

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, September 18, 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
Doug Trbovich, Code Enforcement
Mary Dombrowski, Library Board
Mark Grimm, Fire Chief
Margaret Householder, Planning Coordinator
Carl Hall, Recreation Facilities Manager
Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Tom Lovell, Public Works Director
Jonathan Madaras, Ambulance Service

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

**PUBLIC
COMMENTS**

Tom Frunzi, 2022 Majestic Drive Canonsburg, PA 15317.

As you are aware, we have three condemned homes on Majestic Drive. What are the Township plans for demolition? When will the houses be removed and what's your plan?

Mr. Sweat replied I was going to address that in my report. I was going to inform the Board that I was in touch with one homeowners attorney and was going to discuss procedures. My plan was to schedule a meeting with the attorneys and homeowners to discuss the plan. I believe they all have removed their personal belongings.

Mr. Walz commented Ryan Homes received an estimate on the removal of all three homes. The Township is also waiting for a proposal on the removal of the three homes. As soon as we know the date of the demolition we will notify the Homeowners Association.

Mr. Frunzi asked what is the remediation plan after there are removed?

Mr. Walz replied we had a meeting with the developer, NVR, and the Washington County Conservation District. The DEP issued a violation notice to JND Properties and want a plan in place.

Mr. Frunzi commented we have two ways into the development and one is blocked. There needs to be a plan in place for fire, police and emergency vehicles.

Fire Chief Grimm responded we do have a plan in place. We will actually place one or two apparatuses in the plan. I will happy to sit down with the HOA and discuss the plan.

Donald Kimberland, 912 Thomas Eighty Four Road Eighty Four, PA 15330.

I finally have sewage after 40 years. Thomas Eighty Four Road has a 1 ton limit. Range Resources had 11 trucks coming and going for two

months, 24 hours a day. The water comes down the road and washes the gravel. I have 70 feet of 16” pipe and that is what the State requires. The gravel closed the pipe and then the State installed a new drain, but they never paved the road.

Phillip Litz, 143 Pearl Drive Canonsburg, PA 15317.

My neighbor who is two doors up has the main sewer line that runs between the two homes. The sewer line I believe is connected to Borland Manor School. Five or six years ago the pipe broke and it was repaired with a sleeve which did not work then they replaced the pipe. In the meantime, all that sewage was running into the yards and formed a blob. With all the rain we have been having the blob is moving towards my house and my backyard fell 25 feet down and 25 across. Mr. Marasco told me it was a spring. When the dug up the pipe there wasn't any water in it except the water coming from the school. Can you do anything about it? My neighbor lost the pad for his driveway and deck. The other neighbor lost part of his driveway and back yard. The Township did come out and fix his wall but they did not do all the work they were supposed to.

Mr. Marasco commented we have been out there before, years ago. We have had some movement in the area and between the two houses which we believed to be a spring that caused the pipe to be pulled apart. We had the pipe sleeved. Then we noticed the blob but we believe that was independent of sewer line. We had the line televised and found it was working put it did pull apart due to the rains in February so we repaired it in August. We contacted our insurance company. Mr. Marasco will go out and look at it.

Nora Thomas 2013 Majestic Drive Canonsburg, PA 15317.

I read the agenda and noticed you are going to discuss Ordinance 378 two vehicular access points to developments of 50 units or more. There are concerns among the neighbors and myself in the case of an emergency. I would like to ask you to please apply any pressure necessary on the developer and the companies involved.

Bob Saporito, 2033 Majestic Drive Canonsburg, PA 15317.

I am the person that was assigned by the community to communicate with the Township and I do appreciate all the help. Winter is coming and I was wondering if that road will be open by the end of December?
Mr. Walz responded DEP told Mr. Denardo he needs to have a plan in place by the middle of October.

Building Project

We discuss last month using some of the proceeds from the bond money to purchase the property in Eighty Four, PA. We also discussed constructing an ordinance for borrowing to complete the building projects over the next couple of years.

Sean Garin from Dinsmore and Shohl.

Mr. Garin and the Board of Supervisors had a lengthy discussion on the bond.

**CODE
ENFORCEMENT**

Code Enforcement Officer Doug Trbovich gave the following report:

Permit and Fees

We have issued 34 building permits for the month of August, with a total of \$56,344.50 in fees collected. We issued 12 certificates of occupancy.

Inspections	We completed 86 inspections.
Property Maintenance Complaints	We had a total of 18 property maintenance complaints reported with the following action taken: one vehicle related, five high grass and weeds, two garbage complaints, one excessive noise complaint, three water runoffs, two building without permits, two illegal signs removed, two unfounded, and two miscellaneous. Eighteen were closed and four were added to the on-going complaints.
Training	Six hours of training and certification testing were completed by the inspectors.
Nottingham Township Inspections	We completed three plan reviews. The inspectors devoted two and one-half hours to Nottingham Township for the month.
Borough of Claysville Inspections	We completed one inspection. The inspectors devoted one hour to Nottingham Township for the month.
FIRE DEPARTMENT	Fire Chief Mark Grimm gave the following report:
Fire Calls	The Department responded to 151 calls for the month August.
Inspections	The Department conducted 14 fire inspections, completed 10 hours of fire prevention, three plan reviews, and participated in 370 hours of training.
Training	Twelve firefighters completed a 16-hour Boat Operations. Two firefighters completed their SCBA certification, this was a twelve-week program. Swift Water Rescue Team has been training at the Canon Mac Middle School, in the pool for swimming and diving techniques. Twenty firefighters will be traveling to the State Fire Academy, with Mount Lebanon Fire Department, for training. Six firefighters have stated to train with the Washington County SWAT Team.
Part-Time Firefighters	The four firefighters are scheduled to start in Mid-September. We are waiting to finalize employee paperwork then we will have a start date.
Agreement	The volunteer members have voted and agreed to the proposed agreement for property owned by the Volunteer Fire Department.
Grants	We have been awarded the FEMA SAFER grant in the amount of \$466,667.00 for three full-time firefighters. This will need to be formally accepted so I can start the process. We have submitted a grant through Region 13, for the purchase of a powered boat, in the amount of \$18,000.00.
EMERGENCY MANAGEMENT	Last month, I have been working with Chief Grimm looking at drones
AMBULANCE SERVICE	Operations Manager Jonathan Madras submitted the following report: Canonsburg Ambulance Service responded to 155 calls for the month of August, 71 calls from the Canonsburg station and 84 from the North Strabane station. The average response time from the Canonsburg station was 9 minutes, and from the North Strabane 8.9 minutes. We also had a total of 78 transports, 19 non-transports, 25 stand byes, and 33 calls were cancelled.

Service News / Updates We purchased and placed into service new devices for safe transport of pediatric patients and new born infants. Training was conducted with the staff.
The service conducted CPR training for the faculty staff of St. Patrick's Catholic School as well as training at Western Area CTC's LPN Program staff.
Canonsburg Ambulance 20th Anniversary banquet will be held on October 4th, at the Hilton Garden Inn Southpointe. The Board of Supervisors should have received an invitation.

PLANNING COMMISSION

Planning Coordinator Margaret Householder gave the following report:

Legacy Park, Phase 1 The Planning Commission recommended to approve the Amended Subdivision Plan No. 1 creating sub lots for unit construction for lots 1 through 10 located in a C-1 district.

Sheetz at Racetrack Road The Planning Commission recommended to deny the Preliminary Site Plan for 5.998 square feet Sheetz convenience store on a 1.78-acre parcel on Racetrack Road in a C-2 district.

MUNICIPAL AUTHORITY

Manger Matthew Marasco gave the following report:

Park Place, Phase 2 The project stopped on November 3, 2017 and restarted on July 23, 2018.

Creekside Crossings PRD Plan Construction started in May 29, 2018.

Greenwood Village PRD Phase 1 Canonsburg Borough has is currently considering a direct Connect to their sewer system.

Laurel Landing Plan We approved the sewer drawings and developer's agreement was reviewed. The developer signed the McDowell Lane Pump Station.

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 discussed the project status with DEP on August 7, 2018. Randolph's signed the sewer easement. Construction started on September 13, 2018.

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.

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 and establish a shallow sewer escrow fund for \$57,500.00. We are currently preparing the Developer's Agreement.

Traditions of America – Hahn Plan We reviewed the master plan. The developer plans on utilizing Cecil Township Municipal Authority's maple Ridge Pump Station.

Traditions of America – Zaines Plan	We reviewed the master plan for a proposed development.
Forest View Plan	We reviewed the preliminary plan for a proposed 47-unit single family development.
Lakeview Village Plan	We reviewed the preliminary plan for a proposed 88-unit apartment buildings and 41 townhouses development.
Scenic Valley Plan	We reviewed the preliminary plan for a proposed 202 senior living units, 19 single family homes, and 17 townhouses.
Washington Humane Society	We reviewed the preliminary plan for the proposed Humane Society building.
Linnwood Road Sewer Project	Notice to connect were issued on September 15, 2018.
Christy Road Sewer Project	Notices to connect were issued on June 1, 2018. The contractor plans to start Chubbic, Rush, and Fowler sewer extensions in early August 2018. We are currently holding \$24,660.24.
84 Pump Station Project	We have prepared and submitted the PennDOT HOP. DEP requires an Act 537 Amendment in order to process the WQM Part II Permit.
Mansfield Sewer Project	The project was awarded to W.A. Petrakis Contracting in the amount of \$1,423,305. We are currently preparing the contract documents.
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 permits and easements.
State Route 519 Road Widening Project	PennDOT plans to bid out the project in October 2018 with a notice to proceed in November 2018.
CHJA Act 537 Plan Update	<p>We have prepared the following regarding CHJA:</p> <ol style="list-style-type: none">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 Members, 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.7. Updated NSTMA Tap Projection based on Township SALDO/Zoning Update.8. Prepared SALDO/Zoning notification to CHJA of populations Projections. <p>As a result of NSTMA action the following has occurred:</p> <ol style="list-style-type: none">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 PNC 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 Coordinating deliveries and work being done in the park.
Ordering equipment.
Preparing budget.
Obtaining quotes for the floor in the parks building.
Prepared park for Community Day.
Cleaning bathrooms.
Cleaning storage rooms at baseball fields.
Prepared fields.
Scheduling the Musco Lighting System.
Scheduling of baseball fields, contacting coaches, and coordinating dates
Dailey watering of flowers.
Mowed Alexandria Park and will apply weed control.
Removing lip from the fields 2, 3, and 4.
Adding new infield mix to field one.
Aerated all baseball fields.
Cut grass and weed whacked the disc golf course.
Cut one section of the bridge on the front 9 of the disc golf course and
moved it to the back 9, will require additional stinger to hold the bridge
together.

**LIBRARY
REPORT**

Board Member Mary Dombrowski gave the following report:

Director's Report We are waiting the installation of the replacement part for the air
conditioner.
The Director submitted a grant proposal to the Grable Foundation and
submitted a program proposal to the American Library Association 2019
Conference.
More tickets need to sold for the Tamburitzans.
Three new staff members were hired.
All children programs resume on Monday September 10 2018.

New Business Canonsburg Councilman Eric Chandler was approved to be a new
Trustee. He will attend the meeting in October.
The Board of Trustees signed their personal Memorandum of
Understanding between the Frank Sarris Library Board of Trustee
Members and the Frank Sarris Public Library.
The dress code policy was revised to include tattoos and body piercing.
The Director will have the discretion as to which tattoos can be visible or
not. No body piercings are to be visibly during work hours.

**POLICE
DEPARTMENT**

Brian Hughes Police Chief gave the following report:

Activity Report The North Strabane Police Department responded to 1,134 calls for
service during the month of August. The Department made 11 arrests and
four non-traffic citations. There were 39 traffic accidents, 148 traffic
citations, and 398 traffic warnings issued. There were seven parking
tickets issued.

Items of Interest All sex offenders in the township are in compliance.
Officer France attended an intelligence meeting in Pittsburgh.
The Department conducted the oral exam for the police candidates. The
final scores were calculated and candidates were notified of their test
results.
I attached a 2018 final list of police candidates for hire. This list needs to
be certified by the Board of Supervisors.
I will be completing a background investigation next week and will have a
police candidate to recommend for hire to the Board of Supervisors as a
full-time officer for this legislative meeting.
The Department participated in two events for the Washington County
DUI Task Force Roving Patrol & DUI Checkpoint.

The Department assisted the PA State Police on conducting a DUI Checkpoint on RT #19 / NSFD Station #1.

The Department is now participating in the “Lethality Assessment Program” through the Domestic Violence Services of Western PA. Officer France attended a Train the Trainer course and in turn trained the entire department on how to conduct this assessment while on Domestic Violence calls.

The Department purchased an \$11,000 Cellebrite device and related software for forensic investigations of cell phones and other devices. Homeland Security is reimbursing the Department for this equipment at 100%.

The Department gave the Parks & Rec Department our 2008 Ford Explorer to use. The vehicle has been officially issued to them.

Training

Sgt. Mancini and Drago completed 16 hours of K-9 maintenance training. Investigator Terling and Officers Huminsky & Korey attended their monthly SWAT Training.

Officer Brian Korey completed a 40-hour Basic SWAT course in Pittsburgh.

Lieutenant Wagstaff and Investigator Terling attended a 16 hour “Search Warrant Major Case Investigation” course.

Officer France attended a Train the Trainer course in order to provide in-house instruction on the Lethality Assessment Program.

The Department conducted eight hours of in-house training. It was divided between four hours of defensive tactics four hours of SIM scenario training.

PUBLIC WORKS

Public Works Director Tom Lovell submitted the following report:

Township Building and Grounds

Repaired HVAC unit at the Township building.
Repaired generators for Police Department.

Road Construction

Painted wall, planted trees, and installed basin on Ross Road.
El Grande started the paving project.
Started back filling for the paving project.
Reset basin tops on Mary Lane.

Road Maintenance

Patched potholes, trimmed trees, installed signs, and swept along Township roads as needed.
Installed curb drain and rebuilt six inlets on Linnwood Road.
Repaired Gowen Street.
Reinstalled guide rails along Ross Road.
Asphalted curb and ditch line on Green Valley Road.
Installed pipe on Christy Road.
Milled and paved pipe crossing in Linnwood Drive.
Installed asphalt around new basins and pipe crossings.

PA One Calls

In August, we had 142 PA One Calls that were received and responded to.

Other Discussions

Cleaned garage and repaired tools.
Cut grass and roadside mowing.
GPS storm drains.
Cleaned up Linley mine dump.

Public Works Director

Followed up on resident complaints and concerns.
Took receipt of two new trucks.

ENGINEER’S REPORT

Engineer Joe Sites gave the following report:

On the agenda is the payment number one for El Grande Industries 2018 Paving Maintenance Program.

The Rahal development is moving along, with the anticipated completion

in February. They disturbed wetlands on their site so they have to replace twice of what they disturbed. There is a location on Linden Creek Road. They have contacted the property owner and secured permission to plant. We have been observing Park Place. I sent a letter to the developer's engineer asking for certification on why they cut the slope. All the documentation is required before any certificate of occupancy is issued, by the Township.

We met with Mr. DeNardo, NVR, DEP, and the Washington County Conservation District. They have given Mr. DeNardo an order to have a solution to us by the middle of October.

**MANAGER'S
REPORT**

Manager Andrew Walz gave the following report:

I would like commend Chief Grimm and Chief Hughes on their response on the flooding that happened on Linden Creek Road and Walker Road.

Sheetz

Jeff Wilhelm, I am the attorney for the applicant Sheetz, Inc.

I would like to speak to the Board on our preliminary land development and application. I would like to give you some history on this area. Allison Road runs from Meadows Drive and at one point it ran across to the other side where The Streets are. The Meadows came to this Board in 2012 to ask this Board to vacate Old Allison Road. By Ordinance 347 the road was vacated west of Meadows Drive and a portion to the east. Mr. Wilhelm presented a slide show explaining the development.

In June of 2018, we discussed the various variances we needed for the project. Both variances were put before the Zoning Hearing Board. On July 18th, all variances were granted for the project. In addition, this is a land development plan approval under your code, that the applicant must meet all your requirements under SALDO. It is my understanding this preliminary land development meets all the requirements.

Mr. Wooster explained to the Board the dive in which is a right in only.

Excavation Cost

Consideration to authorize payment of invoice number 2567, in the amount of \$52,600 for excavation, wall construction, and road grading, to Stewart Contracting for the Ross Road project.

Installation and
Footer Costs

Consideration to authorize payment of invoice number 2568, in the amount of \$13,550 for drain installation, geogrid installation and poured footer, to Stewart Contracting for the Ross Road project.

FEMA Safer Grant

Consideration to authorize the Manager to accept the FEMA SAFER Grant in the amount \$446,677 for NSTFD staffing.

Ordinance 378

Consideration to adopt Ordinance No. 378. Said ordinance would amend the Subdivision and Land Development Ordinance by requiring two permanent vehicular access points to any residential development of fifty (50) units or more.

2018 Pavement
Maintenance
Program.

Consideration to authorize Payment No. 1 to El Grande Industries in the amount of \$506,690.14 for work completed on the 2018 Pavement Maintenance Program.

Enforcement
Project Grant.

Consideration of a resolution to authorize the Township Manager to sign Washington County Sobriety Check Point and Expanded DUI Enforcement Project Grant.

Police Pension Plan

Consideration of a resolution waiving member contributions to the Police Pension Plan for calendar year 2019.

Municibid Items

Consideration to award Municibid items.

- Full Time Police Officer. Consideration to hire a full time police officer.
- 2019 Budget Meeting Consideration to schedule a 2019 Budget Meeting for October 2018. Mr. Walz proposed October 18, 2018 at 6:00 P.M.
- Project Manager Consideration to authorize the Manager to advertise for a RFP for a Construction Project Manager.
- Lease Agreement Consideration of a lease with the North Strabane Volunteer Fire Department for property located at 2550 Washington Road.
- Engineering Firm Last month the Board authorized me to find a third party engineer firm to assist with the Grading Ordinance. My recommendation would be Mike Myer from Remmington and Verinick Engineers.

SOLICITOR'S REPORT

Solicitor Gary Sweat gave the following report:

Majestic Hills The attorneys for NVR/Ryan Homes are requesting that the Township take immediate action to demolish the structures in question. My plan is to reach out to each of the attorney's representing the homeowners to schedule meeting to discuss the timeline for the demolition. Mr. Walz has scheduled a meeting with Ryan Homes and Mr. DeNardo for September 18, 2018. It is my understanding that the Conservation District has issued numerous citation and fines against Mr. DeNardo as the developer of Majestic Hills.

CHJA Injunction I filed a Request for Admissions direct to CHJA on important issues raised by Larry Lennon, our Engineer and Expert.

Legacy Park This was brought to my attention by Ryan Homes, the developer was selling lot to Ryan Homes for townhouses. The tax assessment office requires meets and bounds of each of the lots so a tax parcel can be assigned to each townhouse unit so the developer can give a deed in fee simple.

84 Lumber I closed on the purchase of the 81 plus acres from 84 Financial on September 17, 2018. The deed to the property has been recorder and on Owner's Title Policy will be issued.

PUBLIC COMMENTS

Brian Garner, 2078 Majestic Drive Canonsburg, PA 15317.

There are homes at risk for other issues throughout the development. There are also people trying to sell their homes and can't sell them. One resident had four buyers and all of them walked away because of what he is dealing with.

What I am seeing here is a lack of action by Mr. DeNardo. I am seeing NVR sitting back taking some responsible because they do not want bad PR. At some point we need to take some action. We have development plans out there that were not built to spec. We know he did not compact the land like he was supposed to. The Township also signed off on these plans.

My question is whose desk does it stop on?

Mr. Walz responded it will stop on Mr. DeNardo desk. The DEP is not only requiring him to fix that slope, they are requiring him to hire a geo technical engineer that will be reviewed by them, go into your entire development and provide an analysis every issue that is in there.

REMARKS FROM SUPERVISORS

None.

ADJOURNMENT All business being concluded, the non-legislative meeting adjourned at 9:09 P.M.

Robert F. Balogh, Chairman

Andrew L. Walz, Manager-Secretary

dmk