

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, July 17, 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

Andrew Walz, Manager-Secretary
Gary Sweat, Solicitor
Joe Sites, Gateway Engineers
Matt Marasco, Municipal Authority
Brian Hughes, Police Chief
Don Hindman, Code Enforcement
Tom Lovell, Public Works Director
Mary Dombrowski, Library Board
Mark Grimm, Fire Chief
Jonathan Madaras, Ambulance Service
Margaret Householder, Planning Coordinator
Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Carl Hall, Recreation Facilities Manager

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

Sunoco Pipeline

Chris Coop, Energy Transfer Sunoco Pipeline

We sent a request letter to the Board of Supervisors. We are the company that is building the Mariner East Pipeline here in North Strabane Township. I am happy to report we are at the back end of construction. The remainder of the project is located on Linden Creek Road. There are three ways to build a pipe line, the first way is an open trench put the pipe in the trench and back fill it, the other way is a conventional bore, bore on either side of the road or stream, and the third is horizontal directional drilling.

In our letter from our project manager, what we are requesting from the Board of Supervisors, is permission to operate 24 hours a day. We would like to start July 27, 2108 it may take up to three days depending on the weather. It may be done in one 24-hour shift. I would not be here if it was not necessary.

Mr. Walz responded that if the Board agrees we can add it to the legislative agenda for next week.

**PUBLIC
COMMENTS**

Doug Grimes 2021 Majestic Drive Canonsburg, PA 15317.

I wanted to come before the Board to inform you on the status of the three families that have been displaced due to the slide. It has been a month that we have been displaced. It has not been easy.

In regards to the drilling it is complete. The analysis of the core samples and investigation report is pending. I know the importance of investigating and to determine the cause. It does not change our situation. There are significant changes daily on our homes and property. There are cracks in the drywall, foundations and brick. More of the ground has fallen away.

I am asking on behalf of each of the residents that the Township has the leverage to seek a quicker resolution. Our lives have been placed on hold

for an extended period of time.

Mr. Walz responded our engineer is in constant contact with Ryan Homes. Our Building Inspector, Doug Trbovich is contact with Ryan Homes also. I feel for every resident and we will be here to help in any way we can.

**Board to Board
meeting with
Canonsburg
Borough**

President – R.T. Bell
Vice President – Joe McGarry, Public Works
Code Enforcement – John Severine
Parks and Recreation – Tina Bails
Re-Development - Eric Chandler

Mr. Balogh thanked the members of the Council for attending tonight.

Mr. Close stated the reason for the meeting is to discuss Property maintenance and they achieve results in a timely manner. How their ordinances are written and procedure to have them resolved.

Mr. Severine commented we have two code personnel, one code inspector and one fire inspector. We have problems with high grass and junk cars.

We as a Borough decided we have to enforce the laws and residents need to abide by the law. If the residents do not, they are fined.

Mr. Chandler commented we are currently working through ordinances and codes to update the wording.

Mr. Severine stated we did accept the 2015 International Property Maintenance Code. We are an old town and people are used to doing what they want with their property. We are trying to change it and peoples do not like change. You need to establish the rules now.

RT Bell commented are problem is different from your problem. Strabane may be an older community but it is not the majority of your property. Our majority of property is the older homes. We have to deal with different problems as far as the homes our older people let them get run down, they do not care about fixing them or cutting the grass. Most of what you have is new homes. You are dealing with different areas.

Mr. Close stated the other reason I asked the Borough of Canonsburg to be here was to discuss having all the surrounding municipalities to work together. We do have a common thing the school district and we do have some duplicate services. Another issue we all have is CHJA. I am treading lightly due to the pending litigation. Moving forward with your appointments North Strabane would like to have a voice on that board.

Mr. Bell responded on that subject there is litigation pending. I believe we cannot discuss it at this time. I would like to see our Boards sit down together and discuss issues unfortunately we have the Sunshine Law.

Ms. Bails mentioned Mr. Chandler started a Community Get to Together at the Canonsburg Library. It is not just for Canonsburg, anyone can attend. The next meeting will be in October.

Mr. Bell thank the Board for the invitation.

**POLICE
DEPARTMENT**

Brian Hugh Police Chief gave the following report:

Activity Report

The North Strabane Police Department responded to 968 calls for service during the month of June. The Department made 12 arrests and issued 8 non-traffic citations. There were 48 traffic accidents, 188 traffic citations, and 234 traffic warnings issued. There were 12 parking tickets issued.

Items of Interest

All sex offenders in the township were in compliance.

Officer France attended the Western PA intelligence meeting in the City of Pittsburgh.

I met with area police chiefs over a variety of topics including crime trends and school safety.

I attended a meeting in Canonsburg with Chief Coghill, Senator Camera

Bartlett, and an Israeli group over school safety. We toured the middle school in Canonsburg.

Met with Chief Coghill and Chief Bukovinsky over Canon Mac emergency policies.

The YMCA youth group (approximately 30) requested to hold a short ceremony honoring our police officers. Afterward a K-9 Demo and vehicle display was put on at the North Strabane Park at the McDowell Pavilion for the children.

Afterward, the kids want to give the officers cards and a little performance for "Super Heroes Week" Sergeant Mancini will give a K-9 demo for the group of children.

The Department participated in the "2nd Annual Child Safety Day" from 11:00 am to 2:00 pm at the Canonsburg Hospital. Officers passed out coloring books, badges, and stickers. We were visited by about 100 children and most were able to interact and pet *K-9 Drago*.

The Meadows Casino & Racetrack held a "First Responders Appreciation Night" on June 29, 2018, North Strabane Police Department Officers were present and also some family members. Pictures of the event were posted to our Facebook page.

Training Sgt. Mancini and Drago completed 13 and one-half hours of K-9 maintenance training.
Chief Hughes attended the PA Chiefs of Police conference.
Officer Lee attended the SRO Conference in Reno, NV.
Officers France, Interval, Korey, Schmeltz, Hart, Hradecky, Lukanski, Bliss and Huminsky attended a 16 hour "Advanced Roadside Impairment Driving Enforcement" course at the North Strabane Fire Department.
Officer Lee attended an eight hour "Alert, Lockdown, Inform, Counter, and Evacuate" (ALICE) class.
Officer Korey and Huminsky completed 40 hours of SWAT training.

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

Township Building and Grounds Landscaped around Township building.

Road Construction Started widening and drainage work on North Spring Valley Road. And Fulton Road.
Installed pipe on Ross Road.
Closed Forest Lane due to landslide.

Road Maintenance Patched potholes, trimmed trees, installed signs, and swept along Township roads as needed.
Cleaned storm water inlets and road debris after rain events.
Patched Alley in Strabane with millings.
Rebuilt four inlets.
Repaired slide on Linnwood Road.
Cleaned pipe on Hunting Creek Road.
Finished repair to the Township light pole.

PA One Calls In June, we had 200 PA One Calls that were received and responded to.

Other Discussions Cleaned garage and repaired tools.
Changed light bulbs in the park and cut grass.
All employees attended Flagger training.

Public Works Director Followed up on resident complaints and concerns.
Attended APWA equipment show.

CODE ENFORCEMENT Code Enforcement Officer Don Hindman gave the following report:

Permit and Fees	We have issued 30 building permits for the month of June, with a total of \$117,565.50 in fees collected. We issued 18 certificates of occupancy.
Inspections	We completed 91 inspections.
Property Maintenance Complaints	We had a total of 30 property maintenance complaints with the following action taken: three vehicle related, two illegal burning, three building without permits, seven high grass and weeds, one garbage complaint, one unkept property, two excessive noise complaints, one water runoff, six illegal signs removed, one light issues, one unfounded, and eight miscellaneous. Twenty-seven were closed and three were added to the on-going complaints.
Training	Twelve hours of training and certification testing were completed by the inspectors.
Nottingham Township Inspections	We completed three inspections, one plan review, two finals and granted one final occupancy. The inspectors devoted five and one-half hours to Nottingham Township for the month.
Borough of Claysville Inspections	We completed four inspections, one plan review, one final, and granted one final occupancy. The inspectors devoted six and one-quarter hours to Nottingham Township for the month.
FIRE DEPARTMENT	Fire Chief Mark Grimm gave the following report:
Fire Calls	The Department responded to 176 calls for the month June.
Inspections	The Department conducted 12 fire inspections, completed 20 hours of fire prevention, six plan reviews, and participated in 751 hours of training.
Grants	We have received grant money through Columbia Gas in the amount of \$25,000.00 We will be replacing firefighter gear and upgrading some IT equipment.
SAFER Grant	We are in the final round for the Federal Grant for staffing. We submitted a grant for three full-time firefighters. If we are successful in being awarded this grant, we will meet our goal through our strategic plan.
Community Outreach	We participated in the Canonsburg Hospital Safety Day that was held at the rear parking lot of the Hospital. We participated in the First Responders night at the Meadows Casino. This was a great event. We are looking forward to knocking off the EMS next year for the win.
Training	Five members traveled to the State Fire Academy to complete their 40 hours of training for Structures 3. This is a five-part series for structural and command training. Three members have completed their Scuba training and are scheduled to test for their certifications.
EMERGENCY MANAGEMENT	Emergency Coordinator Rob Balogh gave the following report: I did participate in Washington County Department of Public Safety Field Day activities in June. I was very successful event. We did have two members of the Board participate.
AMBULANCE SERVICE	Operations Manager Jonathan Madras gave the following report: Canonsburg Ambulance Service responded to 189 calls for the month of June, 96 calls from the Canonsburg station and 93 from the North Strabane

station. The average response time from the Canonsburg station was 8.3 minutes, and from the North Strabane 8.4 minutes. We also had a total of 94 transports, 36 non-transports, 30 stand byes, and 29 calls were cancelled.

Service News /
Updates

Canonsburg Ambulance participated in Child safety day at Canonsburg Hospital on June 2, 2018, provided hands only CPR, ambulance tours, and dog/pet safety demonstrations.

Canonsburg Ambulance participated in the Meadows Casino Public Safety Night on June 30, 2018.

Service hosted a surgical airway class on June 21, 2018 presented by AHN Prehospital Care. We had 18 participants attend from our service and surrounding services.

Two new ambulances are scheduled to be delivered in late August.

**PLANNING
COMMISSION**

Planning Coordinator Margaret Householder gave the following report:

Walnut Grove
Subdivision and Site
Plan

The Planning Commission recommended to table the final subdivision and site plan of the conservation subdivision consisting of 29 single family dwellings on a 23.1-acre parcel located on Thomas Road in an R-2 district. We have a letter from the applicant requesting to table this item.

Grading Ordinance

The Planning Commission recommended to approve the proposed amendment with the 3 to 1 slope and the geotechnical engineering survey required to the grading ordinance and the requirement to connect all roof drains to the storm sewer.

Dalessandro
Consolidation

The Planning Commission recommended to approve the consolidations of Lots 3 and 4 totaling 2.224 acres located at 857 Linden Road in an A-2 district.

Enclave at Concord
Green

The Planning Commission recommended to approve the amended Plan No. 2. A re-subdivision of Lot 2 to create lots 2A, 2B, 2C and 2D located on Lilly Lane, and Lot 6 to create lots 6A, 6B, and 6C locate on Azalea Court in the R-2district.

**MUNICIPAL
AUTHORITY**

Manger Matthew Marasco gave the following report:

Park Place, Phase 2

The project stopped on November 3, 2017.

Magnolia Ridge
Plan Phase 1

The project was completed on June 8, 2018, with the exception of final testing, as-builts, and close-out.

Creekside
Crossings PRD
Plan

Construction started in May 29, 2018.

Greenwood Village
PRD Phase 1

Canonsburg Borough has denied capacity. The developer is exploring the option of a pump station.

Laurel Landing
Plan

We approved the sewer drawings and developers agreement was reviewed.

McDowell Lane
Pump Station

The developer signed the agreement on June 14, 2018.

Bobby Rahal Site
Plan

The project was completed on July 6, 2018, with the exception of final testing, as-builts, and close-out.

Legacy Park Plan	Construction started on July 2, 2018.
Ensinger Plan	Construction started on January 23, 2018 and was completed on May 25, 2018 with the exception of testing, as-builts, and close-out documents.
Angels Mobile Home Park	We have a meeting with the Mobile Home Park and Randolph's on July 12, 2018 to coordinate sewer service in this area.
State Route 519 Widening Project	PennDOT has approved the Authority's proposal for 75% reimbursement of PennDOT's 519 Road Widening Project. PennDOT plans to bid out the project in October 2018 with a Notice-To-Proceed in November 2018.
Canon Mac Middle School	We attended a utility meeting with PennDOT and the school district on April 11, 2018, to discuss utility coordination with the Route 519 widening project.
Walnut/Oak Grove Subdivision Plan	The developer has agreed to replace/enlarge the existing pumps at Waterdam Farms Pump Station to accommodate the additional flow from these subdivisions at an estimated cost of \$70,000.00. We prepared the Planning Module Exemption form.
Linden Creek/Thomas Road Sewer Extension	The project was rebid at a combined bid of \$2,890,000 awarded to R.A. Monzo Construction Saving the Authority \$469,390.00.
Linden Creek Sewer Extension	We have prepared reconciliation change order No. 1 reducing the original project cost by \$10,719.44. We have prepared final estimate No. 20 in the amount of \$78,337.26.
Thomas Road Sewer Extension	We have prepared reconciliation change order No. 1 reducing the original project cost by \$19,567.72. We have prepared final estimate No. 20 in the amount of \$60,266.27.
Linnwood Road Sewer Project	A breach of contract was issued terminating the contract based on R & B going bankrupt. Restoration bids were secured ranging from \$560,00 to \$136,000. Restoration started July 2, 2018 by Fairfield Landscaping.
Christy Road Sewer Project	Notices to connect were issued on June 1, 2018. We have enclosed for review estimate no. 8 in the amount of \$39,073.00 to W.A. Petrakis Contracting. The contractor agreed to increase the project scope in accordance with the contract documents to include the Chubbic, Rush, and Fowler sewer extensions. We are currently holding \$24,660.24.
84 Pump Station Project	We have completed the design and prepared and submitted the WQM permit which was submitted to PADEP.
Mansfield Sewer Project	The project was publicly advertised with a bid opening on July 18, 2018. Estimated project cost is \$1.4M.
Christy/Linn Sewer Project	The scope of this project will be adjusted by the Board based on availability of the residual bond funds.
Meadowlands Sewer District	The project started on June 19, 2018 and was completed on July 14, 2018. The project will be closed out at the next meeting.
Route 19 Floodwall Project	The project started on May 29, 2018 and was completed on June 8, 2018. We have prepared reconciliation change order No.1 in the amount of \$1,130.53 and final estimate No. 1 in the amount of \$64,339.79.
CHJA Act 537 Plan Update	We have prepared the following regarding CHJA: 1. Prepared response to CHJA regarding deviation from Act 537 Plan, treatment process change and additional \$20M Bond Issue

on February 27, 2018

2. We evaluated CHJA's historical flow data relative to available capacity for future service area expansion and tap availability.
3. We met with Managers, Board Memebers, and Representatives from the outlying municipalities regarding CHJA's project statue and proposed rate increases.
4. Documented suppressed band debt payments and sewer user rates.
5. Documented areas of CHJS's Act 537 Plan non-conformance.
6. Prepared alternative plant design saving \$35M.

As a result of NSTMA action the following has occurred:

1. PADEP has permanently stopped the review of CHJA's WQM Part II permit.
2. CHJA's Engineer's (KLH) Project Manager Sean Rosensteel has resigned.
3. CHJA's \$25M bond issue with PNS is terminated.
4. PADEP is now requiring CHJA to update their Act 537 Plan.

PARKS AND RECREATION

Recreation Facilities Manager Carl Hall submitted the following report:

Items of Interest

Meetings with the Parks Committee.
Cleaning bathrooms.
Cleaning storage rooms at baseball fields.
Preparing all fields.
Scheduling of baseball fields, contacting coaches, and coordinating dates.
Scheduling the Musco Lighting System.
Prepared fields for tournaments.
Cutting grass and weed-whacking all the areas of the park.
Applied weed-control to landscaped areas.
Dailey watering of flowers. Mowed Alexandria Park and will apply weed control.
Adding new infield mix to field one. Moved sheds from the Fire Department.
Removing lip from the field.
Garage is installed. Put locks on sheds.
Cutting the bridge on the front 9 into 3-13' sections, moving them across to the back 9 to allow access to the other side of the creek.

Parks and Recreation Board

Chairperson Lisa Sheehan submitted the following report:

We had Movie Night that featured Despicable ME 3. It was our first event with the new movie equipment. It went very well. We had over 100 attendees.
The Touch a truck event is expected to have over 20 trucks and the Lifeflight helicopter, thanks to Mark Grimm and Rich Yosi. We also partnered with Trucks for Maddox, a local non-profit organization who provides new construction vehicles to less fortunate kids. They will also be providing construction hats to all kids in attendance.
Community Day is almost here. We are finishing up last minute details. We contracted an electrician to ensure we have enough power to all vendors. We are renting lights for after the fireworks so venders and residents will be able to leave the multipurpose field safely.

LIBRARY REPORT

Board Member Mary Dombrowski gave the following report:

Director's Report

Restructure of children's story time in order to maximize our limited resources and offer more program opportunities to our residents, the children's weekly programs will be overhauled this fall.
All children's weekly programs will start the week of September 16, 2018
The new schedule will be as follow:
Monday- • Yoga and Stories at 10:30 am • Happy Monday at 11:15 am •

More Than a Story (a story hour for kindergarteners) at 1:30 pm •
MadCap Monday (a hands on class for school aged children) at 4:30 pm
and second session at 5:30 pm.

Tuesday- • Family Day at 10:30 am • Spanish Story Time at 11:15 am •
Family Night at 6:30 pm Wednesday- • Little Picassos at 10:15 am • Story
Time at 11:15 am • Wiggles and Giggles at 1:30 Thursday- • Toddler
Tales at 10:15 am • Wiggles Giggles at 11:15 am • Yoga and Stories at
1:30 pm.

Peggy Tseng got a unique opportunity to be involved in the selection
process of program sessions for the annual conference in New Orleans
this past June. She also got the opportunity to give an introduction to the
session of We Welcome You to Welcome Everyone: Serving Immigrants
in Public Libraries. In a coincidence, Pennsylvania Association of
Nonprofit Organizations (PANO) reached out to her several weeks ago to
establish a partnership to plan for a regional training in Diversify and
Inclusion. A regional workshop on how to attract and retain a talented
workforce with diversified background will be held at our library on
Friday, November 2. Peggy is in the process of selecting a panel speaker
with corporate experience.

Tamburitzan flyers came in. Tamburitzan performance is scheduled for
September 22 to be held at CMHS. Tickets are available at the library or
online.

New Business

Trustee Membership form was discussed. Change the name of the form
from contract to agreement.
At the August meeting board members will sign up for parking lot duty
during CM football season.
Board members received tickets to sell for the upcoming Tamburitzan
performance.

**ENGINEER'S
REPORT**

Engineer Joe Sites gave the following report:

Developments

Ensinger – The portion of Highland Meadow Road will be dedicated to
the Township, paving will start this week.
Magnolia Ridge – finishing the paving and utilities. They will begin a
water line extension.
Legacy Park and Creekside Crossing are moving along.

Majestic Hills

I had a meeting last week with the engineer for Majestic Hills who has
completed an as-built survey of the stormwater detention facility. The
findings are the basin does not have sufficient capacity. He is going to
construct a plan to have the detention pond in compliance.

Grading and
Excavating
Ordinance

I provided the Board with a memo dated July 17, 2018 with a review of
the Grading and Excavating Ordinance. I also included a diagram.

**MANAGER'S
REPORT**

Manager Andrew Walz gave the following report:

Building Project

Mr. Kelly and myself met with the architectural firm RSSC last Thursday
to go over the concepts the building committee discuss. They will contact
Pennoni do a cost analysis. Mr. Sweat will contact 84 Lumber to obtain
property for the substation.

Traffic Study

Consideration to perform a traffic study of Linden Road and Township
Lane.

Resignation	Consideration to accept the resignation of Steven Bilko from the Zoning Hearing Board.
Resignation	Consideration to accept the resignation of Debbie Gasper from the Parks and Recreation Board.
Washington Area Humane Society	Consideration of the request from the Washington Area Humane Society to waive the following fees for new building construction: <ol style="list-style-type: none">1. Building Permit- Approx. \$22,5002. Demolition Permit- \$1003. Zoning Permit- Approx. \$2,2504. Grading Permit- Cost unknown at this time
Bank Deposits	Consideration to award Township Bank Deposits. The three finalist were First National Bank, Washington Financial Bank, and Community Bank. The recommendation is Community Bank.
Employee Handbook	Consideration to adopt the North Strabane Township Full Time Employee Handbook.
Zoning Ordinance and Map	Consideration to adopt Ordinance #___ an amendment to the North Strabane Zoning Ordinance and Zoning Map.
Liquor License Transfer	Consideration of an application by Thomas Iannetta for an intra-state liquor license transfer to the BP Gas Station located at 100 McClelland Road in a C-1 Zoning District.
Conditional Use Application	Consideration of a conditional use application submitted by Andreas Manganas requesting a comparable use not specifically listed, for used car sales and service at the existing contracting business located at 333 Morganza Road in an I-1 zoning district.
Washington County Flood Summit	Consideration of a request by the Washington County Flood Summit Group for a support letter requesting an Army Corp of Engineers site walk of Chartiers Creek.
Audit Review	We did have an audit review yesterday with Mr. Siffrinn, Mr. Kelly, and myself. There no significate findings of fault.
Majestic Hills	We received notification from the Washington County Conservation District the developer of Majestic Hills is still the holder of the NPDES permit even though he has legal transferred the ground, he is in violation.
Speed Bump Policy	A work authorization was given to Gateway Engineers to develop a Speed Bump Policy. I received some requests from residents.
Surplus Property	Next week I will have a list of surplus property for the Boards consideration.
Grading and Excavating Ordinance	Consideration to schedule a public hearing Grading and Excavating Ordinance.
SOLICITOR'S REPORT	Solicitor Gary Sweat gave the following report:
Subdivision and Land Development	My office has completed the draft for the Subdivision and Land Development Ordinance. It requires two (2) vehicular access points for developments with more than fifty (50) units. The ordinance has been advertised in the legal section of the Observer Reporter.

CHJA Injunction A hearing was held before Judge Lucas on Wednesday, July 11, 2018 to take testimony on whether or not the Injunction concerning the rate increase should be made permanent. After significant argument and negotiations, the parties agreed to continue the injunction until October of 2018.

School District Appeal We received an email from Susan Mondik Key is with Peacock Keller She is the tax assessment expert. She handled the tax assessment appeals for the school district. Attorney Key was instructed by the school board to do an analysis on the properties that were under assessed. It will a reverse appeal it will be the school district filing the appeal.

PUBLIC COMMENTS None.

REMARKS FROM SUPERVISORS None.

ADJOURNMENT All business being concluded, the non-legislative meeting adjourned at 9:00 P.M.

Robert F. Balogh, Chairman

Andrew L. Walz, Manager-Secretary

dmk