

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, September 20, 2011, 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

James R. Jeffries, Solicitor
Bob SeCaur, Library Board
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
Deanna M. Kelly, Stenographer

ABSENT FROM SESSION

Frank R. Siffrinn, Manager-Secretary
Kim Clark, Parks and Recreation

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

Bids for 2005
Ford Crown
Victoria

COMPANY	BID BOND	AMONUT
Grace Quality Used Cars 945 Lincoln Highway Morrisville, PA 19067	YES	\$1,349.00
Chicago Motors Inc. West Chicago Avenue Chicago, IL 60622	NO	\$1,207.00
Glenn E. McNary 1519 Route 136 Washington, PA 15301	YES	\$2,187.00
Sam Secretti 79 McConnell Road Cecil, PA 15321	YES	\$2,552.13
Bay Ridge Motors, Inc. 1869 Richmond Terrace Staten Island, NY 10310	NO	\$1,819.00

**PUBLIC
COMMENTS**

Joseph Urbanowicz, 152 Canterbury Road Canonsburg, PA 15317.

We built a house in North Strabane last year on an empty lot that sat vacant for 20 years. I would like to first thank the Board. The building process, obtaining the building permits, and connecting to the sewage line were painless. Everyone was very helpful. I commend the Board for that.

We have a problem with noise. Our next door neighbor at 144 Canterbury Road has developed a motor cross track. At times, there are up to six, full-size off-road recreational vehicles that are riding next to our home. The noise is unbearable. The boys that are using this track are using Canterbury Road to access the property. We have called the Police. They came out and said it is no louder than a

lawn mower. We do have recordings we would like to share with the Board at a later date. This unnecessary noise has become a public nuisance. Our neighbors have strong feelings about it as well. We can have a petition signed if need be. We feel this is violation of Township ordinance no. 301, Sections 147 and 314. Mr. Sulc directed Mr. Urbanowicz to contact the Township Manager and Solicitor and to review the tapes. They will then proceed accordingly.

Jon Lind, 223 Fuji Drive Canonsburg, PA 15317.

I represent the homeowners of Summerbrooke. We have an issue with a hillside that continues to slide. Ed Janusey is the developer and has repaired it four times. Our concern is with Ed Janusey's bankruptcy. The property was obtained by Ted Taylor and then sold to Dan Caste. We are fearful we will be lost in the shuffle. This property is going to be dedicated to the homeowners association. On August 18th, we met with Ms. Moyar and Mr. Sites. We were told Mr. Caste only had a grading permit until the hillside was repaired. We met with Mr. Caste on September 6th and he told us that was not the case. He has a green light to do whatever he chooses, but he does not intend to buy that parcel. We would like to know what the Board's direction and responsibility to us is?

Ms. Moyar explained no property was going to be transferred to Mr. Caste until the hillside was corrected. Mr. Caste has a grading permit to do Phases 3, 4, and 5, which does not include the hillside. He does not own any property, and nothing will be transferred until the hillside is corrected.

Mr. Sites also explained there is an agreement in place between the parties, which states Mr. Janusey is responsible for the repairs before any property can be transferred.

We would like to have clarification of the Township's policy for the percentage of build-out for snow removal and the dedication of the streets? Mr. Janusey has contracted a landscaping company to plow the streets. We have school buses and retired people in our community. If we would need emergency assistance, it would be hard. We are asking the Township to consider helping us out.

Ms. Moyar replied we discussed this in the meeting. Mr. Janusey would have to request the Township to take over Gala Drive and Poplar Street for the purpose of the school buses. To my knowledge, Mr. Janusey has not submitted a letter to the Township. The Board of Supervisors will have to decide the percentage of build-out before the road is taken over.

Mr. Sulc commented the Board just received this information last week. I would like to have Mr. Siffrinn, Mr. Sites, and Mr. Jeffries discuss this in detail and report back to the Board with a recommendation.

Steve Andronas, 103 Carriage Court Canonsburg, PA 15317.

I live in the first cul-de-sac in Surrey Estates. Twenty years ago when I built my house, there were only to be four houses. The developer built an additional house which, in turn, moved all the property lines over. Due to the extra house, I was left with a single lane driveway. For the first twenty years, it was not a problem. Now with the kids back from college, they have their jobs and their own cars. Sometimes we would have to park in the cul-de-sac. Two years ago, I got up and there were six tickets on the windshield. I spoke to the Chief. He said he would take care of it. Then a month and a half ago, the same thing occurred. I spoke to Chief again. He told me I needed to address it with the Board. I am looking for help.

Mr. Sulc replied we will discuss this with the Police Chief.

**PLANNING
COMMISSION**

Planning Coordinator Paulette Moyer gave the following report:

The Planning Commission did not have its monthly scheduled meeting due to lack of a quorum. The meeting has been rescheduled for September 26th, at 6:00 P.M.

McMurray
Heating and
Cooling

Preliminary and final site plan review of a proposed 21,200 sq. ft. building to be located on Old Dominion Way in an I-1 district.

Summerbrooke
Phase

Preliminary review of a 31-lot subdivision located off Poplar Street (Summerbrooke PRD) in an R-3 district.

Summerbrooke
Phase

Preliminary site plan review consisting of 31 single-family lots off Poplar Street in an R-3 district.

Jack & Renee
Chesnic

Review and recommendation of an application to rezone 7.398 acres from R-3 to C-1 for the purpose of developing multi-family dwellings. This property is located on Chesnic Drive off Hill Church-Houston Road.

**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 September 2011.

Merante
Market

Construction started March 22, 2011.

Majestic Hills
Plan Phase 3

Construction started July 18, 2011.

Summerbrooke
Plan Phase 3,4,
and 5

We reviewed and commented on the planning module and developer's agreement, along with the revised sewer drawings.

Summerbrooke
Plan Phase 6

We reviewed and commented on the planning module and developer's agreement, along with the revised sewer drawings.

Frac Tech Site
Plan

We reviewed and commented on the proposed truck wash. Construction is scheduled to start in September 2011.

Lindenwood
Golf Course

Construction started September 12, 2011.

PA American
Connection

Reconnection will be completed this year.

Angelo
Landscaping

We reminded the developer of his sewer obligation.

Meadows
Parking

We are currently preparing the proposed right-of-way relocation for the parking facility.

Sandy Brae
Meadows Plan

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

- Ducarme and Dooley Plans We reviewed and commented on the sewer drawings, prepared the planning module and sewage service availability letter.
- 84 Maintenance Building Construction will start in September 2011.
- Racetrack Road Plan Update We have updated the Act 537 Plan for the Racetrack Road watershed.
- 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, the reconciliation change order, and final estimate No. 15 in the amount of \$11,645.83 were proposed for the Board's consideration.
- Reedville Martin Pump Station The close-out documents, the reconciliation change order, and final estimate No. 8 in the amount of \$14,458.43 were proposed for the Board's consideration.
- Surrey Woods Sewer Project Construction started on August 15, 2011.
- 2012 Chemical Purchase Bid We met with the technical support group. We have prepared the contract documents for the 2012 chemical purchase bids.
- 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.
- PARKS AND RECREATION** Chairperson Kim Clark was not present but submitted the following report:
- Harvest Car Cruise The 10th annual Harvest Car Cruise will be held Sunday October 2, 2011, from 11:00 A.M. until 4:00 P.M., at the softball field. In case of rain, the event will be rescheduled to October 9, 2011. We are requesting a donation of \$5.00 for cruisers. Spectators are free.
Memorable plaques will be awarded to the Top 10 Best of Show. It is a people's choice vote. The overall Best of Show will be featured on the next year's 2012 dash plaque.
A special award will be presented to the car club that has the most members at the cruise.
The festivities include a DJ, playing oldies music, a memorable dash plaque for the first 100 cruisers, giveaways, Chinese Auction and 50-50.

Refreshments will be available, including chili, hamburgers, hot dogs, french fries, and pasta salad.

All proceeds and sponsorships received will offset the cost of the event.

Canonsburg Hospital 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 attend the event. Since the hospital is in our Township, the majority of the participants are our friends and neighbors. In order to offset the cost of the event, the Hospital is requesting a modest gift of \$50.00. The \$50.00 will go towards marketing, two banners, and costs associated with creating the themed stations. If there is no objection from the Board, may we support the hospital and donate the \$50.00.

Last year we had members of the Township staff, Park's Board, and Fire Department attend the festive event. If there are no objections from the Board and the Township Manager, we would like to request the staff's assistance again.

**LIBRARY
REPORT**

Library Representative Bob SeCaur gave the following report:

Loitering The Library is having an issue with loitering. They are working with local law officials and considering hiring a security guard.

Activities The Library is participating in the Oktoberfest. Kid's crafts will be available at the Library.
They are hosting the Monster Mash.

Hours The Library will be open on Saturdays that precede Monday holidays.

Author Talks The Library has sponsored two authors already, and is looking for additional authors to present in the future.

Lunch with Friends Annual Friends of the Library Luncheon will be Sunday, November 13, 2011, from 12:00 P.M. to 3:00 P.M., at the Doubletree Meadowlands. It will include a showcase of Canon-Mac student artists and musicians.

Meeting Room Usage The Library will now have meeting rooms available for various functions, such as church groups, League of Women Voters, PTA, Rotary, Boys and Girls Scout Troops.

New Hires The Board has approved hiring more staff to meet the needs of the larger facility.

Circulation Numbers and New Cards During the first two months of operation, North Strabane residents had 500 library cards processed or reactivated, and had about 4,600 checkouts.

**POLICE
DEPARTMENT**

Chief Strimel gave the following report:

Activity Report The North Strabane Police Department responded to 410 calls for service in the month of August. It responded to 24 criminal offenses, filed 21 criminal charges, 13 criminal arrest summaries, and 10 misdemeanors. There were 200 moving traffic violations and 181 warnings issued. There were 28 vehicle accidents, two DUI-related, and 10 persons injured. The Police Department responded to 12 fire alarms and 41 other alarms, for a total of 53 alarms. Police vehicles patrolled a total of 18,186 miles.

New Police Vehicles We have taken delivery of all our new vehicles. The new Charger has an Automatic License Plate Recognition System (ALPR). This system scans license plates. It

allows the police officer to detect stolen vehicles, wanted persons, outstanding violations and warrants.

At the next meeting, we will demonstrate the capability the system.

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

Parks and Grounds Grass is being cut in the parks, as weather permits. Flower beds are being weeded and watered, as needed.

Road Construction Shields Asphalt Paving has completed the 2011 road paving program, with the exception of sealing all gutter lines.

The Public Works Department is completing the back filling of the curbs and adding millings along the shoulders.

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. Those roads are Ross Road, from South Spring Valley Road to Thomas Road, Kirkwood Drive, and the entrance of the road going into the Lindley Mine property.

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

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

Permit and Fees We have issued 21 building permits for the month of August, with an estimated cost of construction of \$1,191,744.66. We issued nine certificates of occupancy and completed eight finals. There were 78 permit fees collected for the month of August, for a total of \$104,422.00.

Inspections We completed 59 inspections – 12 were commercial, 44 were residential, one demolition and two miscellaneous. Our office logged 552 calls for the month.

Property Maintenance Complaints We had a total of 13 property maintenance complaints: one abandoned vehicle, one illegal burning, two illegal dumping, one dilapidated building, one high grass/weeds, five excessive noise, one miscellaneous, and one unfounded. Of those complaints, six were cleared and seven are still under investigation. We removed 32 illegal signs. To date, there are 15 on-going complaints.

Training Thirty-six 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.
Frac Tech has two buildings under roof.

City of Washington Inspections We completed six inspections, two reviews, and logged 26 calls. The inspectors devoted 6.5 man hours to the City of Washington.

Projects The Chapman Corporation is in the process of pouring footers.

Nottingham Township Inspections We completed three inspections, four finals, and logged 21 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 96 calls for the month of August – three structure fires, one brush fire, 20 motor vehicle accidents, 14 fire alarms, eight still alarms, one carbon monoxide, 18 mutual aid calls, 11 miscellaneous, five wires down, seven medical alarms, two landing zones, and six Rapid Intervention Team calls. Total time out was 40 hours and 24 minutes. Average man per call was seven.

The Fire Department responded to 52 day time calls, 44 night time calls, 75 weekday calls, and 21 weekend calls.

Inspections The Fire Department conducted 22 fire inspections and 22 hours of fire prevention detail.

Grants The Fire Department received a \$1,000.00 grant from Equitable Gas for firefighter fitness. This grant will be used for Crossfit equipment.

The Department applied for a “Firefighter Assistance Grant” through the federal government for the following:
Station 1 air compressor
Replacement the of current tanker truck
Physical fitness equipment

The Department also applied for a \$1,000.00 grant through Pennsylvania American Water. If the grant is awarded, it will be used for physical fitness awareness and training.

Public Relations The Fire Department participated in the Great American Food Drive that was held at the Meadows Casino. A total of 6,000 pounds of canned food was donated.

Personnel A career firefighter is scheduled to work, Tuesday through Saturday, from 12:00 A.M. to 8:00 A.M., to ensure there is a qualified CDL driver on duty. Sundays and Monday are staffed by volunteer members, when available.

Training Training certifications are ongoing as follows:
3 members attending Firefighter 1
3 members attending Firefighter 2
6 members attending Basic Vehicle Rescue
1 member attending Basic Firefighter
The Department logged 375 training hours for the month of August.

Open House The Fire Department is sponsoring an Open House on Friday, October 8, 2011, at Fire Station 1, located at 2550 Washington Road, from 12:00 P.M. to 5:00 P.M.

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

Majestic Hills, Phase 3 We have received and reviewed the first request for the reduction of the bond for stormwater management and storm sewer work in the amount of \$16,000.00. This will reduce the bond from \$350,541.40, to \$334,541.40.

Majestic Hills, Phase 3 We have received and reviewed the second request for the reduction of the bond for earthwork that has been completed in the amount of \$47,700.00. This will reduce the bond from \$125,146.25 to \$77,446.25.

- Park Project Work is progressing at the Township park. We have a progress payment that is due to the contractor. There will be change in the paving contractor due to the nonperformance of the previous contractor.
- 2011 Road Program The road is completed. Mr. Siffrinn, Mr. Hayman and I will inspect the roads and make a partial payment recommendation.
- MANAGER'S REPORT** Paulette Moyar, in the absence of Mr. 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.
- Ordinance on Earned Income Consideration of a proposed ordinance levying a tax on earned income and net profits, requiring employers to withhold and remit said tax, and authorizing collection and remittance of said tax by the Washington County Tax Collection District.
- Resolution for Cost of Collection Consideration of a resolution establishing reasonable costs of collection for delinquent earned income taxes, and imposing the cost of such collection upon the delinquent taxpayers as recommended by the Washington County Tax Collection District.
- Merante Market Consideration of a resolution revising the Township's Official Sewage Facilities Plan for Merante Market.
- Dooley Plan of Lots Consideration of a resolution revising the Township's Official Sewage Facilities Plan for the Dooley Plan of Lots.
- Summerbrooke Phases 3,4,5,6 Consideration of a resolution revising the Township's Official Sewage Facilities Plan for Summerbrooke, Phases 3, 4, 5, and 6.
- Meadow Casino Consideration of a resolution revising the Township's Official Sewage Facilities Plan for the Meadows Casino Parking Garage and Multi-Purpose Room.
- Schedule Public Hearing Schedule 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).
- Holding Tank Agreement Consideration of a holding tank agreement between North Strabane Township and Thomas O'Shea for property located at 738 Waterdam Road, Canonsburg, PA 15317.
- Bid for 2005 Ford Victoria Award bid for the sale of one (1) 2005 Ford Victoria.
- Parks Director Consideration to hire a full-time Parks and Recreation Director.
- Designate Halloween Consideration to designate October 31, 2011 as Halloween and 6:00 P.M. to 8:00 P.M. as hours for trick or treat, and further authorizing the expenditure of \$1,250.00 for the purchase of candy to be distributed by the Police and Fire Departments.
- SOLICITOR'S REPORT** Solicitor Jim Jeffries gave the following report:
- Ordinances The North Strabane Police Pension Plan (DROP) and the earned income and net profits ordinances are ready for the Board's consideration.

**PUBLIC
COMMENTS** None.

**REMARKS
FROM
SUPERVISORS** None.

Adjournment All business being concluded, the non-legislative meeting adjourned at 8:12 P.M.

J. Gregory Sulc, Chairman

Frank R. Siffrinn, Manager-Secretary

dmk