month.
- Property Maintenance Complaints We had a total of nine property maintenance complaints: two illegal dumping, three unfounded, and four miscellaneous. Of those complaints, seven were cleared and two are still under investigation. We had three court appearances.
- Training Twenty-three hours of training and certification testing were completed by the three inspectors.
- City of Washington** Inspections We processed one review and logged 19 phone calls.
- Nottingham Township** Inspections We have completed seven inspections, one review, and logged 14 phone calls.
- Audit The Board of Supervisors received a copy of the audit from the Department of Labor and Industry.
- FIRE DEPARTMENT** Chief Mark Grimm was not present but submitted the following report:
- Fire Calls The Department responded to 81 calls for the month of April – four structure fires, one vehicle fire, 17 motor vehicle accidents, 20 fire alarms, two still alarms, one carbon monoxide alarm, 26 mutual aid, one miscellaneous, three wires down, 10 Rapid Intervention Team calls, two public service calls, five medical alarms and one landing zone. Total time out was 41 hours and 41 minutes. Average man per call was seven.
- PLANNING COMMISSION** Planning Coordinator Paulette Moyar gave the following report:
- Waterdam Farms Phase 3 Preliminary and final review of the 14th amended plan showing the as-built conditions of Lot 329, units A & B, located at the corner of Huntclub Drive and Stonegate Drive in an R-3 district.
- Rezone of Property located on Weavertown Road Review and recommendation of a proposed rezone of property from R-3 (residential) to C-1 (commercial) located on Weavertown Road. This property contains 13.7 acres and was formerly owned by Mary Rosinski, also known as the Salvanes property. Next Tuesday, the Board of Supervisors will need to set a date for a public hearing.
- MUNICIPAL AUTHORITY** Authority Manager Matt Marasco gave the following report:
- Meadowlands Industrial Park The developer's agreement has been finalized along with the rate and tap districts.
- Park Place Project Construction is scheduled to start in May.
- Merante Market Site Plan Construction started on March 22, 2011.
- Majestic Hills Plan Phase III and IV We reviewed and commented on the revised sewer drawings, and prepared the sewage service availability letter.
- Summerbrooke Plan III We reviewed and commented on the revised sewer drawings, and prepared the sewage service availability letter.
- Frac Tech Site Plan We received and commented on the revised sewer drawings and PennDot Highway Occupancy permit application.
- Wylandville, Golf Course & PAWC Wylandville Elementary School, Lindenwood Golf Course, and PA American Water were reviewed and commented on for the proposed sewer interconnections. We prepared the sewage service availability letter.
- 2011 Tap Request We have prepared the 2011 tap request of 463 EDU'S, based on developers' projections. Canonsburg-Houston Joint Authority's parallel interceptor is now complete. PaDEP plans to release taps for the Racetrack Road watershed.

Lakewood Pump Station Abandoning Management Part II permit We prepared the proper documentation to PaDEP to eliminate this Water Quality Management Part II permit.

- 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.
- Surrey Woods Sewer Project We have modified the sewer design to avoid the majority of the trees and scenic features. Based on the redesign, we recommend rebidding this project.
- Linden Creek Connection The pump stations have been complete and operational since March 9, 2011. Notices were prepared and mailed by the Authority in August 2010. Upper watershed notices will be prepared and mailed by the Authority in April 2011.
- Route 19 Wet Well Project We are designing the Route 19 wet well modifications to accommodate the increase flow from Linden Creek area. 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 began the preliminary 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 We are currently preparing the proposed rate district for consideration by the Board.
- Racetrack Road Tap District We are currently preparing the proposed tap district for consideration by the Board.
- Linden Vue Tap District The Linden Vue Tap District, created to reimburse the developer for the cost of upsizing the Lakewood Pump Station Force Main, should be eliminated now that this pump station is abandoned.

PARKS AND RECREATION

Chairperson Kim Clark gave the following report:

Go Green Clean Up Seventy-three residents collected at least 36 bags of garbage during the Great American "GO Green" Campaign

Fishing Derby "Take Me Fishing" Fishing Derby – May 14, 2011.
The annual Fishing Derby was held at the Canonsburg Lake. There were 86 children and their families that participated in the fishing derby. This is a free event for participants.
We would like to commend the Masons and Wendy's Racetrack Restaurant for supporting the event by volunteering their services and supplying the ribbons for the winners.

Easter Egg Hunt We had 250 children participate in the Easter Egg Hunt.

5K Challenge and Fun Run The 5K North Strabane Challenge and Fun Run event will be held at the ball field on Memorial Day, May 30th, beginning at 8:30 AM. Thus far, there are 56 runners/walkers and nine fun run participants registered.
All participants are eligible for the raffles and door prizes.
Refreshments will be provided.
This event benefits the North Strabane Fire Department.

LIBRARY REPORT

Library Representative Bob SeCaur gave the following report.

New Library Governing body and donor walkthroughs were held on May 21, 2011 and May 22, 2011. There was a great deal of positive feedback. Pictures from the walkthrough are posted on Facebook.
The current Library will be closed for business at the end of the day on June 3, 2011. The Library will reopen at its new location on June 15, 2011. The ribbon cutting ceremony and grand opening will be held at 11:00 AM.

Library Progress Books, previously in storage, have been moved to the new library. The furniture has been delivered and set up. The wireless network has been initialized and functional.

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

Park Project Last week, we had a progress meeting for the park project. The contractor expressed some concerns about getting things completed. One issue was the planting of the grass for the fields and the installation of the sod. The wet conditions on-site have made it difficult to complete the fields.
The fields may not be installed until the fall of 2011. It is recommended those fields sit unused for at least a year. The lower field will be seeded in the fall, and may require being left unused for a longer period of time. The fields should have a least a year of mature growth and rest before public use.
A 2012 park opening had been anticipated; however, the schedule may need to be adjusted due to the weather.

2011 Road Program Public Works is completing the preparation work for the road program.

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

Consideration of Plans Waterdam Farms, Phase 3, Fourteenth Amended Preliminary-Final Subdivision Plan; Schedule public hearing on an application of JND Properties, Inc., 3625 Washington Pike, Bridgeville, PA 15017 to rezone 13.7 acres located on Weavertown Road from r-3 (residential) to C-1 (commercial highway).

Solid Waste and recycling Contract Consideration to exercise two consecutive one (1) year options relative to the current solid waste collection and recycling contract scheduled to expire 12/31/11.
We are currently paying \$45.09. If the Board chooses to exercise two one-year options, the price in 2012 will be \$49.71, and \$52.20 in 2013. If you choose not to exercise those options, you will need to rebid the contract.

Payment for Public Safety Services Consideration of an Agreement between North Strabane Township and Cannery Casino Resorts regarding payment for public safety services provided by the Township for concert show events at the Meadows. The agreement calls for a payment to the Township in the amount of \$1,500.00 per event. That money will then be reimbursed to the Police and Fire Department budgets.

Police Pension Plan Consideration to advertise a proposed ordinance amending the North Strabane Township Police Pension Plan by providing a deferred retirement option provision (DROP).

Frac Tech Services Consideration of a request by Frac Tech Services for expanded work hours, from dawn to dusk, Monday through Saturday. Current ordinance requires work activities to start no earlier than 7:00 A.M. The only discretion will be evening work hours.

Sale of 2003 & 2004 Ford Crown Victorias Award bids for the sale of one (1) 2003 and one (1) 2004 Ford Crown Victorias.

SOLICITOR'S REPORT Solicitor Pat Smider gave the following report:

The ordinance amending the police pension plan has been drafted, and is currently being reviewed by both parties.
For the record, there was an executive session regarding real estate negotiations with the YMCA.

PUBLIC COMMENTS Bob Lawrence 178 Latimer Avenue Strabane, PA 15363.

What is the time frame involving the enforcement and citation process?

Mr. Siffrinn replied it could be anywhere from 30 to 45 days if the complaint is expedited and is heard immediately by the district magistrate. If not, it could be anywhere from three to six months.

Does the complaint have to originate from a resident, or can it be initiated by the Township?

Mr. Smider replied the complaint comes to the Township typically by a resident, or we can do it on our own. Then a notice is sent to the property owner.

REMARKS FROM SUPERVISORS None.

ADJOURNMENT All business being concluded, the non-legislative meeting adjourned at 8:40 PM.

J. Gregory Sulc, Chairman

Frank R. Siffrinn, Manager-Secretary

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