

April 14, 2009

The Regular Meeting of the Board of Supervisors of South Strabane Township took place on the above date in the Mae C. Reynolds Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301-9622.

Present for the meeting were: Mr. Thomas Moore, Chairman; Mr. Edward Mazur, Vice-Chairman; Mr. Robert Koman and Mr. Daniel Piatt, Supervisors; Mr. Thomas Lonich, Solicitor and Mr. John J. Stickle, Manager. Mr. Robert Hollick, Supervisor, was absent.

A Visitor's List is on file. There were approximately thirteen (13) persons in the audience.

Mr. Moore called the meeting to order and led the group in the Pledge of Allegiance.

Mr. Moore then asked those in the audience to remain standing for a moment of silence in honor of former Supervisor Billy Bell, who passed away on April 11, 2009 and for Mr. Moore's wife, Connie Moore, who passed way on April 10, 2009.

PUBLIC COMMENTS:

Betsy Crumrine, 615 North Wade Avenue, commended the Supervisors for considering regulations that cover outdoor wood burning furnaces. She reported that she had forwarded information to the Township regarding such furnaces, including a model ordinance as prepared by the PaDEP.

Jeff Bull, 20 Fairmont Avenue, requested that the Supervisors consider authorizing the solicitor to forward correspondence to Bass Pro Shops inquiring about their development plans at Victory Centre. Mr. Moore recommended that this request be discussed in more detail under Unfinished Business later in the meeting.

Bob Giacometti reminded the Supervisors that the Park-Recreation Council is planning Community Day for Saturday May 30 at Billy Bell Park.

BILLS AND PAYROLL:

BILLS:

General Fund.....Cks. #23849-23897.....	\$110,491.96
Escrow Fund.....Ck. #275.....	\$ 560.73

PAYROLL:

Pay of March 27....Ck. #23846.....	\$ 67,003.43
Pay of April 9.....Ck. #23847.....	\$ 72,034.44

Mr. Mazur made a motion, seconded by Mr. Piatt, to approve the preceding Bills and Payroll. Motion carried.

MEETING MINUTES:

Mr. Mazur made a motion, seconded by Mr. Koman, to approve the March 24, 2009 Supervisor's meeting minutes. Motion carried.

BID OPENING:

The first Bid Opening was for the purchase of Summer Materials. Mr. Mazur opened and read aloud the bids for Summer Materials, which are attached hereto and made a part of these minutes. After opening of the bids, Mr. Mazur made a motion, seconded by Mr. Piatt, to table action on such bids pending further review. Motion carried.

The next bid opening was for Equipment Rental for Seal Coating of Township roads. Mr. Mazur opened and read aloud the one bid for Equipment Rental for Seal Coating, which is attached hereto and made a part of these minutes. After opening of the bid, Mr. Moore made a motion, seconded by Mr. Mazur, to table action on such bid pending further review. Motion carried.

The next bid opening was for the purchase of Regular Gasoline. Mr. Mazur reported that no bids were submitted for the purchase of Regular Gasoline.

The next bid opening was for the purchase of Diesel Fuel. Mr. Mazur opened and read aloud the one bid received for the purchase of Diesel Fuel. After opening of the bid, Mr. Moore made a motion, seconded by Mr. Piatt, to table action on such bid pending further review. Motion carried.

UNFINISHED BUSINESS:

The first item under Unfinished Business was a discussion follow-up regarding grant opportunities. Mr. Stickle reported that the Supervisors had previously reviewed several grant opportunities, as recommended by the Township's grant writer, Delta Development. Mr. Stickle further reported that he had recommended that the Supervisors consider authorizing Delta Development to proceed to prepare grant applications for: the USDA Community Facilities Loan and Grant Program for partial funds necessary for the construction of a new Police Department Building, in the estimated amount of \$5,250; and for the Land Use Planning and Technical Assistance Program (LUPTAP) for funds to conduct a planning study for a Transportation Impact Fee Program, in the estimated amount of \$3,500. Discussion took place regarding Mr. Stickle's recommendation.

Mr. Mazur stated that he was in favor of applying for the USDA Community Facilities Loan and Grant Program for partial funds necessary for the construction of a new Police Department Building. He noted that such program could cover up to 75% of the total project cost, if awarded. After further discussion, Mr. Mazur made a motion, seconded by Mr. Koman, to authorize Delta Development to proceed to prepare the grant application for the USDA Community Facilities Loan and Grant Program for partial funds necessary for the construction of a new Police Department Building, in the estimated amount of \$5,250. Motion carried.

After discussion took place regarding the LUPTAP Grant for conducting a planning study for a Transportation Impact Fee Program, Mr. Moore made a motion, seconded by Mr. Mazur, to table action on such matter, pending further review and discussion. Motion carried.

The next item under Unfinished Business was a discussion of a request to contribute toward the Household Hazardous Waste Collection Day. Mr. Stickle reported that the Washington County Planning Commission had requested contributions from municipalities within the County to help fund a Household Hazardous Waste Collection Day set for June 20, 2009. Mr. Moore stated that the proposed Collection Day is a worthy event, since there are many items that are difficult to dispose of. After further discussion, Mr. Mazur made a motion, seconded by Mr. Moore, to offer a contribution of \$500 toward the Washington County Household Hazardous Waste Day. Motion carried with Mr. Koman voting no.

Next was a discussion of the Rankin Road water run-off matter. Mr. Mazur reported that the Supervisors had last discussed this matter in December. He further reported that he would like to wait until rainy weather takes place this spring, before revisiting the site to examine the run-off complaint. After further discussion, Mr. Mazur made a motion, seconded by Mr. Moore, to table discussion on the Rankin Road water run-off matter, until the next Supervisor's meeting. Motion carried.

Mr. Moore stated that he would like to consider Mr. Bull's request made under Public Comments that the Supervisors consider authorizing the solicitor to forward correspondence to Bass Pro Shops inquiring about their development plans at Victory Centre. Mr. Moore reviewed the Victory Centre Tax Increment Financing (TIF) Plan, and how such TIF was used to fund costs associated with the development of the Victory Centre development. He reported that while the Tanger portion of the development has been built and is in operation, that the Bass Pro portion has not yet begun. He noted that the proposed Zoning District map change currently under consideration by the Supervisors, includes a change in the Zoning District Classification of the Victory Centre site from C-2 to C-3. Mr. Moore then asked for comments from those in the audience, regarding Mr. Bull's request.

Don Trautman, 635 Manifold Road, reported that as a member of the Planning Commission, that he and the other members discussed and debated various aspects of the proposed Zoning Ordinance and Zoning District Map change. He stated that he was opposed to Bass Pro being allowed to include an outdoor shooting range at their site.

Mr. Bull noted that Bass Pro Shops has never shown the proposed Victory Centre site on their website. Mr. Bull also requested that in addition to correspondence inquiring as to Bass Pro's intentions, that such correspondence should include a request for copies of agreements of sale for the purchase of the Bass Pro property at Victory Centre.

Mr. Mazur stated that one reason why Bass Pro Shops has not begun their portion of the Victory Centre development, is due to the need for an upgraded Meadowlands interchange on I-79.

Bob Giacometti, 386 Manifold Road, asked about property taxes being paid on the former Lutch property. Mr. Moore stated that Bass Pro, as the purchaser of such property, would be responsible for paying such property taxes.

Further discussion took place regarding the Victory Centre Tax Increment Financing Plan.

Mr. Bull stated that if Bass Pro Shops does not proceed with their plans to construct their store as part of the Victory Centre development, then the TIF Plan will be substantially changed.

Mr. Bull felt that when the Victory Centre TIF Plan was initially approved by the Supervisors, that the Township should have required a commitment letter from Bass Pro at that time, to insure their plans to participate in the Victory Centre development.

Jerry Angelo, 421 Rankin Road, stated that Mr. Bull's request that the Township forward correspondence to Bass Pro Shops is similar to the proposal made at the last Supervisor's meeting, to forward correspondence to Consol regarding a requested meeting with Consol representatives.

Mr. Mazur stated that while he has no problem with the Township forwarding correspondence to Bass Pro Shops inquiring about their development plans at Victory Centre, that their response will probably include the fact that they cannot proceed with their plans until the Meadowlands interchange on I-79 is upgraded.

Mr. Trautman recommended that the letter of inquiry be forwarded to State Senator J. Barry Stout and State Representative Tim Solobay regarding Bass Pro Shops' development plans. He recalled that these elected officials were involved with the initial initiation of the Victory Centre TIF Plan.

Mr. Piatt explained that the proposed zoning district map change for the Victory Center property would strengthen the regulatory controls over such development by designating a Regional Commercial District which includes specific requirements for large scale commercial developments.

Mr. Moore recommended that a dialogue should be established between the Township and Bass Pro Shops' representatives in order to facilitate communication between the two.

Mr. Koman stated that even if the Township does forward the requested correspondence to Bass Pro Shops, that the response from such correspondence may be noncommittal.

After further discussion, Mr. Koman made a motion, seconded by Mr. Mazur, to authorize Mr. Stickle to forward correspondence to State Senator J. Barry Stout and State Representative Tim Solobay to inquire about Bass Pro Shops development plans at Victory Centre, including a request for any letters of intent, articles of agreement or any other documents pertaining to such proposed development, and whether a start date has been scheduled. Discussion took place regarding Mr. Koman's motion. After such discussion, Mr. Moore made an amendment to Mr. Koman's motion, seconded by Mr. Mazur, to have such proposed correspondence prepared as a draft, for review by the Supervisors and Mr. Lonich first, and for such correspondence to be copied to Bass Pro Shops.

Mr. Moore called for action on his amendment to the original motion and it carried. Mr. Moore then called for action on the original motion and it also carried.

Mr. Mazur then made a motion, seconded by Mr. Moore, to authorize Mr. Lonich to perform research to determine if there have been any violations to the Victory Centre TIF Agreement and Neighborhood Improvement District (NID) Agreement, since such agreements were initially approved. Motion carried.

NEW BUSINESS:

The first item under New Business was to approve entering into a Memorandum of Understanding between Washington County and various municipalities regarding a Justice Assistance Grant for the Police Department. Mr. Stickle explained that Chief Zofchak had reported to the Supervisors at their last meeting, that this Justice Assistance Grant was going to be made available. He further explained that a portion of the grant would be used by Washington County to open a regional booking system, and another portion would be allocated to each participating municipality. Mr. Stickle reported that Chief Zofchak has recommended that the Township's portion be used to purchase two (2) new in-vehicle video cameras. Mr. Moore then made a motion, seconded by Mr. Koman, to approve entering into a Memorandum of Understanding between Washington County and various municipalities regarding a Justice Assistance Grant for the Police Department. Motion carried.

Next was approval of a request for a partial release of a Letter of Credit for Cameron Estates Phases 3 and 4, per the recommendation of the Township engineer. Mr. Stickle reported that the recommended partial release of \$479,183 will result in a remaining Letter of Credit of \$272,976.50. Mr. Piatt then made a motion, seconded by Mr. Koman, to approve a request for a partial release of a Letter of Credit for Cameron Estates Phases 3 and 4, per the recommendation of the Township engineer. Motion carried.

The final item under New Business was to authorize accepting applications to fill the Part-Time Summer Laborer position. Mr. Mazur made a motion, seconded by Mr. Piatt, to authorize accepting applications to fill the Part-Time Summer Laborer position. Motion carried.

REPORT FROM SOLICITOR:

None.

REPORT FROM SECRETARY:

Received the following reports for April 2009:

- Police Report from Chief Zofchak
- Public Safety Report from Mr. Barnes
- Tax Collector's Report from Ms. Keisling
and Centax
- Animal Control Report from Ms. Seccret

Received copies from the County Conservation District of Erosion and Sedimentation Control Plan Approvals for Columbia Gas Route 136 stream crossings.

Received from the Washington County League of Women Voters their Facts for Citizens for 2009.

Reminder that the Supervisors will continue their Public Hearing on the Proposed Zoning Ordinance and Proposed Amendment to the Zoning District Map at their April 28, 2009 meeting. (Proposed revisions to the Zoning Ordinance have been provided to the Supervisors for their review and are available for public inspection at the Municipal Building).

Received from Roberta Sarraf and a resident information re: outdoor wood fired boilers.

Received the PSATS News Bulletin for March 2009.

Received from the County Tax Claim Bureau Notice of Rule for Judicial Sale of Properties set for June 3, 2009.

Received correspondence from Thomas, Thomas and Hafer re: Cromwell vs. Officer Manfredi Suit.

Received correspondence from Thomas, Thomas and Hafer re: KMG vs. Township Suit.

Received copy of correspondence from Senator J. Barry Stout re: Canonsburg Lake High Hazard Unsafe Dam Renovation Project.

Received from PaDEP correspondence re: MS4 Permit for the Township.

Received from the County Tax Revenue Department Notice of Repository Sale of a property set for December 9, 2009.

Received from County Assessment Appeals Board Notice to Appear for seven (7) properties in the Township.

Received from the County Conservation District copy of Earth Disturbance Inspection Report for Zediker Station Road Bridge Replacement Project.

Received correspondence from PaDCNR re: grant reimbursement for Community Park Phase 2 Ball Field Construction Project-we are to submit Final Payment Request; we will receive Grant Agreement for such project.

Received correspondence from Solicitor Lonich re: recent order of the PA Supreme Court re: CATIF vs. Township Appeal.

Received from PSATS proposed resolutions and by-laws changes for 2009 Annual Convention.

Report that Centax will provide On-Site Collection Services for Township Earned Income Taxpayers on Monday, April 27, 2009 at the United Way offices, 590 Washington Road from 10 A.M. to 1 P.M. for First Quarter 2009.

Report on request to have meeting with Consol representatives regarding status of property exchange.

Reminder that Park-Recreation Council is sponsoring a Community Day on Saturday May 30, 2009 from 11 A.M. to 7 P.M. at Billy Bell Park

Received 2008 Audit Report from the elected auditors.

Mr. Stickle noted that he had worked with Mr. Bell for many years, and that he had always conducted himself as a gentleman, and that he will be missed by the employees and residents of the Township.

COMMENTS FROM SUPERVISORS:

Mr. Koman also noted Mr. Bell's passing, and felt that Mr. Bell had served the Township well in his 41 years as Supervisor.

Mr. Moore thanked everyone for their condolences regarding the passing away of his wife Connie. Mr. Moore also expressed sympathy to Mr. Bell's wife and family for their loss.

PRESS QUESTIONS:

None.

There being no further business to come before the Board, Mr. Mazur made a motion, seconded by Mr. Piatt and carried, to adjourn the meeting at 9:15 P.M.

Submitted by,

John J. Stickle
Manager