

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

**November 22, 2022**

**APPROVED MEETING MINUTES**

**1. CALL TO ORDER**

The November 22, 2022 Regular 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            Bob Weber, Chair; Mark Murphy, Vice Chair; Bracken Burns; Russell Grego; and Richard Luketich.

Absent                                None

Also Present                        Township Manager Brandon Stanick; Assistant to the Township Manager Jim Sutter; Police Chief Drew Hilk; Fire Chief Jordan Cramer; Finance Director Janna Luton; Township Solicitor Dennis Makel; and Township Engineer Rob Horvat

**2. PLEDGE OF ALLEGIANCE**

Chair Weber lead the Pledge of Allegiance.

**3. PUBLIC COMMENT**

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.

Judy Panasik, resident on Green Crescent Drive, stated at the November 3<sup>rd</sup> Planning Commission meeting she had asked the representatives of the Snuffy Planned Residential Development (“PRD”) if they were pursuing grant money for sewer upgrades. She noted there is an item on the agenda seeking grant funding for upgrades to the Quarry Road Pump Station. She expressed her views the Township is fronting money for a developer and that the Board is being misled by Township management. She expressed displeasure with the proposed Snuffy PRD including the creation of another homeowners’ association and for the property being rezoned to R-2 instead of R-1 Zoning Districts. Ms. Panasik inquired if the Trinity Area School District and adjacent railroad have been consulted regarding the Snuffy PRD. She expressed concern regarding the blind curve on Quarry Road south of the proposed entrance to the development and noted this development will impact the current residents along Floral Hill and Lakeview Drives. Ms. Panasik reiterated her opinion the Township is looking out for developers and not residents. She expressed her displeasure with the conditions on Berry Road.

Jeff Bull stated the potential upgrades to the Quarry Road Pump Station are only for the benefit of the developer of the proposed Snuffy PRD. Mr. Bull expressed his displeasure with the Meadows Landing PRD, noting the Board went against the recommendation of the Planning Commission. He expressed his displeasure with the Burkett Manor PRD. He stated the Township should pursue grant money that benefits current residents. Mr. Bull stated Chair Weber and Township Manager Brandon Stanick are conflicted in regards to litigation with the Strabane Manor HOA and expressed skepticism regarding anything they state regarding the matter.

Paul Winter, member of the South Strabane Volunteer Fire Department (“VFD”), stated he has been a member of the VFD for the past seven years. He expressed displeasure with statements made regarding the VFD during the October 25<sup>th</sup> Public Comment Time. Mr. Winter stated unity and camaraderie between the volunteer and career firefighters has improved significantly and he is concerned with misinformation being spread that the relationship is not improving.

#### 4. CONSIDERATION OF MEETING MINUTES

Mr. Luketich moved to approve the Board of Supervisors Budget Meeting Minutes from October 17, 2022 as presented. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

Township Manager Brandon Stanick reported the Board of Supervisors Informational Meeting Minutes from October 24, 2022 were not yet prepared.

Mr. Murphy moved to approve the Board of Supervisors Regular Meeting Minutes from October 25, 2022 as presented. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Murphy moved to approve the Board of Supervisors Budget Meeting Minutes from October 27, 2022 as presented. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

#### 5. FINANCIAL BUSINESS

The Board considered the following financial business:

- Payroll: \$ 129,279.64 (pay date of November 4, 2022)
- Payroll: \$ 128,456.20 (pay date of November 18, 2022)
- General Fund: \$ 271,027.15
- Liquid Fuels Fund: \$ 42,037.68
- Escrow: \$ 10,710.74
- Sewage Enterprise: \$ 2,533.00
- **Total Expenditure: \$ 584,044.41**
  
- Overtime costs for the period include:
  - Police: \$ 2,864.73
  - Fire: \$ 1,026.08
  - Public Works \$ 541.72
  - **Total OT: \$ 4,432.53** (pay date of November 4, 2022)
  
  - Police: \$ 4,832.21

○ Fire:	\$	801.53
○ <u>Public Works</u>	\$	<u>362.64</u>
<b>Total OT:</b>	<b>\$</b>	<b>5,996.38</b> (pay date of November 18, 2022)

General Fund:

• Municipal Employees Insurance Trust	\$	57,533.30
• Empire Emergency Apparatus, Inc. (Squad Cars)	\$	27,184.49
• Selective Insurance (General Liability/Commercial)	\$	36,218.00
• Tracy Conner (barn settlement)	\$	15,000.00
• Makel & Associates, LLC	\$	23,294.46

Liquid Fuels:

• American Rock Salt	\$	37,890.80
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Mr. Luketich moved to approve the payroll for the periods October 16 through October 29, 2022 and October 30 through November 12, 2022 and Bills for the period October 22, 2022 through November 18, 2022. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

**6. ANNOUNCEMENTS AND RECOGNITION**

Chair Weber announced the Board held Executive Session on November 17 and November 22, 2022 to discuss matters related to personnel and litigation.

Chair Weber stated the Township's Comprehensive Plan completed in 2017 recommended working more closely with the Trinity Area School District. He added the Pennsylvania State Association of Township Supervisors has also made the suggestion to Townships to develop a flag. In conjunction with both of these items, the Township has reached out to Trinity Middle School regarding designing a flag for the Township. Chair Weber expressed his excitement regarding this initiative.

Mr. Burns provided an overview of the 2022 Property Beautification Award Program and recognized the following winners:

Residential

1 <sup>st</sup> Place:	370 Floral Hill Drive – Debbie and Tom Regets
2 <sup>nd</sup> Place:	923 E. Beau Street – Mark McCurdy
3 <sup>rd</sup> Place:	216 Dodd Drive – Tom Zeni

Agricultural

1 <sup>st</sup> Place:	790 Berry Road – Zipko Brothers Farm
2 <sup>nd</sup> Place:	199 Booth Road – Linda Puskarich
3 <sup>rd</sup> Place:	19 Booth Road – Francis & Carol Startare

Commercial

1 <sup>st</sup> Place:	Old Mill Commercial Development
2 <sup>nd</sup> Place:	Walnut Grill
3 <sup>rd</sup> Place:	Huntington Bank

Tom Zeni, the Regets family, and the Zipko family were in attendance and delivered remarks expressing their appreciation for the recognition. Winners received a certificate, yard signs and gift certificates to Stimmels Greenhouse.

## **7. TOWNSHIP REPORTS**

### **Municipal Separate Storm Sewer System (MS4) Report**

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.

There were no comments from the Public.

### **Township Manager's Report**

Township Manager Brandon Stanick wished everyone in attendance a Happy Thanksgiving and noted Township offices will be closed on Thanksgiving Day and the following day (November 24 and November 25).

### **Secretary/Treasurer's Report**

The following was transmitted to the Board through the Secretary/Treasurer's Report:

#### **Minutes and Agendas:**

- a) Zoning Hearing Board Meeting Minutes – September 12, 2022;
- b) Planning Commission Meeting Minutes – October 6, 2022;
- c) Zoning Hearing Board Meeting Minutes – October 10, 2022;
- d) Planning Commission Meeting Agenda – November 3, 2022; and
- e) Zoning Hearing Board Meeting Agenda – November 14, 2022.

#### **Reports and Publications:**

- a) Finance Report - October 2022;
- b) Fire Department Report – October 2022;
- c) Building Department/Code Enforcement Report – October 2022;
- d) Police Department Report – October 2022;
- e) Tax Collector's Report & Interim Collection Only – October 2022;
- f) Animal Control Officer's Report – October 2022;
- g) MS4 Report – November 2022;
- h) Township Engineer's Report – November 22, 2022;
- i) Wash. Co. Assessment District taxable value total for Municipalities in 2023;
- j) PSATS News Bulletin – October/November 2022;
- k) DODGE Data & Analytics – November 2022;
- l) Wash. Co. Conservation District Newsletter, Tomorrow – September 2022 Vol. 52, Issue 3;
- m) The Portnoff Reporter – Fall 2022; and
- n) *WEWJA Financial Statement for the fiscal quarter ending June 30, 2022;*

#### **Correspondence:**

- a) Letter dated October 4, 2022 from Brandon Stanick to Mr. Gaylord Plants regarding a tree along Lakeview Drive;

- b) Letter dated October 18, 2022 from Ameriserv regarding PA Act 44 Annual Municipal Notification of Political Contributions;
- c) Email dated October 22, 2022 from Brandon Stanick to Marcia Deeb regarding her meeting questions;
- d) Letter (*w/o attachment*) dated November 4, 2022 from Diane Ambros, Director of Citizens Library, expressing sincere appreciation to the 2022 appropriation of \$9,700 & request for \$12,000 in 2023;
- e) Notice dated November 5, 2022 from Chief Jordan Cramer regarding the Scout Drive Methane Levels; and
- f) Email dated November 17, 2022 from Brandon Stanick to Mr. and Mrs. Scuvotti regarding Meadows Landing Basin #1 Inspection.

### **Township Solicitor's Report**

Solicitor Dennis Makel reported his office has been working on matters related to planning, litigation and various other matters.

### **Township Engineer's Report**

Township Engineer Rob Horvat previously submitted the following report:

#### **Community Park 454-08**

- KLH completed the as-builts of the forcemain for potential adoption by WEWJA.

#### **Strabane Manor Phase 4**

- Final paving is installed and final walkthrough is complete. A letter detailing final approval will be issued

#### **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.

#### **2023 LSA Applications 454-22**

- Community Park Overflow Lot. Requesting \$40,300 in grant funding with \$29,200 in Township match to expand parking in the Community Park.
- Engine 442 Replacement. Requesting 50% of the \$665,853 purchase price for the replacement rescue apparatus. LSA has indicated that due to the date of purchase agreement through COSTARs this application will NOT be eligible for LSA funds.

#### **Act 537 Update 454-21**

- A kick-off meeting was held earlier this month and a draft is underway. KLH is scheduled to visit all sewage pumping facilities located in the Township with the WEWJA maintenance staff.

#### **H2O PA Grant Application 454-23**

- A grant application is being finalized for submission to the Commonwealth Financing Authority. The total project estimate is \$2,254,023. The application will be for 50% grant

funding with 50% Township match. A resolution to apply will need to be passed at the November meeting.

### **Developer Reviews**

- Ameriprise Financial Renovations Land Development
- George Plan of Lots
- Menards Land Development
- Old Mill Plan of Lots

Mr. Horvat noted the Board has received his report. He emphasized the Engine replacement is not eligible for an LSA Grant. Further discussion on the LSA Grant ensued.

## **8. UNFINISHED BUSINESS**

### **8A: Motion Approving a Boundary Change between the City of Washington and South Strabane Township**

This item remained on the table.

### **8B: Motion Approving an Agreement with the North Strabane Township Sanitary Authority (“NSTSA”), Washington-East Washington Joint Authority (“WEWJA”) and Washington Penn Plastic Co., Inc. (“WPP”) to Allow a Sanitary Connection from the WPP Facility (1604 S.R. 136) to Connect to the NSTSA Treatment Plant**

Mr. Stanick reported at its August 23, 2022 Non-Legislative Meeting, the Board received an update on the item. Currently, the Township does not have sanitary sewer service in this vicinity. Because the Township cannot adequately serve WPP, it is applying to flow sewage to the NSTSA’s 84 Industrial Park plant located across Route 136.

Since that time, and at the Board’s request, Township Legal Counsel and the Township Manager have worked with WEWJA, NSTSA and WPP to draft and finalize an agreement that allows WPP to establish sanitary sewer service to the treatment plant operated by NSTSA pursuant to the following: The Township, WEWJA and NSTSA shall have the right to review the plans and specifications prepared by the Company and conduct applicable inspections; WPP will pay all applicable tap-in fees to NSTSA for connection to its system, and when the time comes, pay all applicable tap-in fees to the Township and WEWJA when WPP connects to the WEWJA system; WPP is responsible for all maintenance and repair cost to the lateral connection; WPP shall establish a \$2,000 escrow with the Township; The Township is not obligated to fund development or be responsible for constructing any infrastructure for sewage development as a result of this Agreement; and WPP will disconnect from NSTSA and connect to the WEWJA system once sewage infrastructure is within 150 feet of the property.

Mr. Burns moved to approve an agreement with the North Strabane Township Sanitary Authority, Washington-East Washington Joint Authority and Washington Penn Plastic Co., Inc. to allow a sanitary connection from the Washington Penn Plastic Co., Inc. Facility to connect to the North Strabane Township Sanitary Authority Treatment Plant. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

## 9. **NEW BUSINESS**

### **9A: Motion Authorizing a Letter of Support of a Washington County Local Share Account Application from Washington County Transportation Authority (d/b/a/ Freedom Transit) for a Proposed Local and Suburban Transit Facility Located at 375 Berry Road**

Sheila Gombita, Executive Director of the Washington County Transportation Authority (“Authority”) was in attendance to request a letter in support of its Local Share Account application from the Board.

Ms. Gombita gave background on the Authority's operations describing fixed and shared routes and their administrative offices. She presented a site overview of the proposed facility at 375 Berry Road and described their proposed operations for the site. The Authority is planning to construct a maintenance and storage facility for its public transit buses on a 12-acre parcel located at 375 Berry Rd., the former site of Tower Golf and Amish Touch. According to the Authority, the planned facility will allow it to more efficiently maintain its buses, improve service reliability and meet safety requirements. In addition, the Authority will be able to convert its fleet to Compressed Natural Gas (“CNG”) resulting in cost savings over diesel fuel and reducing carbon emissions.

Ms. Gombita noted the challenges the Township has with Berry Road. She noted there will be 80 vehicles based out of the site, but only 23 will be operating during peak hours. She stated the estimated cost of the project will be approximately \$48 million funded primarily from federal and state funding, though they are applying for Local Share Account (“LSA”) funding. The LSA request will be for the initial phase of the project and cover the costs of permitting, site demolition and development, utility upgrades, and access improvements.

Mr. Burns moved to authorize a letter of support for the Washington County Local Share Account Application from Washington County Transportation Authority (d/b/a/ Freedom Transit) for a proposed Local and Suburban Transit Facility located at 375 Berry Road. Mr. Luketich seconded the motion. The motion passed on a 4-1 voice vote with Mr. Murphy voting no.

### **9B: Consideration of an Application for Preliminary and Final Minor Subdivision from Thomas & Yvette Kisling for the Kisling Subdivision Plan No. 1 Located at 1885 E. Beau Street in the A-1 Zoning District**

Mr. Stanick reported on December 23, 2021 the Township received an application for Preliminary and Final Minor Subdivision approval from Thomas and Yvette Kisling (“Applicant”) for the Kisling Subdivision Plan No. 1 (“Development”) located at 1885 East Beau Street, further identified as Parcel No. 600-002-00-00-0008-02 (“Property”) in the A-1 Zoning District. The Property is approximately 73 acres and is accessed through a private drive off E. Beau Street. There is one dwelling on the Property, which is the residence of the Applicants. There are existing 50-foot rights-of-way on the eastern and western sides of the parcel. Sewage is provided to the existing house through an on-lot septic system.

The Applicant initially proposed to subdivide the parcel into 5 lots with the existing house located on the original parcel and create four additional parcels. The matter was considered at the January 6, July 7, October 6 and November 3, 2022 Planning Commission meetings. Over the course of

these meetings concerns regarding sewage, conformance with the Subdivision and Land Development Ordinance (“SALDO”), emergency vehicle access and operations and maintenance agreements among the various property owners were all raised.

In response to these concerns the Applicant submitted an updated set of plans which eliminated all previously proposed lots. The conveyance of approximately 11 acres to the adjacent Nickel Tract is all that remains of any of the previously proposed plans. At its November 3, 2022 meeting, the Planning Commission reviewed and unanimously recommended approval of this plan.

Mr. Burns moved to approve the application for Preliminary and Final Minor Subdivision from Thomas & Yvette Kisling for the Kisling Subdivision No. 1 located at 1885 E. Beau Street in the A-1 Zoning District. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

**9C: Consideration of an Application for Preliminary and Final Minor Subdivision from Leean M. George for the Leean George Plan of Lots Located at 625 Floral Hill Drive in the R-2 Zoning District**

Chair Weber moved to table this item. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

**9D: Preapplication Meeting with Snuffy Investments, LP. regarding a proposed Planned Residential Development along Quarry Road, further identified as Parcel No. 600-007-00-00-0036-00**

Mike Wetzel, Landscape Architect for Snuffy Investments, LP (“Applicant”) from Victor Wetzel Associates, Frank Zappala, Developer for the Applicant from The First City Company and Ryan Klousnitzer, Builder for the Applicant from NVR, Inc. appeared before the Board to present their proposal for a Planned Residential Development (“PRD”) along Quarry Road near the intersection with Lakeview Drive at a parcel known as the Snuffy Property (“Property”). Mr. Wetzel gave an overview of the proposal. Mr. Stanick noted this presentation was received by the Planning Commission at its November 3, 2022 meeting.

Mr. Wetzel reviewed the housing styles proposed to comprise the development. He stated there will be 54 duplex units on 27 lots in the western portion of the Property. Mr. Wetzel stated the central portion of the site will be comprised of 94 units of lifestyle single-family detached homes and the remainder will comprise 148 units of traditional single-family detached homes. He stated the Property is currently in the I-2 Zoning District, so the next step will be to apply to re-zone the Property coupled with a Master Plan. Mr. Wetzel noted this is the beginning of a significant process to be composed of a series of public meetings.

Mr. Wetzel showed the topography of the site and described the surrounding properties, including the Township Community Park. Mr. Wetzel described how the topography of the site guided their design of the development’s internal circulation. He then described the access to the development as a wide boulevard-style entrance/exit. Mr. Wetzel noted this will assist with the ingress/egress of emergency vehicles. He then provided an overview of four parklets proposed within the development. Mr. Wetzel stated the Applicant would like to rezone the parcel from the existing I-

2 Zoning District to the R-2 Zoning District to enable them to construct the development as a PRD. He then described ways the proposed development is consistent with the Township's Comprehensive Plan.

Mr. Burns inquired on how the access described through the Community Park will be effective if it is closed off as described. Mr. Wetzel stated this access will be for emergency vehicles only and they do not want to encourage other vehicular access. Upon a request for additional information from Mr. Burns, Mr. Wetzel stated the specific barrier would likely be a removeable bollard that would allow walkers and cyclists to pass through easily. Chair Weber inquired if the Applicant has any plans for the proposed parklets. Mr. Wetzel stated they will be recreational, but nothing is planned at this time as part of the Master Plan.

Mr. Luketich asked where the adjacent railroad borders the Property. Mr. Klousnitzer stated it abuts the southern portion of the Property and will not be disturbed. He added it is owned by Allegheny Valley Railroad and there are approximately one to two trains travelling along this portion per day. Mr. Luketich noted the dangerous traffic conditions on Quarry Road and the adjacent railroad trestle. Mr. Wetzel stated a traffic study is required as part of the PRD submittal and this will include the requested details.

Marica Deeb, resident on Fox Drive, asked if the Applicant is concerned the proposal only has one road for ingress/egress to the development. Mr. Wetzel stated the proposed boulevard-style entrance would allow egress and ingress should one of the lanes be blocked. Additionally, the design of the internal circulation assists in mitigating traffic throughout the development. Ms. Deeb noted a concern with access of emergency vehicles and asked if Fire Chief Cramer finds the plan acceptable. Mr. Wetzel noted the design requires only one cul-de-sac in the development which will assist with traffic flow and they have had preliminary discussions with the Fire and Police Departments regarding the plan. Mr. Murphy noted the SALDO requires two entrances to the plan given the importance of maintaining emergency access.

Mr. Luketich noted traveling to Interstate 70 from the development will require taking Lakeview Drive, noting it is a narrow winding country road. He stated the development would increase traffic along this road. Mr. Klousnitzer stated about half of the homes in the development are targeted towards empty nesters who will not necessarily travel during peak hours. A discussion on age-targeted homes ensued. A discussion on the condition of Lakeview Drive and its concerns ensued. Mr. Wetzel reiterated the PRD submittal requires the submission of a traffic study.

Ms. Panasik expressed her concern over the proposed rezoning, stating her preference it be rezoned to R-1 instead of the proposed R-2 Zoning District. She expressed concerns over the potential increase in traffic along Quarry Road and the availability of sewage capacity in the area. Mr. Klousnitzer stated they understand the need to pay for an upgrade to the Quarry Road Pump Station as it is currently at capacity. He stated they intend to pay their fair share for the upgrade and they have already had discussions with WEWJA regarding the project. Mr. Stanick noted this is an issue the Township is aware of and are ultimately responsible for the upgrade. He added this is why the Township is pursuing funding available for these upgrades. A discussion ensued on the need for upgrades to the Quarry Road Pump Station. Mr. Horvat noted the upgrade is required regardless of whether this development occurs.

Mr. Bull stated the Property may have been zoned I-2 for a reason. He expressed displeasure with the manner of the ongoing construction at the Burkett Manor PRD.

**9E: Holding Tank Agreement with Sobe Real Estate for the Property Located at 42 Eighty Four Drive**

Mr. Stanick reported the Township received a Holding Tank Agreement (“Agreement”) from Sobe Real Estate (“Property Owner”) for the installation and maintenance of a holding tank to serve the existing facility at 42 Eighty Four Dr. (“Property”). The Property is currently occupied by Form Energy. Pursuant to Chapter 187-32 of the Township Code, property owners are required to enter into a written agreement with the Township providing for the construction, use, maintenance and removal of holding tanks. Additionally, property owners must also provide the Township a cash bond (\$2,500 provided) to fulfill the obligations set forth in the attached Agreement.

Mr. Murphy asked Andrew Berber, representing the Applicant, if there is an existing tank on the Property. Mr. Berber stated there is a current holding tank and the replacement tank is larger.

Mr. Burns moved to approve the holding tank agreement with Sobe Real Estate for the property located at 42 Eighty Four Drive. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

**9F: Motion Approving the Proposed 2023 Tentative Annual Budget**

Chair Weber moved to table this item. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote.

Mr. Stanick stated this item will be considered at a special meeting on November 28, 2022 and the Final Budget will be considered at the December Regular Meeting, which has been rescheduled for December 20, 2022.

**9G: Resolution Accepting Certain Public Improvements in Phase 4 of the Strabane Manor Residential Development**

Mr. Stanick reported the Township is in receipt of a request from Maronda Homes, Inc. (“Developer”), developer of the Strabane Manor Residential Development, to accept the public improvements of Strabane Manor Phase 4. Pursuant to Section 206-49 of the Subdivision and Land Development Ordinance (“SALDO”), upon completion of the final inspection and approval of the public improvements, the Developer shall request the Township accept the dedication of the public improvements accompanied by deeds of dedication and legal descriptions for all easements and rights-of-way. In addition, pursuant to the Developer’s Agreement for Phase 4, the Township agreed to accept the street, curb and storm systems provided an 18-month maintenance bond, equal to 15% of the cost of the improvements being dedicated to the Township, is provided.

The public improvements consist of 50-foot rights-of-way and the roadway and stormwater facilities lying within the rights-of-way as described in the attached Exhibit A and depicted on the attached Exhibit B and Maintenance Bond Exhibit for the remaining portion of Shawnee Dr. In addition, the Developer will post a maintenance bond in the amount of \$29,392 (15% of the total

\$195,944) for a period of 18 months as required pursuant to Section 206-50 of the SALDO and the Developer's Agreement.

In preparation for the Board's consideration, the Township Engineer and Public Works Director have inspected the improvements and find them acceptable. Also, the Township Solicitor has reviewed the deed of dedication for the remaining portion of Shawnee Dr. and finds this acceptable as well.

Mr. Murphy moved to approve the resolution accepting certain public improvements in Phase 4 of the Strabane Manor Residential Development. Mr. Luketich seconded the motion. The motion passed on a 4-0 voice vote with Chair Weber abstaining.

### **9H: Motion Releasing the Remaining Amount of the Performance Bond for Phase 4 of the Strabane Manor Residential Development**

Mr. Stanick reported the Township is in receipt of a request from Maronda Homes, Inc. to release the remaining portion of the performance bond (Bond #800024257) for Phase 4 in the amount of \$22,928.40. Pursuant to Section 206-48F(1) of the Subdivision and Land Development Ordinance ("SALDO"), upon approval of all of the improvements in the plan, the developer shall be released from any liability pursuant to the performance bond posted to guarantee the property installation of those improvements. In addition, pursuant to the Developer's Agreement for Phase 4, the Township agreed to accept the street, curb and storm systems provided an 18-month maintenance bond, equal to 15% of the cost of the improvements being dedicated to the Township, is provided.

Mr. Murphy moved to release the remaining amount of the performance bond for Phase 4 of the Strabane Manor Residential Development. Mr. Luketich seconded the motion. The motion passed on a 4-0 voice vote with Chair Weber abstaining.

### **9I: Resolution Authorizing Signatories for Township Bank Accounts**

Mr. Stanick reported the purpose of this item is to request the Board approve the addition of Finance Director Janna Luton as a new check signer and to remove the former Financial Analyst on Washington Financial bank accounts.

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

### **9J: Resolution Requesting an H2O PA Flood Control Grant for Quarry Pump Station Upgrade**

Mr. Stanick reported the H2O PA Program ("Program") was established in 2008 and authorizes the Commonwealth Financial Authority to provide single-year or multi-year grants to assist with the construction of drinking water, sanitary sewer and storm sewer projects. With the assistance of Township Engineer Kevin Creagh it has been determined that an upgrade to the Quarry Road Pump Station ("Project") qualifies for funding under the Program. The Project would involve an upgrade to increase the capacity of the pump station for the Quarry water shed as WEWJA has indicated that this pump station is at or nearing full capacity.

The total cost of the Project, using an estimate from WEWJA, is approximately \$2,254,023. The Program is a 50/50 matching grant where the Township is seeking \$1,127,012 from the Program. Should the Board decide to move forward, and due to the more technical nature of this grant, an amount not to exceed \$2,500 would be used to engage KLH Engineers in preparing the application.

Mr. Murphy moved to approve the resolution requesting an H2O PA Flood Control Grant for Quarry Pump Station Upgrade. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

**9K: Resolution Authorizing 2023 Community Development Block Grant Funds**

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

**9L: Motion Approving a Memorandum of Understanding with the International Association of Firefighters Regarding Scheduling and Sergeant Promotional Testing**

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

**10. ADJOURNMENT**

Mr. Luketich moved to adjourn. Mr. Murphy seconded the motion. The motion passed on a unanimous voice vote. The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Brandon J. Stanick  
Township Manager