

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

April 18, 2023

APPROVED MEETING MINUTES

1. CALL TO ORDER

The April 14, 2023 Special Meeting of the South Strabane Township Board of Supervisors (“Board”) came to order at 7:00 p.m. in the Meeting Room of the Municipal Building (550 Washington Road, Washington, PA 15301).

The following were present:

Board of Supervisors	Bracken Burns, Chair; Mark Murphy, Vice Chair; Russell Grego; Richard Luketich; and Bob Weber.
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Absent	None
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Also Present	Township Manager Brandon Stanick; Police Chief Drew Hilk; Fire Chief Cramer; Township Solicitor Dennis Makel; and Township Engineer Scott Groom.
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2. PLEDGE OF ALLEGIANCE

Chair Burns led the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair Burns 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 of Supervisors is asked to limit their comments to a maximum of three (3) minutes.

Ms. Laynee Zipko, resident on Berry Rd., thanked Mr. Burns and the Green Team for their efforts in picking up the litter along upper Berry Rd.

Ms. Jamie Zofchak, resident on Panorama Dr., asked if the Tanger Outlets property is paying taxes. Township Manager Stanick stated the property does generate property taxes. He summarized the arrangement through the TIF approval and emphasized the owners are paying real estate taxes on 100% of the post development assessed valuation at the current tax rate. Mr. Murphy advised the businesses at Tanger Outlets also generate Mercantile Tax.

Ms. Charlene Scuvotti, resident on Pine Valley Rd., expressed concern for the 191 comments on the deficiency letter for Meadows Landing. She stated these comments address the concerns she has had with the development. She noted a tree is down on Meadows Landing property.

Mr. Jeffrey Bull, resident on S. Main St., commented on the deficiency letter. He stated he is running for Township Supervisor and noted he has been concerned with the Township since the TIF for Tanger was established. He stated the Board should start listening to residents and not

management. Mr. Bull expressed his concern with the termination of the South Strabane Sanitary Authority in 2021 and stated residents are not aware of this. He stated the Township has allowed Meadows Landing to operate under different rules which impact the taxpayers. The Planning Commission didn't approve Meadows Landing; however, the Board of Supervisors did approve the development.

Ms. Marcia Deeb, resident on Fox Dr., inquired about the Berry Rd. closure on the agenda for this evening. She inquired about the accident rate on Berry Rd. Chief Hilk confirmed there were 69 accidents from 2013 through 2022.

Ms. Judy Panasik, resident on Green Crescent Dr., stated she was at the Planning Commission meeting and was disappointed that the exact opposite was being told to the Planning Commission. Supervisor Murphy had wanted to expand those things in the Code that make neighborhoods nice and the Township Manager was reporting the exact opposite. She expressed her concern for seeing people two days in a row at the corner of Rt. 19 and Trinity Point begging for money. Also, she stated that Meadows Landing is not coming and now residents are paying the price for the project. If the Board would just rescind its decision then the land use appeal would go away.

In response to Chair Burns, Chief Hilk advised that the two means of enforcement the Police Department has is that people are not allowed to stand on the street. This being a private road, we have agreements with the shopping centers to enforce in their developments.

Mr. Murphy stated that no building, developer or resident, in the Manifold watershed could have happened without the forcemain project; WEWJA had shut development down. He stated the project was not paid for with taxpayer money. Mr. Chester Patrino, a resident on Patrino Dr., stated he does not believe the project was accomplished without taxpayer money. At the request of the Board, Mr. Stanick stated the project was paid for with the Sanitary Authority's current cash funds, a grant awarded by the DCED and a developer contribution from the Burkett Manor developer. Mr. Patrino inquired of an agreement with Meadows Landing that they refused to sign because they didn't want to pay for the project. In reference to Mr. Patrino's comments, Mr. Murphy stated there was no bond issued for this project and there is no debt service outstanding for this project.

Mr. George Rowan, resident on Flint Dr., stated he is running for Supervisor and has been coming to meetings since he was a the HOA president of Strabane Manor. He noted he is also a Township auditor and expressed his concern management didn't forward him the information he request, but received it after the auditors meeting. He continued expressing his opinion that the improvements in Strabane Manor were never finished per the approved Master Plan.

Mr. Larry Stemn, resident on Donnan Ave., expressed his concern for the utility companies work in the roadway that is affecting the quality of the roads.

4. CONSIDERATION OF MEETING MINUTES

Mr. Murphy moved to approve the March 28, 2023 Regular Meeting Minutes. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

5. FINANCIAL BUSINESS

The purpose of this item is to transmit the following for consideration by the Board of Supervisors:

- Payroll: \$ 137,353.93 (pay date of April 7, 2023)
- General Fund: \$ 161,826.52
- Liquid Fuels Fund: \$ 2,853.40
- Sewage Enterprise: \$ 78.40
- Escrow: \$ 3,565.04
- Total Expenditure: \$ 305,677.29**
- Overtime costs for the period include:
 - Police: \$ 3,717.11
 - Fire: \$ 336.45
 - Public Works \$ 1,889.52
 - **Total OT: \$ 5,943.08** (pay date of April 7, 2023)

General Fund:

- Municipal Employees Insurance Trust \$ 52,525.72
- Secure Solutions (Police Camera Grant Reimbursement Forthcoming) \$ 31,392.00

Mr. Murphy moved to approve the payroll for the period of March 19 through April 1, 2023 and bills for the period March 25 through April 14, 2023. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

6. **ANNOUNCEMENTS AND RECOGNITION**

Chair Burns announced the Board met in Executive Session on April 17 and 18, 2023 for the proposes of personnel and potential litigation.

7. **TOWNSHIP REPORTS**

Municipal Separate Storm Sewer System (MS4) Report

Chair Burns, stated the Board of Supervisors allocates a period of time during this item for comments regarding the topic of stormwater. Each person addressing the Board of Supervisors is asked to limit their comments to a maximum of three minutes.

Ms. Scuvotti inquired if stormwater inspections are being done and if the tree on the Meadows Landing basin has been removed. She voiced concerns stated that it is now spring and wants all the basins at Meadows Landing inspected. She also stated the banks near single lane bridge at the end of Pine Valley Rd. that leads into her property are bad. The road repair that was done along the stream needs done again.

Secretary/Treasurer's Report

Mr. Stanick reported the following was transmitted to the Board through the Secretary/Treasurer's Report:

Minutes and Agendas:

- a) WEWJA Regular Meeting Minutes – February 27, 2023
- b) Planning Commission Meeting Agenda – April 6, 2023;
- c) Zoning Hearing Board Meeting Agenda – April 10, 2023; and
- d) Green Team Meeting Agenda – April 13, 2023.

Reports and Publications:

- a) Finance Report - March 2023;
- b) Fire Department Report – March 2023
- c) Building Department/Code Enforcement Report – March 2023;
- d) Police Department Report – March 2023;
- e) Tax Collector’s Report & Interim Collection Only – March 2023;
- f) Township Engineer’s Report – April 18, 2023;
- g) DODGE Data & Analytics – April 2023;
- h) PSATS News Bulletin – April 2023; and
- i) OR Legal Notice published on April 3, 2023, rescheduling of BOS meeting to April 18, 2023.

Correspondence:

- a) Letter (w/ attachment) dated February 24, 2023 from Washington Park Director DeAnna Martin regarding their Cash Bash;
- b) Email chain starting April 3, 2023 regarding all the missed streets and houses for April 3 recycling pickup; and
- c) Email dated April 7, 2023 to Zack Tysiak regarding information on taking ownership of a paper street near the Crest/Homer intersection.

Copies of those items in italics are not attached, but available upon request.

Township Solicitor’s Report

Solicitor Dennis Makel reported his office has been working on issues regarding agreements, personnel and planning.

Township Engineer’s Report

Township Engineer Scott Groom presented the following report:

Burkett Manor 454-03-120

- KLH has an inspector on-site ensuring that the storm, roads, and sanitary are being built to the Township’s standards and the approved plans. Time spent on sanitary work is being billed separately to WEWJA.

Act 537 Update 454-21

- The Act 537 Sewage Facilities Planning Report has been completed and will remain in draft form. The draft document will be provided to WEWJA for reference and consideration through the development of the regional planning effort. Final adoption and submission of the Township’s plan will occur in coordination with the regional plan to ensure that consistency is maintained.

H2O PA Grant Application 454-23

- A grant application was submitted to the Commonwealth Financing Authority in December for upgrades to the Quarry Pump Station. The total project estimate is \$2,732,437. The application will be for 50% grant funding with 50% Township match. The most recent correspondence with DCED suggests that funding offers may not be announced until September (originally anticipated for July).

MS4 Support 454-24

- KLH supported completion of required outfall screening.
- Updates will need to be made to the Township's existing stormwater ordinance to satisfy more recent PADEP guidance.
- Permit Renewal Application is due August 2023 and revisions to the Township's Pollution Reduction Plan (PRP) are due January 2024.

Developer Reviews

- Alan Andrews Subdivision Plan #1 (Minor Subdivision).

8. UNFINISHED BUSINESS

There as no unfinished business to come before the Board at this time.

9. NEW BUSINESS

9A: Motion Approving a Memorandum of Understanding with the Public Works Union, Local 207M, Regarding Paid Leave

Mr. Murphy moved to table this matter. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9B: Motion Approving a Right of Access Agreement with Mr. and Mrs. Gaylord Plants for the Purpose of Receiving Waste Fill

Mr. Luketich moved to approve a Right of Access Agreement with Mr. and Mrs. Plants. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9C: Motion Accepting the Recommendation of the Planning Commission Concerning the Closure of Berry Road

Mr. Luketich moved to table this matter. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

9D: Motion Authorizing the Installation of a Little Free Library at Community Park

Ms. Donna Patrina presented her request to the Board regarding the installation of a Little Free Library at Community Park. She advised this will be in memory of her mother.

Mr. Murphy moved to approve the installation of a Little Free Library at Community Park by Ms. Patrina.

Ms. Patrina noted books will be available to the public to take one and leave one behind. In response to a question from Mr. Luketich, she noted she will cover the cost of the library, but strongly encouraged people to donate books.

Mr. Grego noted the Public Works Department will assist with installation. It will be placed in a well-lit area that is covered by the cameras in the park.

As no further discussion took place, the motion passed on a unanimous voice vote.

9E: Resolution Authorizing Signatories for Township Bank Accounts

Mr. Stanick reported the resolution before the Board is to approve the addition of Finance Director Marie Coffman as a new check signer and to remove the former Finance Director as such on Washington Financial bank accounts. As a result of this action all authorized check signers are required to supply their signatures.

Mr. Murphy moved to approve the resolution authorizing signatories for Township bank accounts. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9F: Motion Awarding Lowest Qualified Bid for Public Works Materials and Fuel

With the change in the meeting date from April 25th to April 18th, Mr. Murphy moved to table consideration of the matter. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9G: Resolution Requiring the Attendance of Applicants and Property Owners at all Public Hearings Conducted for the Purpose of Considering Submitted Applications for Conditional Use or Any Other Land Use

Chair Burns read aloud the title of the Resolution now before the Board. As this item was not on the Meeting Agenda, the Board voted to add this matter to the Agenda. As there was no opposition, the Agenda was amended on a unanimous voice vote.

Mr. Murphy moved to adopt a Resolution requiring the attendance of applicants and property owners at all Public Hearings conducted for the purpose of considering submitted applications for Conditional Use or any other land use. Mr. Luketich seconded the motion.

There were no comments from the Board.

Chair Burns opened the floor for comments from the Public.

Mr. Thomas Lonich, resident on Davis School Rd., asked the Board to make the resolution public so people know its available. He stated the Municipalities Planning Code would not allow such a rule.

Ms. Panasik expressed her gratitude for the Board passing the resolution. She noted people are not showing up and the representatives that do attend are inadequate.

Chair Burns noted that principles may attend by Zoom.

In response to Solicitor Makel, Mr. Lonich stated this matter wasn't brought up until the last item on the agenda and wasn't public beforehand.

As there were no further comments from the Public, the motion passed on a unanimous voice vote.

10. ADJOURNMENT

As no further business came before the Board, Mr. Murphy moved to adjourn the meeting. Mr. Luketich seconded the motion. The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager