

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, May 25, 2010, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, PA 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, Manger
Jim Jefferies, Solicitor
Joe Sites, Engineer
Deanna M. Kelly, Stenographer

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

PUBLIC COMMENTS Bill Miller is representing the residents on Thomas Eighty Four Road.

Mr. Miller stated the residents have filed a complaint on Mr. George Molnar related to his violation of the zoning code. I do not believe there is any dispute that Mr. Molnar is running an asphalt business from his home. He is located in an A-2 district. The zoning code specifically forbids this type of operation. Issue him a notice of violation of the zoning code and give him the opportunity to appeal to the Zoning Hearing Board.

Mr. Sulc replied the manager, code enforcement officer and solicitor would review the issue. It would be my recommendation to this Board that the manager and solicitor direct this matter to the Zoning Hearing Board.

APPROVAL OF MINUTES

April 13, 2010 Non-Legislative Meeting

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the minutes of the April 13, 2010 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

April 27, 2010 Legislative Meeting

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the minutes of the April 27, 2010 Legislative Meeting.

ROLL CALL OF VOTES: 4 YES 1 ABSTENTION (Mr. Stanley Absent from Meeting)

May 6, 2010 Special Joint Meeting

Tabled – Not Available

May 11, 2010 Non-Legislative Meeting

Tabled – Not Available

SOLICITOR'S REPORT

Solicitor Jim Jefferies commented he would reserve his comments for various items on the agenda.

ENGINEER'S REPORT

Engineer Joe Sites gave the following report:

The park project work is progressing. Ten percent of the earthwork is completed. The main interest at this time is the installation of the electrical service. We are working with our designer, Power House, and Lighthouse Electric, who is the subcontractor for Yarborough Development. We are currently working with Pennsylvania American Water to have a main water line installed. The public safety building contract will be advertised in late June or early July

We had a preconstruction meeting today with Shields Asphalt Paving. They

will be assisting the Municipal Authority in the Reedville area, and will be mobilizing to the area around June 21, 2010.

The last item I have is regarding an application that I received from Civil Environmental Consultants on behalf of the Meadows. They want to construct a temporary parking lot for the upcoming concerts. The parking area will consist of 51 spaces and will be a gravel lot. Our ordinance requires that any parking lot with more than five spaces be constructed of a dust-free surface. I would like to know what the Board's thoughts are on the proposed gravel parking lot. The Board responded the parking lot must be a dust-free surface.

**MANAGER'S
REPORT**

Manager Frank Siffrinn gave the following report:

Last week, Mr. Smider and I met with the union representative for the Public Works Department. The meeting was held to discuss the financial condition of the union's pension plan, which was recently classified as critical status. What that means is the plan has fallen below the minimum funding threshold required by law which is 65 percent. Federal law requires the union to develop and approve a financial recovery plan. That plan, which is effective January 1, 2011, would require a temporary reduction in certain benefits and a 12 percent increase in employer contributions. The 12 percent increase equates to about thirty cents an hour for each employee hour worked. Since the current collective bargaining agreement provides for a twenty cent hourly increase in pension contributions effective January 1, 2011, the additional ten cents would be deducted from employee wage increases effective in 2011. In the next couple months there will be addendum presented to this Board for consideration and approval. There was further discussion between Mr. Siffrinn and Mr. Balogh.

**UNFINISHED
BUSINESS**

None.

NEW BUSINESS

Weavertown Woodlands A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Weavertown Woodlands Preliminary and Final Revised Master plan reflecting a change from 260 units to 275 units in the development located near the intersection of Route 19 and Weavertown Road in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Concord Green, Phase 2, Sixth Amended Plan A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Concord Green, Phase 2, Sixth Amended Preliminary – Final Subdivision Plan reflecting the as built conditions of Parcel 14B, units 70-73, located on Woodlawn Drive in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Majestic Hills, Phase 2 A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the Majestic Hills, Phase 2, Revised Preliminary – Final Subdivision Plan reflecting revisions to lot 78R and 79R to create three (3) new lots, 78RR, 79RR, and 105 located at the intersection of Majestic Drive and Forest Lane in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance 336. Solid Waste Collection A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Ordinance 336. This ordinance would prohibit the placement of weekly solid waste for collection earlier than twenty-hour (24) hours prior to the normally scheduled pick-up time.

ROLL CALL OF VOTES: 5 YES 0 NO

Agreement with the City of Washington A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve an agreement between North Strabane Township and the City of Washington relative to code enforcement services.

ROLL CALL OF VOTES: 5 YES 0 NO

Proposal for
Communication Services

The Board had a lengthy discussion on the change of cell phone and mobile communication services.

A motion was made by Mr. Balogh, seconded by Mr. Motzer, to reject the proposal for cell phone and mobile communication services as presented by Verizon Wireless.

ROLL CALL OF VOTES: 2 YES 3 NO

The motion failed by a vote of 2 to 3.

A motion was made by Mr. Sulc, seconded by Mr. Brooks, to approve the proposal for cell phone and mobile communication services as presented by Verizon Wireless.

ROLL CALL OF VOTES: 3 YES 2 NO

Advertisement for the
Sale of Two Crown
Victoria's and One Ford
Dump Truck

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the advertisement for the sale of one (1) 1999 Ford Crown Victoria with a minimum recommended bid of \$1,000.00, one (1) 2007 Ford Crown Victoria with a minimum recommended bid of \$2,000.00 and the re-advertisement for the sale of (1) 1995 Ford F800 dump truck with a minimum recommended bid of \$15,000.00 that includes the plow, spreader and canvas.

ROLL CALL OF VOTES: 5 YES 0 NO

Monetary Donation for
the July Forth
Celebration Committee

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve a monetary donation of \$1,000.00 requested by the Canonsburg July Fourth Celebration Committee for this year's event.

ROLL CALL OF VOTES: 5 YES 0 NO

The planning coordinator, solicitor and I, at the Board's request, have drafted two specific ordinances relative to oil and gas drilling. The first ordinance provides for oil and gas drilling in A-1, A-2, R-2 and I-1 zoned districts as a permitted use with conditions. The second ordinance again provides for oil and gas drilling in A-1, A-2, R-2 and I-1 zoned districts as a conditional use, which will require a public hearing. The solicitor recommends that both ordinances be advertised and a public hearing scheduled before the legislative meeting on June 22, 2010.

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to advertise both proposed ordinances relative to oil and gas drilling, and also schedule a public hearing at 7:00 PM on June 22, 2010 at the Municipal Building for discussion of the proposed ordinances.

ROLL CALL OF VOTES: 4 YES 1 ABSTENTION (Mr. Sulc)

CORRESPONDENCE None.

MAY 2010 BILL LIST A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the May 2010 Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

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

Mr. Phillips inquired about potential oil and gas drilling in the Thomas Eighty Four Road area. He questioned whether the proposed ordinances would be subject to change? Has anyone gone to a drilling site to see what the problems are? I understand they are very loud and smelly. I am not opposed. I just do not want the noise.

Mr. Sulc replied every Township is going through the same scenario with this ordinance. Yes, this ordinance is subject to change. Mr. Phillips questioned

where compression and processing plants would be located? Mr. Sulc replied that compression and processing plants can only be installed in an I-1 district. They will have to go through the Township for approval. It is a conditional use.

**REMARKS FROM
SUPERVISORS**

Mr. Motzer wished everyone a Happy Memorial Day.

ADJOURNMENT

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to adjourn the meeting at 7:55 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

J. Gregory Sulc, Chairman

Frank R. Siffrinn, Manger-Secretary

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