

The North Strabane Township Board of Supervisors held its Legislative Meeting, Tuesday, January 23, 2018, at 7:00 P.M., at the Township Municipal Building, 1929 Route 519, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Robert Balogh, Chairman
Marcus Staley, Vice-Chairman
Bob Ross, Supervisor
Harold Close, Supervisor
Neil Kelly, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary
Gary Sweat, Solicitor
Joe Sites, Engineer
Deanna Kelly, Stenographer

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

**PUBLIC
COMMENTS**

None.

**APPROVAL OF
MINUTES**

December 12, 2017
Non-Legislative
Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the December 12, 2017 Non-Legislative Meeting.

ROLL CALL OF VOTES: 3 YES 2 ASTAIN – Harold Close
Neil Kelly

November 28, 2017
Legislative Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the December 19, 2017 Legislative Meeting.

ROLL CALL OF VOTES: 3 YES 2 ASTAIN – Harold Close
Neil Kelly

January 2, 2018
Reorganization Meeting

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the minutes of the January 2, 2018 Reorganization Meeting.

ROLL CALL OF VOTES: 5 YES 0 NO

January 16, 2018 Public
Hearing – Liquor
License Transfer

Minutes have been tabled due to unavailability.

January 16, 2018 Non-
Legislative Meeting

Minutes have been tabled due to unavailability.

**SOLICITOR'S
REPORT**

None.

**ENGINEER'S
REPORT**

None.

**MANAGER'S
REPORT**

None.

**UNFINISHED
BUSINESS**

A motion was made by Mr. Staley, seconded by Mr. Close, to add to the agenda item K – Approve/reject the hiring of a new Township Manager.

ROLL CALL OF VOTES: 5 YES 0 NO

Mr. Balogh announced the Board of Supervisors has made a choice for Mr. Siffrinn's replacement and our new Township manager is Andrew Walz.

Mr. Walz: I would like to thank the Board for entrusting me to taking over for Frank.

He has obviously laid a strong foundation here in North Strabane Township. I am excited to get to work with the five of you and to spend a couple of weeks with Frank learning the ropes of how things operate down here. I truly believe this is a great community. My family and I are very excited to move here and get to work. Looking forward to it. Thank you.

Mr. Siffrinn informed the residents and visitors of Mr. Walz's background. Andy is currently and has been the Township manager in Hempfield Township in Westmoreland County for the last five years. He has a bachelor's degree in political science from St. Vincent College. He has a master's in science from St. Vincent's. He is affiliated with a number of professional organizations. He is a member of PSATS. He is a member of The Association of Pennsylvania Municipal Managers. I am pleased to say that he will do an excellent job with the Township. He certainly has my confidence and I believe the confidence of the Board behind him. There's an awful lot confronting him coming in. I think he is the right man to steer the ship. Andy, I want you to know I am truly happy for you. I will do everything I possibly can to make your transition as smooth as possible. Congratulations.

NEW BUSINESS

Ensinger Final Site Plan A motion was made by Mr. Staley, seconded by Mr. Close, to approve Ensinger Preliminary-Final Site Plan for expansion of the existing parking lot located at 365 Meadowlands Boulevard in an R-2 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Waterdam Farms, Phase 4A, Final Subdivision Plan A motion was made by Mr. Close, seconded by Mr. Kelly, to approve Waterdam Farms, Phase 4A, Second Amended Final Subdivision Plan of Lot 411 located on Greystone Drive in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Summerbrooke, Phase 6C, Subdivision Plan A motion was made by Mr. Kelly, seconded by Mr. Close, to reapprove Summerbrooke, Phase 6C, Final Subdivision Plan reflecting eight (8) single family lots located in an R-3 district.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2018-1 A motion was made by Mr. Staley, seconded by Mr. Ross, to approve Resolution 2018-1. This resolution revises the current schedule of fees relative to licenses, permits, applications and field usage.

ROLL CALL OF VOTES: 5 YES 0 NO

Resolution 2018-2 A motion was made by Mr. Close, seconded by Mr. Kelly, to approve Resolution 2018-2. This resolution approves the transfer of a liquor license, no. R14632, from Canton Township to the proposed Emporio Meadows restaurant facility to be located at 800 Adios Drive in North Strabane Township.

ROLL CALL OF VOTES: 5 YES 0 NO

2018 Road Pavement Maintenance Program A motion was made by Mr. Staley, seconded by Mr. Ross, to approve advertisement of contract specifications for the 2018 road pavement maintenance program.

ROLL CALL OF VOTES: 5 YES 0 NO

Creekside Crossing
Blasting Permit

A motion was made by Mr. Staley, seconded by Mr. Ross, to reject a request from Muirfield Land Partners for permission to blast relative to the Creekside Crossing development.

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

Physical Therapy
Institute Rental Fee

A motion was made Mr. Close, seconded by Mr. Kelly, to approve a request from the Physical Therapy Institute to waive the pavilion rental fee for the 5K Run/Walk scheduled for April 21, 2018.

ROLL CALL OF VOTES: 3 YES 2 NO – Mr. Ross
Mr. Staley

Zoning Ordinance
Amendments

A motion was made Mr. Staley, seconded by Mr. Ross, to approve amendments to Part 13, Section 34 of the North Strabane Township Zoning Ordinance relative to conditional use approval for Mobile Home Parks, and Section 402A, Area and Bulk Regulations in an A-1 district, establishing a mobile home as a single family dwelling and permitting it to be placed on a one (1) acre lot provided it is serviced by public sewage, and on a minimum two (2) acre lot without public sewage, and directing that said amendments be advertised as pending ordinance.

ROLL CALL OF VOTES: 5 YES 0 NO

Municipal Authority

A motion was made by Mr. Close, seconded by Mr. Kelly, to appoint Nick Sherman to the Municipal Authority to fill an unexpired term (term expiration 12/31/19).

ROLL CALL OF VOTES: 5 YES 0 NO

Municipal Authority

A motion was made by Mr. Close, seconded by Mr. Staley, to appoint Jessica Wickard to the Municipal Authority for a 5-year term (term expiration 12/31/22).

ROLL CALL OF VOTES: 5 YES 0 NO

A motion was made by Mr. Close, seconded by Mr. Ross, to hire Andrew L. Walz, 143 North Locust Drive, Jeanette, PA 15644 to the position of Township manager for North Strabane pursuant to Township Ordinance No. 87 of 1975 as amended by Ordinance No. 140 of 1984 on the following terms and conditions:

- Term of Employment – March 7, 2018 through December 31 2019.
- Probationary period of six months.
- Starting salary of \$87,500; increased to \$90,000 on January 1, 2019.
- Receipt of the same benefit package given to current Township employees including but not limited to, health, dental, vision, disability, life insurance, retirement plan, etc.
- Satisfactory completion of a criminal and credit background check.
- All of which is conditioned under the completion of an Employment Agreement to the mutual satisfaction of both parties.
- Execution of the Agreement by the Chairman of the Board and the Secretary of the Board to the mutual satisfaction of both parties and the approval by the Board.

ROLL CALL OF VOTES: 5 YES 0 NO

**PROJECT
MANAGER**

Greg Kittridge gave the following update:

I was contacted last Friday to explore another avenue for the public safety building. That would be removing this building first and building the new structure on this site. I provided you a potential 125 x 125 square foot building and 150 x 150 square foot building. The idea is to have a parking garage underneath the building. The top floor would house the Police Department, Fire Department, and Code Enforcement. The main floor would house the Township offices. There would be a elevator in the center

of the structure. It would have two stairwells in opposite corners. I would like the entrance to the main floor to be from the ground level. The front of the building would be closest to the existing parking lot. That would provide the public with direct access to the main floor.

The garage would house the fire trucks and police vehicles. The departments would have their own access to Route 519.

We would need to address the stormwater and sewer line relocation. Marked on the drawing is the location of the gas line.

The thought process was to use the existing driveway as an exit only for emergency vehicles. All Township business and the public would be using Township Lane and driving down to the property by the upper driveway only.

Mr. Balogh inquired if the building can sit on this existing space. I am just wondering with this concept if there are places on the first floor for operations for police and fire, or is the thought they would be on the upper floor.

Mr. Kittridge replied the way he understood it was the police and fire would be on the upper floor.

Mr. Close commented this drawing has changed since Friday. As it stands, to relocate everyone it is not feasible. It will cost us 2.5 million dollars for one year of rent to relocate the staff. If you shift the building to the left, it will be built next to the existing building.

The Board and Mr. Kittridge had a discussion on the building project.

The Board decided to meet with the Volunteer Fire Department on February 20, 2018 after the non-legislative meeting.

**ANY OTHER
BUSINESS**

None.

CORRESPONDENCE

All Board members are registered for PSATS convention at the Hershey Lodge.

**JANUARY 2018 BILL
LIST AND
SUPPLEMENTAL
BILL LIST**

A motion was made by Mr. Staley, seconded by Mr. Ross, to approve the January 2018 Bill List and Supplemental Bill List.

ROLL CALL OF VOTES: 5 YES 0 NO

**PUBLIC
COMMENTS**

None.

**REMARKS FROM
SUPERVISORS**

Mr. Kelly commented he witnessed an accident outside his house. He commended the Police and Fire Departments for how well and professional they were in handling the situation. He was very impressed with all their work.

ADJOURNMENT

A motion was made by Mr. Staley, seconded by Mr. Ross, to adjourn the meeting at 7:40 P.M.

ROLL CALL OF VOTES: 5 YES 0 NO

Robert F. Balogh, Chairman

Frank R. Siffrinn, Manager-Secretary