

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

December 21, 2021

APPROVED MEETING MINUTES

1. CALL TO ORDER

The December 21, 2021 Special Meeting of the South Strabane Township Board of Supervisors (“Board”) came to order at 10:05 a.m. in the Mae C. Reynolds Meeting Room of the Municipal Building (550 Washington Road, Washington, PA 15301).

The following were present:

Board of Supervisors	Bob Weber, Chair; Mark Murphy, Vice Chair; Bracken Burns (via phone); Russell Grego; and Richard Luketich.
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Absent	None
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Also Present	Township Manager Brandon Stanick; Assistant to the Township Manager Jim Sutter; Police Chief Drew Hilk; Fire Chief Scott Reese; Township Solicitor Dennis Makel; and Township Engineer Kevin Creagh.
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Chair Weber reported the Board met in executive session prior to this meeting to discuss personnel and potential litigation.

2. PLEDGE OF ALLEGIANCE

Chair Weber lead the Pledge of Allegiance.

3. PUBLIC COMMENT

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

Ms. Charlene Scuvotti, resident on Pine Valley Road, asked why this meeting was not advertised. She also inquired if there was a Developers Agreement with Meadows Landing Associates, LP. for Township residents to view.

Solicitor Dennis Makel stated this meeting is a continuation of the previous week’s regular meeting and as a result it is not necessary for it to be advertised in the Observer-Reporter. He then verified with Assistant to the Township Manager Jim Sutter the meeting was advertised on the website and

the agenda was posted at the front and back entrances to the Municipal Building. He stated, given these items have been done, the Township is in compliance with the Sunshine Act.

In response to Ms. Scuvotti, Chair Weber reiterated Public Comment time is for the public to put comments on the record.

4. CONSIDERATION OF REGULAR MEETING MINUTES FROM DECEMBER 14, 2021

Mr. Murphy moved to approve the December 14, 2021 Board of Supervisors Meeting Minutes as presented. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

5. ANNOUNCEMENTS

Township Manager Brandon Stanick announced the Municipal Building will be closed on Friday, December 24th; Monday, December 27th; and Friday, December 31st in observance of the Christmas and New Year's Day holidays.

6. UNFINISHED BUSINESS

6A: Motion to Award Manifold Road Forcemain Project to J5 Construction in the amount of \$877,958.80

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

Mr. Stanick reported the Board is being presented a motion a motion awarding the bid for the Manifold Forcemain Project ("Project") to J5 Construction of Eighty Four, PA in the amount of \$877,958.80. The Project is for the construction of 4,800 linear feet of 14-inch PVC C-900 forcemain to provide additional capacity in the Manifold sewer shed tributary to the Manifold Road Pump Station. The Project will not only serve current demand from development ongoing in the Township, but also provide capacity for the foreseeable future in the Manifold Road Pump Station.

He reported, the Project is being partially funded through the remaining grant proceeds of a DCED grant in the amount of \$306,000. The Meadows Landing (345 units) and Burkett Manor (145 units) Developers will also contribute to this project through a pro rata share of \$492,754.83 and \$207,099.85, respectfully, reflective of the number of units planned for each development. A Memorandum of Understanding ("MOU") is currently being reviewed with the two developers by the Township, which will serve as a bridge until the final development agreement for each development is approved. Recall that Burkett Manor has received final PRD approvals (awaiting development agreement approval) and it is anticipated Meadows Landing final PRD will be considered by the Planning Commission in January followed by the Board of Supervisors before the end of January. It is important to know that Meadows Landing is a 3-phase development and Burkett Manor is a 1-phase development. As this is the case, the contribution from Meadows Landing will most likely be received in thirds and the contribution from Burkett Manor all at once.

It is anticipated the Township will incur upfront costs in the amount of \$225,000 to \$325,000 (conservative estimate) which will be reimbursed over time directly through an additional fee per tap of \$1,428 on top of the regular tap-in fee of 2,500. The undedicated funds (Slovenian CD) of the former Sanitary Authority in the amount of \$572,000 is the monetary source available to the Township for upfront costs. The bid submitted by J5 Construction will expire on December 22, 2021 in the event the Township does not approve the award.

Mr. Stanick clarified the developers will be partly responsible for paying the additional tap-in fee in additional to the regular tap-in fee.

Mr. Murphy moved to award the Manifold Road Forcemain Project to J5 Construction in the amount of 877,958.80. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

7. NEW BUSINESS

7A: Motion to adopt Resolution Authorizing the Sewage Planning Module for the Greek Metropolis Church to be located along Enterprise Road (Parcel Nos. 600-004-00-00-0013-02 & 600-004-00-00-0013-00)

Mr. Stanick introduced the item advising the Board on October 26, 2021 it had granted Land Development approval to the Greek Orthodox Metropolis of Pittsburgh, Inc. (“Applicant”) for a church and residence (“Development”) for the property located along Enterprise Road, further identified as Parcel Nos. 600-004-00-00-0013-02 & 600-004-00-00-0013-00 (“Property”).

On December 13, 2021 the Township received a request from Red Swing Group (“Engineer”), engineer for the Applicant, to approve a resolution stating the Sewage Facilities Planning Module submitted to the Pennsylvania Department of Environmental Protection (“DEP”) conforms to the Township’s applicable sewage related zoning, ordinances and plans. These are traditionally standard documents not requiring Board approval, but the DEP is specifically requesting the Engineer receive approval of the attached resolution from the Township prior to approving their application.

The resolution in question has been reviewed and found acceptable by the Township Engineer and Solicitor.

Mr. Murphy moved to adopt the Resolution authorizing the Sewage Planning Module for the Greek Metropolis Church to be located along Enterprise Road (Parcel Nos. 600-004-00-00-0013-02 & 600-004-00-00-0013-00). Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Murphy moved to add the following item to the Agenda: Motion approving a one-year extension for curbside recycling services by Waste Management of Pennsylvania, Inc. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

7B: Motion to Approve a One-year Extension for Curbside Recycling Services by Waste Management of Pennsylvania, Inc.

Mr. Stanick presented for the Board's consideration a contract extension for recycling services by Waste Management of Pennsylvania, Inc. The extension provides for one additional year maintaining services with curbside collection of recyclable materials, once-per-month (first Mondays) at a rate of \$3.89/month for each household or \$46.68/year. This is an increase from \$2.89/month or \$12.00/year

Mr. Murphy moved to approve a one-year extension for curbside recycling services by Waste Management of Pennsylvania, Inc. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

8. ADJOURNMENT

As no further business came before the Board, Mr. Luketich moved to adjourn the meeting. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote. The meeting was adjourned at 10:17 a.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager