

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, August 21, 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  
Rita Polansky, Library Board  
Mark Grimm, Fire Chief  
Jonathan Madaras, Ambulance Service  
Margaret Householder, Planning Coordinator  
Carl Hall, Recreation Facilities Manager  
Deanna M. Kelly, Stenographer

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

**PUBLIC  
COMMENTS**

None.

**PUBLIC WORKS**

Public Works Director Tom Lovell gave the following report:

Township Building  
and Grounds

Cut bank and repaired fountain at the Township building

Road Construction

Started wall on Ross Road.  
Repaired soft spots on Industry Drive.  
Installed Gabon Baskets on Springdale Road and Gilkson Road.

Road Maintenance

Patched potholes, trimmed trees, installed signs, and swept along Township roads as needed.  
Repaired bridge on Fulton Road.  
Removed trees and repaired driveway on pacers Ridge Drive.  
Rebuilt four inlets.  
Asphalted curb and ditch line on Greenvalley Road.  
Painted concrete blocks on Ross Road.

PA One Calls

In July, we had 254 PA One Calls that were received and responded to.

Other Discussions

Den Beisner joined our team.  
Cleaned garage and repaired tools.  
Cleaned equipment for Touch a Truck.  
Cut grass and roadside mowing.

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 27 building permits for the month of July, with a total of \$19,568.50 in fees collected. We issued six certificates of occupancy.

Inspections We completed 68 inspections.

Property Maintenance Complaints We had a total of 15 property maintenance complaints reported with the following action taken: one debris on roadway, two high grass and weeds, one garbage complaint, one excessive noise complaint, five unkept properties, two water runoffs, seven illegal signs removed, two unfounded, and three miscellaneous. Thirteen were closed and two 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 one plan review. The inspectors devoted one hour to Nottingham Township for the month.

**Borough of Claysville**  
Inspections We completed three inspections. The inspectors devoted three and one-half hours to Nottingham Township for the month.

**FIRE DEPARTMENT** Fire Chief Mark Grimm gave the following report:

Fire Calls The Department responded to 156 calls for the month July.

Inspections The Department conducted 16 fire inspections, completed 38 hours of fire prevention, six plan reviews, and participated in 169.7 hours of training.

Part-Time Positions We have completed the hiring process for the vacant part-time positions. I am recommending to hire the top four candidates.

FirstNet AT & T FirstNet is up and running for the Township cell service. We still need to install the fleet management on the vehicles that should be completed by the end of September.

Training Fire Department personnel are working to complete the state certification PEMA and FEMA as a Level 2A response team. Once this is complete we will become a state asset and will qualify for reimbursement if deployed.  
We are working to schedule another TAC-MEDIC training in early November. Invitations will be sent to our Police Department, County SWAT Team, and EMS.

Civic Ready We are working through completing our required training and building our data base for Civic Ready. Our main objective is to have our residents signed up for alerts. We hope to be live in mid-December.

**EMERGENCY MANAGEMENT** None.

**AMBULANCE SERVICE** Operations Manager Jonathan Madras gave the following report:

Canonsburg Ambulance Service responded to 146 calls for the month of July, 65 calls from the Canonsburg station and 81 from the North Strabane station. The average response time from the Canonsburg station was 8.4 minutes, and from the North Strabane station was 7.7 minutes. We also had a total of 86 transports, 18 non-transports, 19 stand byes, and 23 calls

were cancelled.

Service News /  
Updates

Canonsburg Ambulance participated in North Strabane Touch-a-Truck event on July 14<sup>th</sup>, at the North Strabane Park. Medic 6904 and Squad 6909 were on display. We provided stop the bleed training to attendees. Staff completed their annual patient privacy, security and integrity training.

I am pleased to announce the promotion of two Supervisors to the service: Steve Carson has been promoted to the position of Paramedic Crew Chief. He has been a valuable individual to the team since starting with the organization in 2006.

Daniel Gulasy has started with the service and comes to us with an extensive pre-hospital background which includes supervisory positions at Southbridge EMS as well as experience as a communication specialist with the AHN LifeFlight and One Call systems.

**PLANNING  
COMMISSION**

Planning Coordinator Margaret Householder gave the following report:

Walnut Grove  
Subdivision and Site  
Plan

The Planning Commission recommended to approve the final subdivision and site plans 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.

Neill Subdivision

The Planning Commission recommended to approve preliminary and final approval for a two lot subdivision located on Wilson Road in an A-2 district.

The Planning Commission acknowledged the request to add parcel number 520-004-00-000017-00 consisting of 22.28 acres owned by Edward and June Malachosky to the existing agricultural security area.

**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 denied capacity. The developer is exploring the option of a pump station.

Laurel Landing  
Plan

We approved the sewer drawings and the 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 documents.

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 met with the Mobile Home Park and the 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 and 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.
- 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. We have prepared reconciliation change order No. 1 increasing the original project cost by \$8,025.00. We have prepared final estimate No .1 in the amount of \$144,025.00 for the Boards approval.
- 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 completed the design, prepared and submitted the WQM permit which was submitted to PADEP. We have prepared and submitted the PennDot HOP.
- Mansfield Sewer Project Bids were opened on July 18, 2018. The bids ranged from \$1,423,305 to \$1,855,605. We recommend awarding the project to W.A. Petrakis Contracting in the amount of \$1,423,305.
- 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.
- Meadowlands Sewer District The project started on June 19, 2018 and was completed on July 14, 2018. We have prepared reconciliation change order No. 1 decreasing the original project cost by \$6,330.67. We have prepared final estimate No.1 in the amount of \$102,054.33, for the Boards approval.
- 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 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 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 and Zoning Update.
  8. Prepared SALDO and Zoning notification to CHJA of populations Projections.
- 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 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

Sprayed all infields, mulch beds, fence lines, etc.  
Weekly set-up for Farmer's Market.  
Coordinating deliveries and work being done in the park.  
Ordering equipment.  
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 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 Rita Polansky gave the following report:

Director's Report

Received \$5,000.00 grant from Washington County Charitable Organization. We will use the grant to purchase Launchpads for low income families.  
Peggy Tseng, Director, is working on various grants.  
Ms. Tseng reported on quotes for printing items that will be distributed to all K- 4 students.  
Cost of Mine Subsidence insurance for \$500,000.00 policy is \$257 per year.  
Out Library staff participated in the North Strabane Community Day.  
There will be an ad in the Sunday Observer Reporter for two staff positions, 1 full-time and 1 part-time.

New Business

Football Sign up – Board members signed up to work the parking lot during Canon McMillan home games.  
New Board Trustee – Marybeth Kline recommended Canonsburg Councilman Eric Chandler to be a new Trustee to fill a vacancy. The Board accepted recommendation.  
Tamburitzan Report – Tickets are \$20.00 and are available on-line.  
The Memorandum of Understanding – was discussed and accepted by the Trustees.  
Dress Code review – John Hofrichter, Trustee, reviewed the law pertaining to legality of enforcing a dress code for library employees.

**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 July. The Department made 12 arrests and issued eight 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 are in compliance.  
The Department participated in the July 4<sup>th</sup> parade in Canonsburg. Also, we provided coverage for traffic control.  
Officer France attended the Western PA intelligence meeting.  
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 Bartolotta, and an Israeli group over school safety.  
The Department served and executed a search warrant for Brian Scott, Bethel Park School District Teacher, in Bethel Park along with Homeland Security and Bethel Park Police Department. Scott was arrested for a variety of offenses involving children.  
The Department conducted its physical agility and written examination for the police testing. The top 20 candidates will be interview in August.  
The Department applied for an Equipment grant for surveillance equipment for the school district through PA Department of Education.  
The Department participated in the Touch-A-Truck event at the park.  
The Department obtained ballistic helmet quotes for all officers. The quote was given to Mr. Walz.  
Chief Hughes met with area chiefs over crime trends, school safety, and other matters.  
Participated in a round table discussion with Representative Tim O’Neil and other police chiefs over issues facing law enforcement.  
Chief Hughes and Lieutenant Wagstaff participated in the Civic Ready administration training.  
The Department made a Human Trafficking arrest in NJ. It was broadcasted over numerous media sectors.

Training

Sergeant Mancini and Drago completed 17.5 hours of K-9 maintenance training.  
Chief Hughes attended a 16-hour course “Multi-Hazard Emergency Planning for Schools.”  
The Department conducted eight hours of in-house firearms & medical training at the range.

**ENGINEER’S REPORT**

Engineer Joe Sites gave the following report:  
  
Change Order no. 1 for stabilization work on Linnwood Road and Industry Drive in the amount of \$111,152.80.  
In the last week we had meetings with Ryan Homes regarding Majestic Hills slide. We reviewed the geotechnical report. There is movement along the slope and the movement is continuing on with a the depth of 25 feet down from the surface. We met with representatives from Ryan Homes, they requested we condemn the properties so the homeowners can make claim with their home owners insurance.  
Mr. Walz and I met with representatives from PennDOT and their engineer last week relevant to the recruitments along Route 19 which is item D on the agenda for the signatures.

**MANAGER’S REPORT**

Manager Andrew Walz gave the following report:

Building Project

Consideration to approve the Townships purchase of parcel number 520-006-00-00-0007-00, 81 Acres on State Route 519 in the Eighty-Four area in the amount of \$1,000,000.  
  
Consideration to authorize the Manager to begin the process of floating a Bond to finance new building construction with PiperJaffray.

- Calming Policy                      Consideration to adopt a North Strabane Township Traffic Calming Policy.
- PennDot Project                      Consideration to authorize Andrew L. Walz to have signature authority for the following PennDOT projects:  
    a. SR 519 Drainage Facilities  
    b. Traffic signal at SR 519 and I-79 Northbound Ramps  
    c. Traffic signal at SR 519 and I-79 Southbound Ramps  
    d. Traffic signal at SR 519 and SR 980
- Maintenance Bond                      Consideration to release the maintenance bond for Summerbrooke, Phases  
Release                                      3, 4, and 5 in the amount of \$89,846.31.
- Federal and State                      Consideration for authorization to enter into a maintenance agreement  
grant Financing                              with Regola Consulting, LLC in the amount of \$3,000/month to secure  
Federal and State Grant Financing for various infrastructure, public  
safety, and parks projects for North Strabane.
- Planning                                      Consideration to hire a Township Planning Coordinator.  
Coordinator
- Ordinance 377                              Consideration of proposed Ordinance No. 377. Said Ordinance would  
amend the Grading and Excavation Ordinance, limiting the maximum  
permissible slope to 4:1 (3:1 with a soil stability analysis and geotechnical  
plan), removing utilities from said slopes, and removing storm water  
outfalls onto slopes.
- Ordinance 378                              Consideration of proposed 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.
- Halloween                                      Consideration to designate October 31, 2018 as Halloween from 6:00  
P.M. to 8:00 P.M. as hours for trick or treat, and further authorize the  
expenditure of \$1,800.00 for the purchase of candy to be distributed by  
Police and Fire Departments.
- Oak Grove                                      Consideration of Oak Grove Preliminary Subdivision and Site Plan for a  
Subdivision and                                      23 lot subdivision located on Thomas Road in an A-1 district.  
Site Plan                                      Conditioned upon compliance with NSTMA requirements.
- Change Order                              Consideration for a change order for stabilization work on Linnwood  
Road and Industry Drive in the amount of \$111,152.80.
- Part-time                                      Consideration to hire four (4) part-time firefighters.  
Firefighters
- SOLICITOR'S**                              Solicitor Gary Sweat gave the following report:  
**REPORT**
- 84 Lumber                                      To follow up on the real estate agreement between the Township and 84  
Property                                      Lumber, the title search has been completed.
- Majestic Hills                              Based upon the report of Baker Engineering, they have classified these  
structures as unsafe and uninhabitable. Ryan Homes is requesting that the  
Township begin condemnation proceedings to demolish these three  
homes. Ryan Homes attorneys believe that once the Township initiates  
condemnation of these houses, the Insurance Companies may be liable for  
the replacement value to the Property owners.
- PUBLIC**                                      Steven Victor for Victor Wetzel Associates.  
**COMMENTS**

I just wanted to make sure you do not have any questions regarding the Oak Grove and Walnut Grove subdivisions. Walnut Grove was denied because of the sewer issue and that has been resolved.

Mr. Kelly stated the comments you made at the Planning Commission meeting did not indicate that the sewage was resolved.

Mr. Victor responded what I said was the plan you are approving is the one that comes down the road and crosses underneath the road that is the one you are approving. At the same time the Sewer Authority, by their own action.

Mr. Kelly responded it is not by their own action. I was at the meeting when your representative asked them to do that.

Mr. Victor commented yes it is at our request, we asked them to do it but they have taken us out of the equation and said they would prefer to look at an alternative. We have sewers and we build the sewers as part of this plan unless they come up with an alternative. We will follow the alternative. We will be happy to work with the Authority that is all we are saying.

Jason Costello, 447 Fox Ridge Drive Canonsburg, PA 15317.

I am trying to sell my home at 1131 Linden Vue Drive. We do have a potential buyer so our realtor asked if we could obtain a letter stating the slide will be repaired properly and the road will be opened.

Mr. Balogh responded we can instruct Code Enforcement to assist in getting the problem resolved. Outside of that, the Township cannot write a letter stating when the problem will be resolved.

Mr. Sweat commented I have not seen anything that states the Township did anything wrong.

**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