

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, October 18, 2011, at approximately 7:45 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Stephen Motzer, Chairman
William Brooks, Vice Chairman
Robert Balogh, Supervisor
Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary
James R. Jeffries, Solicitor
Joe Sites, Gateway Engineers
Mark Grimm, Fire Chief
Harry Hayman, Public Works Director
Matt Marasco, Municipal Authority
Paulette Moyar, Planning Coordinator
Chief Strimel, Chief of Police
Doug Trbovich, Code Enforcement
Kim Clark, Parks and Recreation
Greg Sulc, Parks Director
Bob Massey, Library Board
Deanna M. Kelly, Stenographer

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

**PUBLIC
COMMENTS**

Dan Bachorski, 536 Bluegrass Drive Canonsburg, PA 15317.

We are here representing the homes on Bluegrass Drive that are directly behind the Meadows Casino. We are here to communicate our concerns regarding the noise from the Casino and to ask the Board of Supervisors for some direction. The noise comes in three different forms. The first is what we call operational noise, car alarms, backup alarms, and trash pick-up from 4:00 A.M. till 6:00 A.M. The second is the noise from the concerts and the entertainment. The horse racing regularly runs past 11:00 P.M., and the fireworks that are unannounced. The third is the mechanical noise. We are referring to the air conditioning unit, air coolers and exhaust fans. All these disturbances exceed the Township's 65 decibels. The surrounding communities have a limit of 50 decibels. We are asking the Township authorities to provide direction on who do we contact to complain about the ordinances. We are asking the Township to enforce the ordinances that are on the books. We are looking for the Township to take a leadership role in developing and ensuring a peaceful co-existence between the Meadows and the Meadowbrook community.

There was discussion between Mr. Bachorski and the Board pertaining to this matter.

William Perkins, 538 Bluegrass Drive Canonsburg, PA 15317.

I am here to testify that I have called at least half a dozen times and never had one of my phone calls returned. Up until two weeks ago, we never had anyone to call. We were told to call 911. We purchased a sound meter. We have taken readings at 4:00 A.M., 5:00 P.M., and 10:00 P.M., and they are consistently 72-73 decibels.

Rory Bennett, 140 Gallery Road Canonsburg, PA 15317.

I purchased the property in the spring and anyone who travels Galley Road knows about the big puddle at the end of my driveway. I spoke to Mr. Brooks about it and he has made some inquires and he spoke to Mr. Siffrinn. My mailbox gets drenched with the rooster tail of water from the cars going by. I think it will

become more of an issue when the weather cools. The splashing of the water goes up at least a quarter of the driveway, and when winter comes, it will freeze. I have two small children who get on the bus at the bottom of the driveway. If they fall on the ice, it could be very dangerous for them. Mr. Siffrinn replied that Mr. Brooks and he have discussed the issue. Galley Road is a State road. We contacted the county maintenance office and were assured maintenance personnel would come out and flush the system along Galley Road.

**DEPARTMENT
REPORTS**

**PLANNING
COMMISSION**

Planning Coordinator Paulette Moyar gave the following report:

Price / Mary
Rezone

Next week the Supervisors will set a hearing date for application to rezone approximately 32.6 acres located on Route 19 from C-2 (commercial) and R-2 (residential) to C-1 (commercial). The intended use, as submitted by the applicants, is for a mixed use of multi-family dwellings and commercial.

**MAUNICIPAL
AUTHORITY**

Authority Manager Matt Marasco 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 will start in November 2011.

Majestic Hills
Plan Phase 3

Construction started July 18, 2011.

Summerbrooke
Plan Phase 3,4, &
5

We reviewed and commented on the developer's agreement and sewer easement.

Summerbrooke
Plan Phase 6

We reviewed and commented on the developer's agreement and revised sewer drawings.

Frac Tech Site
Plan

We met onsite on October 6, 2011 to discuss sewer options and the proposed truck wash. Construction should start this month.

Lindenwood
Golf Course

Construction was completed and tested on October 3, 2011.

Angelo
Landscaping

We reminded the developer of his sewer obligation.

Meadows
Parking
Sandy Brae
Meadows Plan

We reviewed the proposed right-of-way.

The developer plans to raise the buried manholes in September 2011.

McMurray
Cooling &
Heating Plan
Weavertown
Woodlands Phase
II Plan

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

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84 Maintenance
Building

Construction will start in November 2011.

Racetrack Road

We have updated the Act 537 Plan for the Racetrack Road watershed.

Plan Update

- 2012 Tap Request We are preparing the 2012 tap request based on developer's projections. The 2012 tap request will be submitted in November 2011.
- Linden Creek Sewer Project The close-out documents and the reconciliation change order are being challenged by the contractor based on the substantial completion date. We are currently evaluating the request for equitable adjustment.
- Reedville Martin Pump Station We attended a pre-construction meeting on September 30, 2011, adjusted the project scope not to exceed \$40,000, and processed the contract documents with the paving contract scheduled for October 17, 2011.
- Surrey Woods Sewer Project Construction started on August 15, 2011. We prepared estimate No. 2 in the amount of \$32,571 for the Board's consideration.
- Route 19 Wet Well Project 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. We are currently designing the Volunteer Fire Department's system required by Canonsburg-Houston Joint Authority.
- Route 519 Sewer Extension We are designing the sewer system and preparing construction drawings, along with assembling data. We are currently preparing the WQM Part II permit application.
- Thomas Road Sewer Extension The design level construction drawings are complete. We are currently assembling utility and property data, along with preparing the WQM Part II permit application.
- Racetrack Road Inverted Siphon We are designing the inverted siphon to increase the capacity in the Racetrack Road watershed discharging to Canonsburg-Houston Joint Authority.

**LIBRARY
REPORT**

Library Representative Bob Massey gave the following report:

- Signs Signs were discussed for the interior and exterior of the Library. It was approved to order signs: No Smoking, No Loitering, and Use Bike Racks - Not Railings.
- Security Guard A report was given regarding the security guard's performance. He was found to be excellent patrolling inside and outside. He has removed some of the undesirables; however, the police had to be called for the ones who would not obey him.
- Tables and Chairs More tables and chairs should be arriving this month to alleviate the problem of moving furniture up and down the stairs for events.
- New Hires Advertisements have been placed for three new hires to help with the added work load in the library.
- Web Site We hope to have the web site completed soon.
- Paving Rear Parking Lot Discussions regarding paving the rear parking lot have begun. We are in the process of requesting bids for this project.
- Landscaping There was discussion and approval for landscaping the side of the library to enhance the appearance.

**POLICE
DEPARTMENT**

Chief Strimel gave the following report:

- Activity Report The North Strabane Police Department responded to 418 calls for service in the month of September. It responded to 30 criminal offenses, filed 38 criminal

charges, 25 criminal arrest summaries, and 13 misdemeanors. There were 101 moving traffic violations and 92 warnings issued. There were 27 vehicle accidents, two DUI-related, and 13 persons injured. The Police Department responded to five fire alarms and 38 other alarms, for a total of 43 alarms. Police vehicles patrolled a total of 15,032 miles.

Complaint We received a request for a traffic light at the intersection of Boone Avenue and Chartiers Street.

Meadows Casino We did receive a few calls about the noise at the Casino. One of the residents alleged that we work for the Casino, so we turn a blind eye. Yes, we do work at the Casino to direct traffic and insure public safety.

New Vehicle We will have the new license plate scanner vehicle at the next meeting for a demonstration.

Calling 911 The gentleman commented on calling 911 for Police assistance. It is the only way the Police Department receives the calls. When you call 911, it gives a time stamp and it assigns a report number. This allows us to generate the call report for the month. If you call the Police Department, it will tell you to call 911.

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

Township Building The old library located off the meeting room has been converted into the new office for the Parks and Recreation Director. The walls were painted, a new ceiling was installed, along with new lighting.

Parks and Grounds Grass is being cut in the parks, as weather permits. Cracks in the parking lot were sealed.

Road Construction Shields Asphalt Paving has completed the 2011 road paving program. In preparation on the 2012 paving project, widening and installing new storm drains have begun on Chubbic Road.

Road Maintenance Mowing continues along Township roads, as weather permits. Patching potholes and street sweeping are being done, as needed. The Public Works Department has completed the seal coating of selective roads in the Township.

PA One Calls In September, we received and responded to 99 PA One Calls.

Leaf Collection The North Strabane leaf collection program started on Monday, October 17, 2011, and will continue until December 2, 2011.

CODE ENFORCEMENT Code Enforcement Officer Doug Trbovich gave the following report:

Permit and Fees We have issued 24 building permits for the month of September, with an estimated cost of construction of \$1,432,229.58. We issued nine certificates of occupancy and completed one final. There were 75 permit fees collected for the month of September, for a total of \$10,476.00.

Inspections We completed 50 inspections – eight were commercial, 41 were residential, and one miscellaneous. Our office logged 441 calls for the month.

Property Maintenance Complaints We had a total of eight property maintenance complaints: one abandoned vehicle, two debris on roadway, one excessive noise, one miscellaneous, and three unfounded. Of those complaints, seven were cleared and one is still under investigation. We removed 24 illegal signs. To date, there are nine on-going complaints.

- Training** Twenty-two hours of training and certification testing were completed by the three inspectors.
- Projects** The foundation has been completed at the Public Safety Building. Caissons are currently being drilled for the foundation of the Meadows parking garage, along with in-ground plumbing.
- City of Washington Inspections** We completed five inspections, one review, and logged 21 calls. The inspectors devoted 4.5 man hours to the City of Washington.
- Projects** The Chapman Corporation is under roof.
- Nottingham Township Inspections** We completed five inspections, four finals, and logged 32 calls. The inspectors devoted 5.25 man hours to Nottingham Township for the month.
- Projects** The new Nottingham Township Municipal building is under roof.
- FIRE DEPARTMENT** Chief Mark Grimm gave the following report:
- Fire Calls** The Department responded to 59 calls for the month of September – one structure fire, 19 motor vehicle accidents, eight fire alarms, four still alarms, 16 mutual aid calls, six miscellaneous, three wires down, three medical alarms, two landing zones, and four Rapid Intervention Team calls. Total time out was 25 hours and 54 minutes. Average man per call was six.
- The Fire Department responded to 33 day time calls, 26 night time calls, 41 weekday calls, and 18 weekend calls.
- Inspections** The Fire Department conducted 47 fire inspections and 32 hours of fire prevention detail.
- Bloomsburg Flood** Three firefighters were deployed for 36 hours to Bloomsburg, PA with the Washington County Emergency Management Agency and the Pennsylvania Strike Team to help victims that were stranded from the flood. All overtime costs will be reimbursed to the Township.
- Training** Several firefighters/paramedics and firefighters/EMTs are conducting training with the Washington County SWAT Team. Swift Water Rescue updates were completed for members who are currently on the team. Four firefighters have completed 24 hours of Incident Management Training through the National Fire Academy.
- The Department logged 379 training hours for the month of August.
- PARKS AND RECREATION** Chairperson Kim Clark gave the following report:
- Harvest Car Cruise** The annual Harvest Car Cruise was attended by 69 cruisers, along with many spectators. The overall “People’s Choice” selection was awarded to Bill Hickman, who proudly drives a 1957 Chevy Bel Air hardtop (blue). His car will be featured on next year’s plaque.
- Halloween Trail** We will be participating in the annual Halloween trail held at the Canonsburg Hospital, which is slated for October 20th. Last year, over 1,000 people attended the event. The Parks and Recreation Board will join forces with the Fire Department, Wendy’s Racetrack Restaurant, and North Strabane Township staff to pass out treats in our crayon costumes.

Santa Event The annual Santa event is scheduled for Saturday, December 10, 2011, which will be held at the Thomas Presbyterian Church on Waterdam Road.

- We will continue to have two breakfasts and one lunch seating.
- Sno-Flake will perform a wonderful family show at our holiday event. Magic for the season, audience participation, and lots of laughs are all part of her delightful show.

We are still in the preliminary planning stages and will keep you updated.
ADDITIONAL: We are currently planning our calendar of events for 2012.

**DIRECTOR'S
REPORT**

Parks and Recreation Director Greg Sulc gave the following report:

Soft Drink Proposal I met with representatives from Coca-Cola and Pepsi. We discussed equipment, costs, sponsorships, and rebates, which you received in your proposals. I would recommend adding this to the legislative meeting agenda for consideration. Mr. Siffrinn asked for Mr. Sulc's recommendation. Mr. Sulc replied his recommendation would be have a Coke and a smile.

Sponsorship & Banners These banners are recyclable corrugated plastic. Six sets may be placed on the light posts. At 60 feet, they can be seen from the fields. The park has 14 light posts. With six sets of banners on each light post, you can see the dollar amount generated through sponsorships. We will discuss with the committee the number of banners that can be sold to businesses in North Strabane Township.

Facebook North Strabane Parks and Recreation is now on Facebook. This tool will be used as communication to the residents, events, pavilion rentals, and other activities.

Park Update

- Sod is nearly completed on the softball and baseball fields
- Sprinkler system is operational
- Paving is scheduled to commence this week
- Parking lot light posts are installed and operable
- New steel posts are installed on the four dugouts
- One of the two large pavilions is completed, with only trim work needed
- Gates will be installed – No trespassing construction zone

Upcoming Events October 21, 2011 - Presentation at the Canon McMillan Middle School for Parents Association.
October 27, 2011 - Meeting with all outside athletic associations.
November 15, 2011 - Park presentation prior to the Non-legislative Meeting at 6:00 P.M.

YMCA We are having an upcoming meeting on October 20, 2011 with board members, chief financial officer, area vice-president, and directors.

Budget I have been compiling bids, developing a work schedule, creating programming, entertaining partnership possibilities, and developing marketing strategies.

**ENGINEER'S
REPORT**

Engineer Joe Sites gave the following report:

2011 Road Program The 2011 road program is almost complete. Once complete, we will make a recommendation for final payment.

2012 Road Program We met last week to review roads for consideration for the 2012 road program. I am in the process of preparing a cost estimate for budget purposes.

Majestic Hills, Phase 3 We have received and reviewed the second request for the reduction of the bond for stormwater management and storm sewer work in the amount of \$60,000.00. This will reduce the bond from \$334,541.40, to \$274,541.40.

Majestic Hills, We have received and reviewed the third request for the reduction of the bond for

- Phase 3 earthwork that has been completed in the amount of \$14, 450.00. This will reduce the bond from \$77,446.25 to \$62,996.25.
- Summerbrooke Development Mr. Siffrinn and I met last Tuesday with the developers of Summerbrooke. Mr. Janusey is the homeowners association. His intention is to turn the association over to the residents in 2012. The residents indicated they would like to hire a management company.
(Summerbrooke Development Summary available upon request)
- MANAGER'S REPORT** Mr. Siffrinn, gave the following report:
- Schedule Public Hearing Schedule public hearing on an application of Darryl Price, 751 Glenn Street, Washington, PA 15301 and Amy Jo Mary, 863 Vance Drive, Canonsburg, PA 15317 to rezone approximately 32.6 acres located on Route 19 from C-2 (regional commercial) and R-2 (suburban residential) to (highway commercial).
- Continue Chesnic Hearing Continue the public hearing on an application of Jack and Renee Chesnic, 25 Florence Avenue, Burgettstown, PA 15021 to rezone 7.398 acres located on Chesnic Drive from R-3 (residential) to C-1 (commercial).
- Summerbrooke Subdivision Plan Consideration of Summerbrooke, Phase 6, Preliminary Subdivision Plan of a 31-lot subdivision located on Poplar Street in an R-3 district.
- Summerbrooke Site Plan Consideration of Summerbrooke, Phase 6, Preliminary Site Plan consisting of 31 single family lots located on Poplar Street in an R-3 district.
- EXECUTIVE SESSION** Mr. Siffrinn requested an executive session to discuss the Collective Bargaining Agreement.
- Collective Bargaining Agreement Consideration of a Collective Bargaining Agreement, effective January 1, 2012 through December 31, 2016, between North Strabane Township and the Construction, General Labors and Material Handlers, Local Union 1058.
- SOLICITOR'S REPORT** Solicitor Jim Jeffries gave the following report:
- Fircak/George Hearing I have one matter to present to the Board. Mr. George has appealed Judge Bell's order. A legal question has been raised whether or not this Board is to enforce Judge Bell's order. Generally, when one files an appeal, the matter is stayed; however, under the Municipalities Planning Code, the Township can proceed with enforcement. It's our policy to advise the Township not to enforce anything until the appeal has been completed. This is my recommendation on how the Township should proceed.
- PUBLIC COMMENTS** None.
- REMARKS FROM SUPERVISORS** None.
- EXECUTIVE SESSION** The Board convened to executive session to discuss the Collective Bargaining Agreement at 9:05 P.M.

The Board reconvened from executive session at 9:25 P.M.
- ADJOURNMENT** All business being concluded, the non-legislative meeting adjourned at 9:26 P.M.

Stephen C. Motzer, Chairman

Frank R. Siffrinn, Manager-Secretary

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