

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, February 20, 2018 at approximately 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, Gateway Engineers
Matt Marasco, Municipal Authority
Brian Hughes, Police Chief
Mark Grimm, Fire Chief
Doug Trbovich, Code Enforcement
Tom Lovell, Public Works Director
Mary Dombrowski, Library Board
Margaret Householder, Planning Coordinator
Carl Hall, Recreation Facilities Manager
Jonathan Madaras, Ambulance Service
Deanna M. Kelly, Stenographer

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

**2018 ROAD
PAVEMENT
MAINTENANCE
PROGRAM**

Engineer Joe Sites open and publicly read the following bids:

Contractor	Bid Bond	Total Bid
Liberoni, Inc.	X	\$914,564.44
Morgan Excavating	X	\$892,320.24
Michael Facchiano Contracting	X	\$951,772.00
Youngblood Paving	X	\$778,210.86
El Grande Industries	X	\$767,494.30
Victor Paving	X	\$850,414.96
Mele & Mele & Sons	X	\$942,977.69
Shields Asphalt Paving	X	\$1,002,787.23
Alex Paris Contracting	X	\$984,397.65
Protech Asphalt Maintenance	X	\$886,144.62

**PUBLIC
COMMENTS**

Terry Bove form Bove Development.

Last year on Creekside Crossing the master plan was approved. The Board also approved Phases 1 and 2 final subdivision plan. We have proceeded with Creekside Crossing. We do have a grading permit. We have entered into a developer agreement with the Township. We have recorded the consolidation plan and the subdivision plan. We have prepared Phase 1 and Phase 2 for recording. The Township is holding that plan. The agreement we have entered into is a nonbonding agreement, we do the work then after paving, we put the bond up for the remainder of the work. What I have submitted to you is a document so we could take the first two lots and have them recorded. We would like to pave the two lots to build a model.

Kevin Oelschlager, 129 Greenwood Drive Canonsburg, PA 15317.

I have a few questions on the Greenwood Village development. The original denial, in 2013, on Ordinance 314 which states: If a planned residential development contains triplexes, quadruplexes, townhomes, or garden apartments, the site of a planned residential development shall have frontage on and direct vehicular access to an arterial or collector street. It was deemed that Greenwood Drive or Crawford Street meets the criteria. I know this went to court and Judge Lucas deemed it approved. But did Judge Lucas give approval on Greenwood Drive and Crawford Street as being acceptable arteries of this plan.

I submitted a Right-to-Know. I would like to see the impact study. The impact study should show the ingress and egress designed to comply with The minimum requirements of the Township. I remember in 2013 the study was done only on Weavertown Road which failed dramatically. Has Greenwood Drive or Crawford Street been part of a study that deems then acceptable, for this plan of homes? Even though Crawford Street is part of Canonsburg Borough in order to be used for this plan it has to meet all of criteria of North Strabane Township. Has Crawford Street been evaluated? Who is the developer? In 2013, it was Mr. Bove. It was in the newspaper that the property was sold to Greenwood Village LP in January of 2018. It was stated in the minutes that Mr. Bove was consultant on the project. If we sold the property and have new owners of the property and new developers, then why don't we have a new plan and starting over? Judge Lucas's ruling was for Mr. Bove not Greenwood Village LP.

Christy Oelschlager, 129 Greenwood Drive Canonsburg, PA 15317.

I am aware there has been discussion of access through Canonsburg by Crawford Street. There was discussion in the minutes that there was a discussion in Canonsburg. I went to Canonsburg Borough today and there is nothing recently. The last thing I can find on line was an article on Patch.com that was dated July 2, 2013. It states that the community did a field trip to do a visual inspection of the area. They created a list of issues that would need to be addresses before allowing Bove development to move forward. The issues found were lack of parking, stormwater drainage, and traffic - poor vision for drivers. According to Canonsburg Borough this has not been approved. Granted it is a public road but it states at this time we would like to recommend to the Borough of Canonsburg that unless this issues are agreed upon by all parties we do not believe this project can go any further.

Pete Castriota, 254 Greenwood Drive Canonsburg, PA 15317.

I have a question about the burning of the woods. Everyone around us has chipped the wood and removed it. I don't believe it is a good idea to burn around the elder people. I hope you think this over.

Paul McHugh 46 Longview Drive Canonsburg, PA 15317.

My wife and I moved there three and a half years ago. The road we live on is a private road. After the rain fall we had the rain took portion of the road. There is supposed to be a drain pipe under the road that drains over the hillside into the creek. Even through the winter it has been very hard to get up and down the hill. We have no help from the Township as far as plowing it, putting cinders down, and filling potholes. I was wondering if we could have some help from the Township to solve this problem. If we have one more rain fall there may not be a road there.

Mr. Balogh responded on private road unless there is an immediately need for safety services the Township does not go on private roads.

Mr. Siffrinn commented what we can we do for you and what we have done in the past we can provide some millings for you. The residents in the past had to take the responsibility to spread them. The residents along Longview Drive are responsible for the maintenance. What is customary on private lanes are the property owners enter into a maintenance agreement so the costs are shared. If there is snow removal, grading, or filling required the cost is shared by the property owners.

Mr. McHugh commented as far as I know according to my deed that road that the property is on was deed over to the Township in the earl 60's.

Mr. Siffrinn responded I saw the deed. What the deed said was when the subdivision was laid out Longview Drive was intended to be deicated back to the Township unfortuallly the Township did not formally accept the road. We have no record of that road being accepted by the Township by a resolution or ordinance. There is no recording at the courthouse. We do not receive liquid fuels for it.

Joe Smiley, 2006 Meadowridge Drive Washington, PA 15301.

I am here to represent the Pittsburgh Outlaws Baseball Program that has rented off North Strabane Township fields for the last 10 to 12 years. On February 1st Carl and I had a conversation about the fees that were agreed upon. They were increased by 100 percent. We heard there was an increase happening but we never told what that was going to be. I search the minutes and never once was there discussion on a dollar amount. My partner and I thought we were ahead of this by planning an increasing our fees about 25 percent. We had no clue it would be over 100. I have spoken to Mr. Siffrinn about having the fields scheduled before February.

Getting this at this time is obviously a problem. It is mind blowing that was increased to over 100 percent. I am not denying we should increase. I am not saying we should not pay. But 100 percent is something we cannot afford.

Last year for field one, we rent the entire complex. Last year we paid \$850.00 for field one, field 2 and 3 we paid \$1,200.00 and field 4 we paid \$250.00. This year with the field increases \$850.00 goes to \$1169.00, the \$1,200 goes to \$2080.00, and the \$250.00 goes to \$395.00. The difference between \$2,600.00 and 3,956 is big in a budgeting process. I propose we pay the 25 percent that we budgeted for which would be \$3,325.00. I would like to enter into a contract with this Board that we would sign a contract for the next five years. This would help us to know our increases for the next five years and you would know that you have a renter for next five years. My proposal is the \$3,325.00 for this year and then a two percent increase every year for five years.

Mr. Siffrinn responded I understand your concern about the timing of this. What the Township is going to do for this year for all times is hold that increase to 50 percent and then next year you have been given plenty of time to make those adjustments moving forward.

Mr. Balogh requested Mr. Smiley put his proposal in writing. Then we add it to the agenda for consideration.

Tom Manganas, 235 Linden Creek Road Canonsburg, PA 15317.

We moved into our property about a year ago. It has been in our family since 1974. Since we have moved in we were flooded in July, we lost everything we did not have flood insurance. Since then we have had several near flooding cases again. It's not like Ivan. It is when it rains. We have to have people come over and move all our furniture with the risk of losing it all. We do not have a basement. The house is on a slab. We have a 9,000 square foot garage with an office and it is all under water. This is ever time it rains. The water coming off Walker Road is ridiculous. Mr. Manganas and the Board had a lengthy discussion on the

pictures he presented. Mr. Manganas also mentioned the creek changed a lot after sewer project. It is a lot shallower.

Mr. Sites commented it does seem like DEP is interested in dredging.

Mr. Balogh requested the engineer to look at the situation.

Mike Roberts I am here on behalf of Cohen Law Group.

Our law group specializes in cable television communications. We welcome the opportunity to submit a proposal for legal services to assist North Strabane Township in a cable compliance review and renewal negotiations. I am here to discuss Verizon franchise renewal which is coming up at the end of March.

The proposal we are making this time around is slightly different this time around. We added a compliance review component. We went through the existing agreement to make sure Verizon is complaining with everything over the 10-year agreement. The federal Cable Act requires the municipalities, as part of cable franchise renewal, review the cable operator's past performance and identify their future cable related needs. It gives us a better understanding to start the renewal process. If you are questioning why don't we go with the same agreement. Verizon will not do that again.

John Bench I am real estate attorney and I represent the applicant Greenwood Village LP.

As a matter of law what the Board can do and cannot do. Last night the Planning Commission recommend approval of the plan in question with one condition that the connection to Crawford Street be completed in Phase 1 and not Phase 3. Conditions can only be attached with intent of approval conditions may not be made when considering final approval. We do have a ruling on this matter from the Court of Common Pleas approving the plan as it was submitted and with no conditions. That plan as it was submitted calls for the connection to Crawford Street in Phase 3. When faced with an application for final approval the Board only has two choices to approve or deny. The Board may only deny in cases where the final plan deviates from the tentative plan and we do not have that in this case. The tentative plan and the final plan are similar. As Mr. Sites has noted the plan is on order for consideration for approval. I appreciate your time in this matter.

Mr. Close – You said you represent the applicant, who is the applicant?

Mr. Bench – The original applicant was Bove Development Corporation during the course Mr. Bove's company signed all of its rights to Greenwood Village LP. It is a general partner and then a number of investors.

Mr. Close – Are representing Mr. Bove or the new company?

Mr. Bench – The new company, Greenwood Village LP.

Mr. Close – Can you tell us who they are?

Mr. Bench – Frank Sakitas is the general owner. You can search on the Pennsylvania Corporation website it will list the general partner of Greenwood Village LP.

Mr. Close – Mr. Bove are you an owner of Greenwood Village LP?

Mr. Bove – I am not.

Mr. Close – So you are just a consultant?

Mr. Bove – That is correct.

Mr. Close – So when it was tentatively approved, it was you and now it is not.

Mr. Bench – At the time the court entered its order the two compliant's were Bove Development and Greenwood Village LP we added Bove Development to cover all the bases because they were the original applicant.

Mr. Sweat – I have a few questions from last night. I think you represented last night that as part of Phase 1 the developer was also going

to construct a clubhouse. Is the clubhouse in Phase 1 or Phase 2?

Mr. Bove – My comment last evening was we are going to prepare Phase 1, we have a MPS permit for the entire site we have planned on preparing the clubhouse area because we would like to bring the clubhouse on as soon as possible whether it is towards the end of phase 1 but certainly before Phase 2.

Mr. Sweat – Is it physically in Phase 1 or Phase 2?

Mr. Bove – It is not physically in Phase 1.

Mr. Sweat – has the developer decided if it intends to construct sewer lines that would with the manholes on Crawford Street? I believe that was discussed in the preconstruction meeting.

Mr. Bove – At the preconstruction meeting, when Phase 1 is developed the sanitary sewers have to be tied in and the direction they go is towards Crawford Street.

Mr. Sweat – so you will be running them along the easements? The road right-of ways? Will they be installed for the entire plan?

Mr. Bove - Not the entire plan in Phase 1 and the connection to Crawford Street that will be done initially.

Mr. Sweat - The sewers that services Phase 1 connect via Crawford Street?

Mr. Bove – At a location, adjacent property.

Mr. Sweat – So you are going to be working into Phases 2 and 3 installing sewer lines.

Mr. Bove – That’s correct. Whether it is Phase 2 or 3 I would rather say it’s in Phase 1 and the open space.

Mr. Siffrinn – those sewer lines are going to be dedicated back to the Authority and I am assuming that they would be within the 50 foot right-of-way and then dedicated to the Township which will include the utilities along with actual road.

Mr. Bove – That is correct.

Mr. Victor – Terry I don’t believe it goes through the open space. Phase 1 sanitary sewer is draining through the open space to get to it, I don’t believe that Phase 1 sewers follow the road right-of-way.

Mr. Close – How many units are in Phase 1?

Mr. Bove – 51

Mr. Close – Is this a PRD?

Mr. Bove – This is a PRD.

Mr. Close – Doesn’t our ordinance say anything over 50 units has to have two entrances?

Mr. Sites – all PRD’s.

Mr. Close – So why isn’t Crawford Street in compliance?

Mr. Bove – Crawford is a second access for the PRD. I don’t believe the ordinance states per phases.

Mr. Close – Any PRD, regardless where it is, unless it’s in a conservation subdivision, if there are more than 50 units it requires two entrances.

Mr. Sweat – That is the issue. Do you have to show two access points in Phase 1 or show two access points for the entire development? As mentioned last night there is another PRD in the Township Summerbrooke. Which has two entrances.

Mr. Sites – Yes. One entrance is on Galley Road and the other is on Poplar Street.

Mr. Close – Does our ordinance not read once you have more than 50 units you are required to have two entrances.

Mr. Sites – That is correct.

Mr. Close – Than how can Phase 1 be completed and not have Crawford Street as a roadway. If Crawford Street is not being accepted by Canonsburg, how can we move forward.

Mr. Bench – Regardless of what the ordinance says the court ruled the connection to Crawford Street in Phase 3 is appropriate.

Mr. Siffrinn – What would conclude the developer from putting the entire roadway in as part of Phase 1.

Mr. Bove Phase 1 is where close to Crawford Street.

Mr. Bench – Canonsburg is going to grant us access.

Mr. Bove – I have had several meetings with the Borough of Canonsburg. And I am saying to this Board that their position has never been stated to us we do not have access to Crawford Street. Their position is we would like contributions to correct our existing conditions. They did not say there were deny access.

Mr. Sweat – The traffic study that was done is dated 2013. PennDot only gives a three year life to these traffic studies. The issue being we need an updated traffic study.

Mr. Bench – If PennDot needs us to do a new one, we will.

Mr. Bove – we were asked to look at the condition of Greenwood Drive. What we propose is \$150.00 per unit for improvements for Greenwood Drive.

**MUNICIPAL
AUTHORITY**

Engineer Dan Slagle gave the following report:

Park Place, Phase 2

The project stopped on November 3, 2017.

Magnolia Ridge
Plan Phase 1

The project was restarted on July 10, 2017.

Creekside
Crossings PRD
Plan

Construction is scheduled to start March 2018.

Greenwood Village
PRD Phase 1

We approved the sewer drawings for Phase 1 on September 7, 2017 and set bonding for the developer's agreement.

Laurel Landing
Plan

We received and commented on sewer drawings.

McDowell Lane
Pump Station

The developer is securing a contractor to construct the project.

Bobby Rahal Site
Plan

The project will start in February 2018.

Legacy Park Plan

We received the master plan, prepared the sewer service availability letter, and planning module exemption.

Pathway to Senior
Living

We have requested sewer drawings.

Ensinger Plan

Construction started on January 23, 2018.

Angels Mobile
Home Park

We reviewed the owners request for public sewage based on correspondence with DEP.

Traditions of
America

We reviewed the master plan for a proposed development in Cecil Township.

Cool Valley Plan

We reviewed the master plan for a proposed development in Cecil Township and met with the developer's engineer.

Sheetz at the
Meadows

We reviewed the master plan, prepared the sewer service availability letter, and planning module exemption.

Emporio – A
Meatball Joint

We reviewed plans, prepared the sewer service availability letter, and planning module exemption.

Linden Creek/ Thomas Road Sewer Extension	The Linden Creek and Thomas Road projects are complete, with the exception of restoration.
Linden Creek Sewer Extension	The Authority is holding \$73,045.00 and \$16,012.00 respectfully.
Thomas Road Sewer Extension	The Authority is holding \$68,313.00 and \$11,521.00 respectfully.
Linnwood Road Sewer Project	The project is 88 percent complete. All sewer lines have been constructed. Final restoration will be completed as soon as weather permits.
Christy Road Sewer Project	Construction started on November 13, 2017. We have enclosed for review estimate no. 3 in the amount of \$219,397.53 to W.A. Petrakis Contracting. The project is 58% complete.
Mansfield Sewer Project	We prepared and submitted the necessary permits. The project will be advertised as soon as the sewer easements are secured.
Christy/Linn Sewer Project	The scope of this project will be adjusted by the Board based on availability of the residual bond funds. We are preparing the necessary permits.
Mansfield Sewer Easements	We have obtained 48 of the 57 easements. Condemnation started December 20, 2017.
Route 519 Road Widening Project	PennDOT has approved the Authority's proposal for 75 percent reimbursement of the project. PennDOT plans to bid out the project in the Summer of 2018.
Linden Creek Bridge Project	We met with PennDOT's contractor on September 15, 2017.
Meadowlands Sewer District	We have completed the design. The project was publically advertised with a bid opening on February 21, 2018.
Racetrack Road Siphon Project	We are currently designing the siphon project. We have received and reviewed the flow data from CHJA.
Route 19 Floodwall Project	We have completed the design for the Route 19 floodwall project. The project was advertised with a bid opening on February 21, 2018.
Township Building	We started preparing the LUGDA report.
2017 Annual Report	We are currently preparing the 2017 annual report required by the bonding companies.
CHJA and Willolake Reports	We are currently preparing the 2017 annual wasteload management report required by PADEP.
PARKS AND RECREATION	Parks Facilities Manager Carl Hall submitted the following report:
Items in Progress	Gathering information on the Farmers Market. Meeting with the disc golf group. Completed report on concession stand operations. Received quote on the dome for the synthetic field. Snow removal. Inspecting and coordinating repairs of playground equipment. Repairing equipment.

Installation of exhaust fan.
Hiring and advertising for summer help.
Ordering equipment for the upcoming season.
Meeting with coaches as needed to review upcoming season.
Scheduling baseball fields.
Removal of refunds in Special Use section of Parks and Recreation Ordinance.

Park
Recommendations
for 2018

Replace and repair the fence around the synthetic field.
Purchase goals for event field.
Make an alternative road/walking trail next to field 2.
Add lighting to areas around the synthetic field and field 4.
Extend lighting towards the McClelland pavilion and around the upper walking trail by fields 2 and 3.
Add wind screens to the baseball fields.
Start replacing trees throughout the park.
The parking lots need sealed and lined.
Addition of one to two full-time seasonal positions.

**LIBRARY
REPORT**

Board Member Mary Dombrowski gave the following report:

The library received state aid in the amount of \$63,000.00.
April 10th the library will host an author visit.
A new pamphlet was created promoting the library.
We need to increase the number of residents with library cards.
We will send applications for library cards to schools.
All new computers are up and running.

**POLICE
DEPARTMENT**

Police Chief Brian Hughes gave the following report:

Activity Report

The North Strabane Police Department responded to 930 calls for service during the month of December. The Department made eight arrests and issued 29 non-traffic citations. There were 37 traffic accidents, 158 traffic citations, and 246 traffic warnings issued. There were six parking tickets issued.

Items of Interest

The police department patrolled a total of 17,740 miles and consumed 2,129.4 gallons of gasoline.
There were three MCSAP inspections were conducted and one violation was found, which resulted in a warning.
Officer Schmeltz sustained an off-duty injury and will be off work for 8 – 12 weeks. During his absence, no MCSAP enforcement can be conducted.
All sex offenders in the township were in compliance.
I attended a WCCPA Meeting in reference to traffic cameras. A summary of the information obtained on this project was reduced to a memo and distributed to the Township Manager and the Board of Supervisors for consideration.

Training

Sgt. Mancini and Drago completed 17 hours of K-9 maintenance training.
Inv. Terling completed 12 hours of SWAT training.
During the next few months, officers will be completing their MPOETC mandatory training updates online.
Officers are undergoing re-certification on their Taser weapons for January and February.
Officer Lee attended the 40 hour of Basic School Resource Officer course in Sewickley, PA.
Officer Schmeltz attended 16 hours of MCSAP mandatory updates in South Park, PA.

PUBLIC WORKS Public Works Director Tom Lovell gave the following report:

Township Building and Grounds None.

Road Construction Formed and poured concrete for light post.
Started road widening for paving program.
Installed millings along streets as needed.

Road Maintenance Patched potholes, trimmed trees, installed signs, and swept along Township roads as needed.
We had eight call outs for snow removal and salted ice spots.
Cleaned road debris after rain events.
Repaired snow plow damage.

PA One Calls In January, we had 95 PA One Calls that were received and responded to.

Other Discussions Cleaned trucks and equipment after snow removal.
Reconditioned trailer with new wiring, paint, lights, and wood.
Installed new cutting edge on front end loader.
Cleaned garage and repaired tools.

Public Works Director Followed up on resident complaints and concerns.

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

Permit and Fees We have issued 21 building permits for the month of January, with a total of \$82,411.00 in fees collected. We issued four certificates of occupancy.

Inspections We completed 47 inspections.

Property Maintenance Complaints We had a total of 23 property maintenance complaints with the following action taken: two motor vehicle nuisances, eight debris on roadways, one illegal dumping, one building without a permit, three garbage complaints, two excessive noise complaints, two illegal signs removed, one unfounded, and four miscellaneous. Twenty were closed, three were added to the on-going complaints, and eight are ongoing.

Training Thirty-eight hours of training and certification testing were completed by the inspectors.

Nottingham Township Inspections We completed one plan review. The inspectors devoted one and one-quarter hours to Nottingham Township for the month.

Borough of Claysville Inspections We completed one inspection and one plan review. The inspectors devoted one and three-quarters hours to the Borough of Claysville for the month.

FIRE DEPARTMENT Fire Chief Mark Grimm gave the following report:

Fire Calls The Department responded to 184 calls for the month of January.

Inspections The Department conducted 10 fire inspections, completed six hours of fire prevention, and participated in 440 hours of training.

Training I have provided you with the 2018 in house training schedule. Most of the training takes place on Monday evenings. We do have a few weekend trainings for structure burns. The department will travel to the

Pennsylvania State Fire Academy in October for a weekend structure burn. The focus on the training will be fires in high-rise buildings. Firefighter Gerstel has completed Fire Officer 3 certification through the State of Pennsylvania and National Pro-Board. Firefighters Sicchitano and Wasik completed Fire Officer 1 certification through the State of Pennsylvania and National Pro-Board. Firefighters Gerstel, Zywan, Fair, Sicchitano, and Captain Liedl are halfway through EMT-A certification.

Rescue Certification We are in the process of obtaining our special rescue certification through the State of Pennsylvania for Rescue 48, Engine 483, and Squad 48.

Truck 48 I just want to inform the Board we have had issues with the ladder truck. We had to replace the head gasket and turbo. The repairs have been just over \$10,000.00.

Grants We applied for a grant through PA American Water for four electric pumps in the amount of \$978.00. We also applied for two FEMA grants. The first grant is for \$18,000.00 to replace nomex hoods for each firefighter with a spare one. A forcible door simulator so firefighters can practice forcing doors when necessary. The second grant is for \$245,000.00 which a joint grant with Peters Township. This grant will be used to replace all portable radios equipped with digital capabilities.

**EMERGENCY
MANAGEMENT**

Fire Chief Grimm submitted the following report:

We responded to 36 calls for service from the rain event February 15th and 16th. There was flooding in structures and roadways along with other dispatched incidents. A total of 85 man hours reported with career call backs and volunteer responses. No major damage reported from within the Township as a result of the heavy rain.

**AMBULANCE
SERVICE**

Operations Manager Jonathan Madras gave the following report:

Canonsburg Ambulance Service responded to 151 calls for the month of January, 61 calls from the Canonsburg station and 90 from the North Strabane station. The average response time from the Canonsburg station was 8.0 minutes, and from the North Strabane station 8.5 minutes. We also had a total of 86 transports, 21 non-transports, 25 stand byes, and 19 calls were cancelled.

Service News /
Updates

Canonsburg Ambulance provided CPR Training to 26 Western Area CTC LPN students. 2018 Subscription drive was mailed in late December and early January. We have been participating in several subscription drives at local senior centers and high rises throughout the month. New Zoll monitors are in service they have the capabilities to transmit EKG's and transmit data to patient care reports. The new monitors also have the capability for SPCO monitoring. It allows us to read the CO levels in a patient's blood stream without blood work. This device is also a valuable resource for firefighter rehabilitation monitoring. We also received delivery of our new power cot stretcher. Our entire fleet now has power stretcher capabilities. The manual stretcher has been retired.

**PLANNING
COMMISSION**

Planning Coordinator Margaret Householder gave the following report:

Walnut Grove
Subdivision

The Planning Commission recommended approval of Walnut Grove Conditional Use Conservation Subdivision reflecting 31 single family dwellings on a 23.1-acre parcel in a R-2 district.

- Greenwood Village The Planning Commission recommended approval of Greenwood Village Final PRD Plan reflecting 51 units on a 15.8-acre parcel in an R-3 district.
- Bridgeview Townhouses The Planning Commission recommended approval of Bridgeview Townhouses Fifth Amended Preliminary and Final Subdivision, Lot 101, Units A-H, located on Chesnic Drive in a C-1 district.
- Emporio Restaurant The Planning Commission recommended approval of Emporio Restaurant at the Street Preliminary and Final Site Plan of a 5,023 square foot restaurant located at the Street at the Meadows in a C-2 district.
- Rezone Property Mr. Joe Fello, GAI Consultants, was present on behalf of Adam Weidner, Century Equities. He is requesting consideration of a rezone of an 8-acre parcel located on Morganza Road I-1 (Industrial) to C-1 (Commercial).

**ENGINEER
REPORT**

Engineer Joe Sites gave the following report:

We will make a recommendation for the 2018 road pavement maintenance program at next week's meeting.

There was a slip on Ross Road.

We have three properties requesting rezoning.

Work is progressing at Ensinger, Creekside Crossing, and Magnolia Ridge.

Item D – This Highway Occupancy Permit is necessary because they are installing a storm sewer across Thomas Eighty-Four Road for the stormwater management.

Item E – Is a letter of request by the contractor for the clearing work.

Item F – I will review this item and report back.

Mr. Close requested Mr. Sweat to send a letter to have the pond between Majestic Hills and Linden Vue corrected. This issue has been going on since 2016.

**MANAGER'S
REPORT**

Manager Frank Siffrinn gave the following report:

2018 Road
Maintenance
Program

Award bid contract for the 2018 road pavement maintenance program.

Traffic Signal
Approval

Consideration of a resolution that authorizes the appropriate officers of the Board to execute an Application for Traffic Signal Approval for the installation of three (3) new traffic signals at Route 519 (Houston Road) and the I-79 northbound and southbound ramps, and at the intersection of Route 519 (Hill Church Road) and Route 980/Route 19 ramp.

Highway
Occupancy Permit

Consideration of a Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Storm Water Facilities between North Strabane Township and Muirfield Land Partners LP, 2543 Washington Road, Pittsburgh, PA 15241.

Greenwood Village

Consideration of a request by Greenwood Village LP for permission to burn using an air curtain destructor.

Creekside Crossing

Consideration of a request from Muirfield Land Partners for permission to blast relative to the Creekside Crossing development.

Cable Franchise
Renewal

Consideration of a Proposal to Perform Cable Franchise Renewal Services, dated January 31, 2018, submitted by the Cohen Law Group.

Employment Agreement	Consideration of an Employment Agreement between North Strabane Township and Andrew L. Walz for the position of Township Manager.
Appointment	Consideration to appoint Andrew L. Walz, effective March 12, 2018 as Township Secretary, Zoning Officer, Assistant Treasurer, representative to the Washington County Sewage Council, Open Records Officer, and Plan Administrator of all Township pension funds.
2018 Road Materials and Vehicle Fuel	Consideration to advertise for 2018 summer road materials and vehicle fuel.
Canonsburg July Fourth Celebration	Consideration of a request by the Canonsburg July Fourth Celebration Committee for a sponsor donation (\$1,000) to this year's event.
Pavilion Donation	Consideration of a request from Matt Baker, 1353 Morgan Circle, Canonsburg, PA 15317 to donate a pavilion for the 6 th annual fundraiser event, Cornhole for the Cure.
Pension Plans	Discuss Pension Plans Compliance Revisions.
<u>Appointments:</u>	Parks and Recreation Board (1) fill unexpired term (term expiration 12/31/21).

SOLICITOR'S REPORT

Solicitor Gary Sweat gave the following report:

Administrator	Under I we are going to need to give Mr. Walz two additional hats to wear: Heart and Lung Administrator and Police Pension Plan Disability Administrator.
Bradley Center	The Commonwealth Court has dismissed the challenge of the Homeowners Association. There is another action that was filed in Washington County. That action is on hold until these issues were resolved. I believe the decision of the Commonwealth Court would also apply to any collateral issues raised in the mandamus action.

PUBLIC COMMENTS

Joe Smiley, 2006 Meadowridge Drive Washington, PA 15301.

I am asking for clarification on a few items. Did the YMCA have their fees increased this year as well? Is there any fee for the disc golf when the organization comes in?

When we rent it is on a per season basis. It is not just a single day. The way it is written the policy on the website now, it says if you rent for less than four days it is this price and if you rent for a season it is this price. That is how I read it.

Mrs. Householder responded it is an hourly rate that you are charged. If you take less than four dates you pay more than if you are taking 12 dates.

Mr. Smiley questioned if I don't use a date in my schedule than I am not charged for that date?

Mr. Householder responded you would have to address the refund policy that is part of your policy. I believe it is a month notice on cancellations.

Mr. Smiley commented once Carl sets the hours of operation for the concession stand, I will send out a notice to all our organizations. The last question, I would like the numbers of residents renting the baseball fields versus non-residents.

REMARKS FROM SUPERVISORS

None.

EXECUTIVE SESSION The Board convened to executive session to discuss personnel issues and legal issues at 9:55 P.M.

The Board reconvened from executive session at 10:45 P.M.

ADJOURNMENT All business being concluded, the non-legislative meeting adjourned at 10:46 P.M.

Robert F. Balogh, Chairman

Frank R. Siffrinn, Manager-Secretary

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