

**SOUTH STRABANE TOWNSHIP
BOARD OF SUPERVISORS REGULAR MEETING**

FEBRUARY 13, 2018

APPROVED MEETING MINUTES

1. CALL TO ORDER

The February 13, 2018 Regular Meeting of the South Strabane Township Board of Supervisors (Board) came to order at 7:02 p.m. in the Mae C. Reynolds Meeting Room of the Municipal Building (550 Washington Road).

The following were present:

Board of Supervisors	Bob Weber, Chairman; Thomas Moore, Vice Chairman; Bracken Burns; Richard Luketich; and Laynee Zipko.
Also Present	Brandon Stanick, Township Manager; Dennis Makel, Township Solicitor; Russell Grego, Public Works Director; and Scott Reese, Fire Chief.

A list of 11 visitors is on file at the Municipal Building.

Chair Weber advised the Board met in Executive Session prior to the meeting and discussed personnel matters.

2. PLEDGE OF ALLEGIANCE

Chair Weber led the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair Weber stated the Board allocates a period of time during this item for those individuals who would like the opportunity to address the Board on any matter. Each person addressing the Board is asked to limit their comments to a maximum of three (3) minutes.

Mr. Gary Denunzio (resident on Manifold Rd.), Public Works Union Steward, remarked on the ongoing union negotiations with the Local 272 and the Township. He stated that Union representatives are the only party authorized to speak on behalf of Union members. He noted two meetings were held before the Board appointed its Negotiations Committee and no representative from the Township that was in attendance at the previous meetings was authorized to negotiate contract terms. The Union was informed that the next meeting held with the Township could be the final meeting, but the Union would look forward to continuing negotiations to avoid arbitration. Mr. Denunzio remarked on a timeline regarding pension negotiations and noted no progress has been made.

Ms. Janie Deemer (resident on Zediker Station Rd.) encouraged the Township to participate in the PA Great American Cleanup from the end of March through May. She also noted that CW Wright Construction has parked its vehicles at the former Road Shed again.

Ms. Charlene Scuvotti (resident on Pine Valley Rd.) distributed two pictures of the Meadows Landing Development noting that the core boring tests for this development had failed. Additionally, she expressed concern with the overall stormwater drainage of the Development. She requested immediate action be taken by the Township regarding the stormwater management for the site. She also stated that the Board had approved conducting a survey of the Pine Valley Rd. right-of-way last year and that has not been accomplished.

4. CONSIDERATION OF MEETING MINUTES – JANUARY 23, 2018

Mr. Moore moved to approve the Board of Supervisors Regular Meeting Minutes for January 23, 2018 as presented. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

5. FINANCIAL BUSINESS

Township Manager Stanick reported the following financial business:

- Payroll: \$ 116,275.18 (pay date of February 2nd)
- General Fund: \$ 299,649.51
- Liquid Fuels: \$ 18,481.84
- **Total Expenditure:** \$ **434,406.53**

Overtime costs for the period include:

- Police: \$ 6,600.45
- Fire: \$ 2,040.61
- Public Works: \$ 3,752.21
- **Total OT:** \$ **12,393.27**

He also stated overtime analysis reports have been provided for Police, Public Works and Fire Departments.

Ms. Zipko moved to approve the payroll for the period January 14 through January 27, 2018 and Bills for the Period January 18 through February 7, 2018 as presented. Mr. Burns seconded the motion. The motion passed on a unanimous voice vote.

6. SCHEDULED VISITORS

Public Works Quarterly Report – Public Works Director Russell Grego

Public Works Director Russell Grego reported on the work of the Department and noted there have been 28 treatable snow events to date during the 2017-18 winter season and only 20 during the 2016-17 season. The Township's salt supply is good and the 2018 Road Program will be prepared

for the Township Manager this coming week. He commended the Public Works crew on their work this year and further reported PennDOT will soon provide signage along Manifold Rd. near the Berry Rd. intersection.

7. UNFINISHED BUSINESS

7A Consideration of a Test Security Agreement with Bill Gamble Police Testing for Sergeant Promotion

Township Manager Stanick reported with the appointment of Sergeant Hilk as Police Chief, a vacancy in the Sergeant ranks of the Police Department will occur. Attached for the Board's consideration is a proposal from Bill Gamble Police Testing to conduct a promotional test for the position of Sergeant, which includes supplying, administering, grading and reporting the results of the test. The cost for the testing service is a minimum of \$550 for up to five applicants and \$55.00/applicant for each additional. The amount of \$500 is budgeted for Police testing this year. In addition to the engagement with Mr. Gamble, it is requested the Township execute the attached test security agreement as a requirement of using the International Public Management Association for Human Resources' testing materials.

Further, he reported at its January 23rd meeting, the Board took no action on this matter to allow time for the Township Manager to review the future organization of the Police Department with Chief Hilk. In summary, the Sergeant promotion is recommended by Chief Hilk.

Mr. Burns moved to authorize the execution of the Test Security Agreement with Bill Gamble Police Testing for the Sergeant promotion test. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

8. NEW BUSINESS

8A Consideration of a Resolution Granting Final Subdivision Approval for the Angelo and Alice Falconi Subdivision Plan No. 1 for Two Lots Between E. Beau St. and Lakeview Dr.

Township Manager Stanick reported the Township is in receipt of a subdivision application dated November 21, 2017 from the Estate of Angelo F. Falconi (Applicant) for the proposed subdivision and consolidation of lots located at 926 E. Beau Street (Plan) in the R-1 Residential Zoning District. The Applicant proposes to subdivide Lot 1 (consisting of 11.089 acres) into two lots creating a new Lot 1 (consisting of 7.423 acres) and a new Lot 2 (consisting of 3.666 acres). Additionally, the Applicant proposes to consolidate new Lot 2 with the existing property at 926 E. Beau Street. The Planning Commission considered the Plan at its meetings on December 7, 2017, January 4, 2018, and on February 1, 2018, recommended the Board of Supervisors grant Preliminary and Final Subdivision Approval for the Plan.

In response to questions from Chair Weber, Township Engineer Sherrieb advised the application is complete and complies with Township Code.

Mr. Burns moved to approve the resolution granting Final Subdivision Approval for the Angelo and Alice Falconi Subdivision Plan No. 1 for two lots between E. Beau St. and Lakeview Dr. Ms. Zipko seconded the motion. The motion passed on a unanimous roll call vote.

8B Consideration of a Resolution Granting Preliminary and Final Land Development Plan Approval to Presbyterian Seniorcare's Revised Dementia Care Center at Woodside Place of Washington Located at 954 Redstone Road

Township Manager Stanick reported the Township is in receipt of a Land Development Application dated January 18, 2018 from Presbyterian Senior Care (Applicant) for a proposed revision to its dementia care center located at 954 Redstone Road (Property). On July 11, 2017, pursuant to Resolution 04-17, the Applicant received land development approval for the construction of a dementia care center, a two-story facility, on a 2.5-acre site, that will serve as a full-time nursing home facility with a capacity of 36 beds. Additionally, the Applicant received conditional use approval to allow the operation of a nursing home facility within the R-3 Residential Zoning District.

The Applicant is proposing to amend the land development approval by decreasing the building footprint by 754 sq. ft. The proposed land development consists of a 33,711 sq. ft. nursing home facility, an associated parking lot and parking lighting, utility installation, stormwater management facility and best management practices, and landscaping for the site. It is important to know that as there has been no changes to the Township's stormwater management requirements, landscaping and buffering requirements, trip generation/traffic study requirements, parking requirements and the site lighting requirements, the original submissions approved pursuant to Resolution 04-17, remain valid and unchanged.

Additionally, he reported that at its meeting on February 1, 2018 the Planning Commission unanimously recommended the Board of Supervisors grant Preliminary/Final Land Development Approval with the condition the Applicant installs fire hose cabinets on both levels of the facility at locations and of the type as approved by the Township Fire Chief since access by the Fire Department is only available on two sides of the facility. Know this was also a condition of the previous plan approved on July 11, 2017.

In response to a question from Chair Weber, Sean Donnelly of Gateway Engineers representing the Applicant, advised the change is to decrease costs.

Mr. Burns advised he will abstain from voting as he is a board member of the Presbyterian Seniorcare Foundation.

Ms. Zipko moved to approve the resolution granting Preliminary and Final Land Development Plan Approval to Presbyterian Seniorcare's Revised Dementia Care Center at Woodside Place of Washington Located at 954 Redstone Road with conditions. Mr. Moore seconded the motion. The motion passed on a 4-0-1 vote with Mr. Burns abstaining.

8C Consideration of an Appointment to the Interview Committee

Chair Weber introduced the item and moved to appoint Mr. Weber, Mr. Moore and Township Manager Stanick to serve on the Interview Committee for the Accountant position. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9. REPORT FROM SOLICITOR

The Township Solicitor had nothing to report.

10. REPORT FROM SECRETARY/TREASURER

Township Manager Stanick reported the following items have been received or issued between January 13 and February 9, 2018:

Reports and Other Documents:

- a) Animal Control Report – January 2018;
- b) Tax Collector's Report – January 2018;
- c) Fire Department Report – January 2018;
- d) Planning Commission meeting minutes for January 4, 2018;
- e) *WEWJA's Financial Statement (w/attachment) for quarter ending – December 31, 2017;*
- f) Legal Defense Partnership Newsletter from PSATS – Winter 2018;
- g) Clear Concepts Newsletter from KLH Engineers, Inc. – Winter 2018;
- h) Bid advertisement for the Independence Blvd. Storm Sewer Project scheduled for publication in the February 13 and 20, 2018 editions of the Observer-Reporter; and
- i) Legal Notice regarding the Light Manufacturing Text Amendment scheduled for publication in the February 13 and 20, 2018 editions of the Observer-Reporter.

Correspondence:

- a) Letter dated January 12, 2018 from the Federal Emergency Management Agency regarding a change to the Township's Flood Plain Map;
- b) Letter dated January 23, 2018 from Township Manager Brandon Stanick regarding the Township's estimate of sanitary sewer taps for the upcoming year;
- c) *Letter (w/attachments) dated January 23, 2018 from EQT regarding its intent to apply for permit to drill the Heyl Well (AMT111H5-AMT111H9) in Amwell Township;*
- d) Letter dated January 25, 2018 from ATI providing notice to the Township pursuant to the PA Storage Tank and Spill Prevention Act;
- e) Letter dated January 25, 2018 from United Steel Workers announcing the merger with the GMP Union, effective January 1, 2018;

- f) Email dated February 1, 2018 from Laural Ziemba of Range Resources regarding the status of its gas wells in South Strabane; and
- g) Letter dated February 8, 2018 from Citizen's Library thanking the Township for its 2018 contribution.

11. COMMENTS FROM SUPERVISORS

There were no comments from the Board.

12. ADJOURNMENT

Mr. Burns moved to adjourn the meeting. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager