

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, September 27, 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

Frank R. Siffrinn, Manager-Secretary  
Jim Jeffries, 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**

Rita Polansky, 814 Vance Drive Canonsburg, PA 15317.

Ms. Polansky inquired about the qualifications and hiring process for the Parks and Recreation Director.

Mr. Siffrinn replied the position was advertised in January of this year. We received about 15 applications. The Board interviewed the applicants and the list was narrowed to three finalists. The three finalists were interviewed again and assigned a project in which they had to give a presentation to the Board. Once that was completed, the Board selected the best qualified candidate for the position.

Ms. Polansky asked if the candidate had to have a degree in Parks and Recreation. What is the salary of the position? Who will be supervising this person?

Mr. Siffrinn replied the job description did call for a degree in Parks and Recreation, but was not mandatory. The Board finally arrived at a figure of \$60,000. This person will report directly to the Township Manager and the Board of Supervisors.

Brain Spicer, 234 Hunting Creek Road Canonsburg, PA 15317.

Did the Board give any consideration to hire a part-time director? And why not?

Mr. Siffrinn replied there was no consideration for a part-time director. I can't speak for the Board, but I think the consensus was we needed a full-time director. We do have ambitious plans for what we want to do with the park. We will be scheduling tournaments and various activities that will require a full-time position.

Mr. Spicer inquired on how this program will be paid for. How much has the park cost with all the additional amenities?

Mr. Siffrinn replied we have a separate Parks and Recreation Fund that was established by the Board several months ago. The majority of funding that was originally allocated in the General Fund budget to Parks and Recreation was transferred from the General Fund to the Parks and Recreation Fund. Secondly, as a result of the Township signing a lease agreement with Range Resources for the property on McDowell Lane, the Township realized approximately \$270,000. Those revenues will be dedicated to the Parks and Recreation budget.

The total cost of the park is \$ 7,650,000, excluding professional fees.

Joy Ranko, 260 Mansfield Road Washington PA 15301.

I would like to know what we need to do to have the Ranchview Golf sign removed from Route 19. We live on a dead end road. Daily we have people coming down looking for Ranchview Golf Course. The golf course has been closed for about fifteen years.

Mr. Siffrinn replied the issue is being addressed. We cannot remove the sign until we contact the owner of the sign. We have attempted to call Mr. Zaimes several times. Apparently he is out of the area. As soon as we are able to contact him, I assume there will be no objection to remove the sign.

**APPROVAL OF  
MINUTES**

August 16, 2011  
Non-Legislative  
Meeting

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the minutes of the August 16, 2011 Non-Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

August 23, 2011  
Legislative  
Meeting

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the minutes of the August 23, 2011 Legislative Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

September 20, 2011  
Non-Legislative  
Meeting

Tabled – Not Available.

**SOLICITOR'S  
REPORT**

Solicitor Jim Jeffries gave the following report:

I received the order issued by Judge Bell on the Fircak and George case. Mr. George was not successful. The Judge ruled against him. I also received a violation complaint regarding Mr. George's property. I would like to contact the code enforcement officer and instruct him not to act on this complaint until the 31<sup>st</sup> day after this order was filed.

**ENGINEER'S  
REPORT**

Engineer Joe Sites gave the following report:

I am recommending a second reduction be made to the grading letter of credit for Majestic Hills, Phase 3, in the amount of \$47,700. That will reduce the bond from \$125,146.25 to \$ 77,446.25.

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve a second reduction to the grading letter of credit for Majestic Hills, Phase 3, in the amount of \$47,700.

ROLL CALL OF VOTES: 5 YES 0 NO

I am recommending the first reduction be made to the stormwater management and storm sewer improvements letter of credit for Majestic Hills, Phase 3, in the amount of \$16,000. That will reduce the bond from \$350,541.40 to \$334,541.40.

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the first reduction of the stormwater management and storm sewer improvements letter of credit for Majestic Hills, Phase 3, in the amount of \$16,000.

ROLL CALL OF VOTES: 5 YES 0 NO

**MANAGER'S  
REPORT**

Manager Frank Siffrinn gave the following report:

Washington  
County Tax  
Committee

The Board of Delegates, representing the Washington County Tax Collection District, will be meeting at the Municipal Building, Wednesday, September 28<sup>th</sup>, at 3:00 P.M. This will be the last meeting of the year prior to collection by Keystone effective January 1, 2012. At the meeting, we will be discussing ordinances and resolutions needed for collection and transition.

Summerbrooke  
Plan

We have received a request from Mr. Janusey, who is one of the developers in the Summerbrooke Plan. He is requesting the Township assume ownership of Gala Drive, Poplar Street, and Fuji Drive. This request will be reviewed with our solicitor and engineer. A recommendation will be made to the Board at the next meeting.

**UNFINISHED  
BUSINESS**

Police Pension Plan

A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve Ordinance 340. This ordinance amends the North Strabane Township Police Pension Plan by providing a deferred retirement option provision (DROP).

ROLL CALL OF VOTES: 5 YES 0 NO

**NEW BUSINESS**

McMurray Cooling  
and Heating

All comments have been addressed. The Planning Commission approved the Preliminary and Final Site Plans.

A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve the McMurray Cooling and Heating Preliminary and Final Site Plans of a proposed 21,200 square foot building to be located on Old Dominion Way in an I-1 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Summerbrooke,  
Phase 6,  
Subdivision Plan

A motion was made by Mr. Balogh, seconded by Mr. Stanley, to table Summerbrooke, Phase 6, Preliminary Subdivision Plan of a 31-lot subdivision located on Poplar Street in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Summerbrooke,  
Phase 6, Site Plan

A motion was made by Mr. Balogh, seconded by Mr. Stanley, to table Summerbrooke, Phase 6, Preliminary Site Plan consisting of 31 single-family lots located on Poplar Street in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Schedule a Public  
Hearing

A motion was made by Mr. Stanley, seconded by Mr. Motzer, to schedule a 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 to C-1 for the purpose of developing multi-family dwellings on October 18, 2011, at 7:00 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

Ordinance 341 A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve Ordinance 341. This ordinance levies a tax on earned income and net profits, requires employers to withhold and remit said tax, and authorizes collection and remittance of said tax by the Washington County Tax Collection District.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2011-5 A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Resolution 2011-5. This resolution establishes reasonable costs for collection of delinquent earned income taxes, and imposes the cost of said collection upon the delinquent taxpayers as recommended by the Washington County Tax Collection District.

ROLL CALL OF VOTES: 4 YES 1 NO (Mr. Balogh)

Resolution 2011-6 A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve Resolution 2011-6. This resolution revises the Township's Official Sewage Facilities Plan for Merante Market, and transmits said plan revision to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2011-7 A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Resolution 2011-6. This resolution revises the Township's Official Sewage Facilities Plan for the Dooley Plan of Lots, and transmits said plan revision to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2011-8 A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve Resolution 2011-6. This resolution revises the Township's Official Sewage Facilities Plan for Summerbrooke, Phases, 3, 4, 5, and 6, and transmits said plan revision to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2011-9 A motion was made by Mr. Brooks, seconded by Mr. Motzer, to approve Resolution 2011-6. This resolution revises the Township's Official Sewage Facilities Plan for the Meadows Casino Parking Garage and Multi-Purpose Room, and transmits said plan revision to the Department of Environmental Protection for review and approval.

ROLL CALL OF VOTES: 5 YES 0 NO

Holding Tank Agreement A motion was made by Mr. Balogh, seconded by Mr. Motzer, to withdraw consideration of a Holding Tank Agreement between North Strabane Township and Thomas O'Shea for property located at 738 Waterdam Road, Canonsburg, PA 15317.

ROLL CALL OF VOTES: 5 YES 0 NO

2005 Ford Crown Victoria A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve the sale of one 2005 Ford Crown Victoria to Sam Secretti, 79 McConnell Road, Cecil, PA 15321 for the amount of \$2,552.13.

ROLL CALL OF VOTES: 5 YES 0 NO

Halloween A motion was made by Mr. Motzer, seconded by Mr. Brooks, to approve designating October 31, 2001 as Halloween and 6:00 P.M. to 8:00 P.M. as hours of trick or treat, and further authorizing the expenditure of \$1,500 for the purchase of candy to be distributed by the Police and Fire Departments.

ROLL CALL OF VOTES: 5 YES 0 NO

Resignation of a Supervisor Mr. Sulc read his letter of resignation.  
  
I, J. Gregory Sulc, Jr., Chairman of the Board of North Strabane Township Supervisors resign my position.

A motion was made by Mr. Brooks, seconded by Mr. Balogh, to approve Stephen Motzer as the temporary Chairman of the Board of Supervisors.

ROLL CALL OF VOTES: 4 YES 0 NO

A motion was made by Mr. Balogh, seconded by Mr. Stanley, to approve the resignation of J. Gregory Sulc, Jr., as Chairman of the Board of Supervisors.

ROLL CALL OF VOTES: 3 YES 1 NO (Mr. Brooks)

Parks and Recreation Director A motion was made by Mr. Stanley, seconded by Motzer, to approve the hiring of J. Gregory Sulc, Jr., 237 Clare Drive, Canonsburg, PA, effective September 28, 2011, as North Strabane Township Parks and Recreation Director, at a salary of \$60,000 annually plus benefits, subject to a six month probationary period.

ROLL CALL OF VOTES: 3 YES 1 NO (Mr. Brooks)

**CORRESPONDENCE** None.

**SEPTEMBER 2011 BILL AND SUPPLEMENTAL LIST** A motion was made by Mr. Brooks, seconded by Mr. Balogh, to approve the September 2011 Bill List and Supplemental List.  
  
ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC COMMENTS** Rita Polansky, 819 Vance Drive Canonsburg, PA 15317.  
  
What is the length of the contract for the director? How will this person be evaluated?  
Mr. Stanley replied he is an employee of the Township. There is no contract. Mr. Siffrinn will evaluate the director.

Mr. Siffrinn, I appreciate earlier when you talked about the spot zoning. We spent a lot of money getting ordinances and the Township rezoned. If we keep changing them, I don't know what the purpose was of the Planning Commission taking so much time on the rezoning.

Brain Spicer 234 Hunting Creek Road Canonsburg, PA 15317.

Is there a resume for the Parks and Recreation Director's position? I would like to obtain a copy of the resume and the job description.

Mr. Siffrinn replied there is a job description approved by the Board, and the resume is on file.

Ms. Polansky inquired when the Board will advertise for the vacancy on the Board of Supervisors. You have not done it before.

Mr. Motzer replied when Mr. Brooks was initially appointed several years ago, the Board interviewed five or six people on a Saturday for that position. We received letters of interest. This Board has 30 days to act. If we cannot come to a consensus within that time, the Vacancy Board must be convened within 15 days thereafter.

Neil Kelly 1441 Route 519 Canonsburg PA 15317.

I think you violated the public's trust. I am disappointed.

Greg Sulc, 237 Clare Drive Canonsburg, PA 15317.

This evening I was appointed the Director of Parks and Recreation. This is an opportunity of a lifetime that I will not take for granted.

**REMARKS FROM SUPERVISORS**

Mr. Stanley informed the residents it was a due process and it took many Saturdays. I do feel Mr. Sulc will lead this expansion project to new heights.

**Appoint Positions**

A motion was made by Mr. Balogh, seconded by Mr. Brooks, to appoint Stephen Motzer as Chairman of the Board of Supervisors.

ROLL CALL OF VOTES: 4 YES 0 NO

A motion was made by Mr. Balogh, seconded by Mr. Motzer, to appoint Bill Brooks as Vice-Chairman of the Board of Supervisors.

ROLL CALL OF VOTES: 4 YES 0 NO

**AJOURNMENT**

A motion was made by Mr. Brooks, seconded by Mr. Balogh, to adjourn the meeting at 8:11 P.M.

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Stephen C. Motzer, Chairman

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Frank R. Siffrinn, Manager-Secretary