May 26, 2015

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 at 6:30 P.M.

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

A Visitor's List is on file. There were approximately sixteen (16) persons in the audience.

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

PUBLIC COMMENTS

PUBLIC COMMENTS

PAUL LUKAS

Paul Lukas, 780 Woodlawn Drive asked about the availability of the ball field at Community Park. He explained that as a coach, he is interested in using such ball field whenever it may be available. Mr. Stickle reported that currently the Township has an agreement with Trinity Area School District such that Trinity has exclusive use of the ball field each year from March 15 through Memorial Day. After Memorial Day, the ball field is available for use on a first come first served basis.

Mr. Lukas felt that since the ball field is located in a Community Park, that it would be appropriate for other groups to be able to utilize the ball field, in addition to Trinity groups.

Mr. Keisling reported that the agreement with Trinity will be discussed further later on at tonight's meeting.

JUDI PANASIK

Judi Panasik, 35 Green Crescent Drive recommended that the Township adopt a policy with guidelines covering employees who engage in political campaigning on Election Day.

Ms. Panasik expressed concern regarding parking availability at Community Park, during times when the ball field is in use.

In regard to the request that Trinity has submitted to the Township, to allow Trinity Youth Baseball to use the Community Park ball field, in addition to girls' softball teams, she wondered why the Township would consider such request. She stated that she is not in favor of the Township approving an amendment to the agreement with Trinity, that would allow Trinity Youth Baseball to use such ball field.

Ms. Panasik noted that in regard to the Zoning Ordinance Amendment regarding oil and gas requirements, that initially there was a certain acreage requirement for gas activities contained in the amendment, but over time, such requirement has been removed and replaced with a certain setback requirement.

JERRY ANGELO

Jerry Angelo, 421 Rankin Road reported that the berm along Rankin Road is in need of repair. Mr. Stickle reported that Rice Energy is responsible for repairing and upgrading Rankin Road, from their access road to Route 519. He further reported that Rice has completed some of the repairs, and are waiting for Verizon to move a telephone line, before they can complete their work on the road.

BILLS AND PAYROLL

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BILLS:

General Fund.....Ck. #31153-31207.....$32,701.39

State Fund.....Ck. # 1567.....$572.85

PAYROLL:

Pay of May 15, 2015.....Ck. #31152.....$93,323.62

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

MINUTES:

MEETING MINUTES:

Mr. Piatt made a motion, seconded by Mr. Mazur to approve the minutes of the May 12, 2015 Supervisor's meeting. Motion carried.

BID OPENING

BID OPENING:

SALT STORAGE BUILDING

The one bid opening was for construction of a Salt Storage Building. Mr. Stickle opened and read aloud the seven (7) bids received, which are attached here to and make a part of the these minutes. Mr. Mazur then made a motion, seconded by Mr. Piatt to table action on the bids received pending further review. Motion carried.

PUBLIC HEARINGS

PUBLIC HEARINGS:

CONSIDERATION OF CONDITIONAL USE APPROVAL FOR JOHN SISSION MOTORS

The first Public Hearing was for consideration of Conditional Use Approval for John Sisson Motors, 470 Washington Road, for an expansion to the Mercedes Benz dealership, Zone C-2. (The Planning Commission had recommended approval at their May 7, 2015 meeting) John Sisson reported that they are requesting Conditional Use Approval at this time, for their dealer expansion project. Mr. Stickle reported that all of the engineer's comments had been addressed. There were no comments from those in the audience. After some discussion, Mr. Piatt made a motion, seconded by Mr. Mazur to grant Conditional Use Approval for John Sisson Motors, 470 Washington Road, for an expansion to the Mercedes Benz dealership. Motion carried.

CONSIDERATION OF CONDITIONAL USE APPROVAL TOWER ACCESS GROUP AND PGH SMSA LIMITED P'SHIP

The second Public Hearing was for consideration of Conditional Use Approval for Tower Access Group LLC and Pittsburgh SMSA Limited Partnership to erect a communications tower for Verizon Wireless at 2000 Tanger Boulevard, Zone C-3. (The Planning Commission had recommended approval at their May 7, 2015 meeting.) Mr. Stickle reported that the applicant had provided a letter from their legal counsel, that the proposed communications tower should not be considered as land development, and therefore, land development approval and subdivision approval were not applicable in this instance.

Mr. Stickle also reported that the applicant shall post a surety bond guaranteeing dismantling and removal of the tower, should its use ever be abandoned.

Joseph Cortese of Sittig, Cortese and Wratcher was present to represent the applicant. Mr. Cortese requested that the document they have submitted with their Conditional Use Application entitled

CONSIDERATION OF CONDITIONAL USE APPROVAL TOWER ACCESS GROUP AND PGH SMSA LIMITED P'SHIP / CONT.

"Amended Conditional Use Application of Tower Access Group LLC and Pittsburgh SMSA Limited Partnership (Verizon Wireless) for a Communications Tower at 2000 Tanger Blvd. South Strabane Township Washington County" be entered into the record.

Mr. Cortese explained how their position that the proposed communications tower does not constitute land development or a subdivision, is supported by case law. He requested that as part of the Township's granting of Conditional Use Approval, that a waiver be granted for compliance with Subdivision and Land Development requirements.

Mr. Cortese reported that based on concerns raised by the Planning Commission, that he is able to report that in the event of a catastrophic failure of the proposed tower, that such tower (monopole) would fold over and collapse on its self.

Mr. Cortese further reported that FCC and FAA approval have been obtained for the proposed communications tower, and that all setbacks are met.

Mr. Lonich reported that while he has reviewed the application and accompanying documentation submitted by Mr. Cortese, that he has not been authorized by the Board to research the matter as to whether the applicant must comply with the Subdivision and Land Development requirements.

Mr. Keisling asked for comments from the audience regarding this application.

Paul Lukas, 780 Woodlawn Drive asked about the existing high power electric towers on the Tanger property. Mr. Cortese reported that the proposed Communications Tower is set back a sufficient distance from such electric towers.

In response to a question from Mr. Mazur, Mr. Cortese reported that the applicant has checked the surrounding area, and was unable to utilize an existing tower or building on which to mount their antenna.

After further discussion, Mr. Piatt made a motion, seconded by Ms. Zipko to continue the Public Hearing for consideration of Conditional Use Approval for Tower Access Group LLC and Pittsburgh SMSA Limited Partnership to erect a Communications Tower for Verizon Wireless at 2000 Tanger Boulevard, to allow the Solicitor to review the applicant's request that the proposed tower does not require land development or subdivision approval. Motion carried with Mr. Mazur abstaining from voting.

SCHEDULED VISITORS

SCHEDULED VISITORS:

JOHN SISSON/ SISSON MOTORS SUBDIVISION APPROVAL

The first Scheduled Visitor was John Sisson of John Sisson Motors who was present requesting Final Subdivision Approval for the John Sisson Motors Subdivision, 2 lots at 470 Washington Rd, Zone C-2. (The Planning Commission had recommended approval at their May 7, 2015 meeting) Mr. Sisson explained that the proposed subdivision will combine the existing Mercedez Benz lots with the recently acquired Bull International lot. Mr. Stickle reported that all of the engineer's comments had been addressed.

After some discussion, Mr. Piatt made a motion, seconded by Ms. Zipko to grant Final Subdivision Approval for the John Sisson Motors subdivision (Sisson Plan of Lots – Revised), 2 lots at 470 Washington Rd. Motion carried.

TOWNSHIP PLANNING CONSULTANT CAROLYN YAGLE/PROPOSED Z.O. AMENDMENT – OIL AND GAS REQUIREMENTS

Next was Township Planning Consultant Carolyn Yagle who was present for a discussion of the proposed Zoning Ordinance Amendment regarding oil and gas requirements. Ms. Yagle reported that the Planning Commission, at their May 7, 2015 meeting, recommended approval of such proposed Zoning Ordinance Amendment. She noted that after several Public Hearings and various drafts of the amendment, that the proposed amendment as recommended by the Planning Commission contains criteria and requirements for all oil and gas activities.

Ms. Yagle reported that the proposed amendment includes various definitions as well as requirements for each type of oil and gas activity. She further reported that all of the oil and gas activities are conditional uses in various zoning districts as follows: compressor station in I-1 and I-2 districts; National Gas processing and /or Treatment Facility in I-1 and I-2 districts; Fresh Water Impoundment in A-1, I-1 and I-2 districts; Waste Water Impoundment in I-2 district; and Deep Well and Shallow Well drilling in A-1, R-2, C-2, C-3, I-1 and I-2 districts. Additionally, the proposed amendment contains specific noise limits for oil and gas activity that, if adopted, would be added to the Township's existing Noise and Dust Ordinance.

Ms. Yagle reported that technical consultant Bill Roach provided input as the proposed amendment was being developed.

Ms. Yagle also reported that the proposed amendment contains the conditions that were placed upon the previously approved deep well drilling sites. She also noted that various Public comments made at the various Public hearings have been included in the proposed amendment.

Mr. Keisling asked if the Board had any questions for Mr. Yagle regarding the proposed amendment.

Mr. Piatt asked if swimming pools would be considered a Fresh Water Impoundment. Discussion took place regarding this inquiry.

Mr. Piatt asked about the additional noise limits contained in the proposed amendment. Ms. Yagle responded that such additional noise limit criteria are specifically for oil and gas related activities.

In response to a question from Mr. Keisling, Mr. Yagle reported that as part of the Planning Commission's deliberations regarding the proposed amendment, that votes were taken regarding the zoning districts where each type of oil and gas activity can take place.

In response to a question from Mr. Keisling, Ms. Yagle reported that the Purpose Statement, of each one of the Township's Zoning Districts, was a factor that she recommended that the Planning Commission members consider, as part of their deliberations as to where to allow the various oil and gas activities.

Mr. Mazur expressed concern with the proposed amendment allowing Deep Well and Shallow Well drilling as a Conditional Use in the R-2 Zoning District.

Mr. Keisling thanked the Supervisors for their questions and comments.

Mr. Stickle reported that the proposed amendment has been forwarded to the County Planning Commission for review.

TOWNSHIP PLANNING CONSULTANT CAROLYN YAGLE/CONT

After some discussion, Mr. Mazur made a motion, seconded by Mr. Keisling to proceed to schedule a Public Hearing for consideration of the Proposed Zoning Ordinance Amendment regarding oil and gas requirements, once a response is received from the County Planning Commission. Motion Carried.

Mr. Keisling thanked Ms. Yagle for attending tonight's meeting.

UNFINISHED BUSINESS

UNFINISHED BUSINESS:

PURCHASE OF REGULAR UNLEADED GASOLINE

The first item under Unfinished Business was to approve an extension of an agreement with Guttman Energy for the purchase of Regular Unleaded Gasoline. After some discussion, Mr. Mazur made a motion, seconded by Mr. Keisling, to approve an extension of an agreement with Guttman Energy for the purchase of Regular Unleaded Gasoline. Motion carried.

TRINITY AGREEMENT/ USE OF COMMUNITY PARK BALLFIELD

Next was a discussion of a proposed amendment to an agreement with Trinity Area School District regarding the use of the Community Park ball field. Mr. Lonich reported that as a follow-up to discussion of this matter at the previous Supervisor's meeting, that he has prepared a proposed amendment to the existing agreement between the Township and Trinity, which would revise such agreement to allow Trinity Youth Baseball to utilize the Community Park ball field, in addition to Trinity Girls Softball.

Mr. Keisling allowed for comments from Mr. Lukas. Mr. Lukas asked that other ball teams be allowed to use the Community Park ball field, in addition to the Trinity teams.

In response to a question from Mr. Keisling, Mr. Lonich recalled that at the last Supervisor's meeting, the Board acted to allow Trinity Youth Baseball to continue their use of the Community Park ball field, for the current year.

Further discussion then took place regarding the existing agreement with Trinity. After some discussion, Ms. Zipko made a motion, seconded by Mr. Mazur to approve the proposed amendment to the agreement as prepared by Mr. Lonich and to forward such amendment to Trinity for their review.

Mr. Piatt noted that the Board had previously acted to allow Trinity Youth Baseball to continue to use the ball field, for this year, so therefore, the proposed amendment would not necessarily be needed for the current year. After further discussion, Ms. Zipko withdrew her motion and Mr. Mazur withdrew his second of such motion.

Mr. Lonich then recommended that Mr. Stickle send a letter to Trinity asking if Trinity wishes to continue to utilize the Community Park ball field, in accordance with the terms of the current agreement.

MUNICIPAL BLDG ROOF REPLACEMENT

Mr. Keisling asked that Ms. Zipko report on her meeting with Ralph Sterzinger of RSSC Architecture, as a follow-up from the discussion of the Municipal Building Roof Replacement Project discussed at the last Supervisor's meeting.

Ms. Zipko reported on her meeting with Mr. Sterzinger and Mr. Stickle which took place on May 21. She recalled that the discussion that led to such meeting, compares replacing the existing Municipal Building Roof with either a low slope roof or a metal Truss structure with a standing seam roof. She expressed concern with the metal truss roof being more costly and having such roof put on an old building constructed in 1966.

MUNICIPAL BLDG ROOF REPLACEMENT CONT.

She also reported that with the installation of a metal truss roof, the HVAC units would need to be relocated from the roof to the parking lot, which would increase the overall cost of the project.

Ms. Zipko reported that as part of any roof replacement project, any asbestos detected would have to be dealt with. She further reported that it may not be worth the additional cost for a metal truss roof and new/relocated HVAC system for an old building like the Municipal Building.

Mr. Piatt stated that in the event the Township plans to completely gut and remodel the existing municipal Building, that a metal truss roof and new/relocated HVAC system could be done at the same time, as such remodeling.

Further discussion then took place regarding long range plans for the Municipal Building.

CAMERON ROAD SLIP

Mr. Keisling asked that Mr. Stickle report on the most recent information received from Widmer Engineering in regard to the Cameron Road Slip. Mr. Stickle reported that Rich Rush of Widmer has submitted cost estimates for the two (2) options contained in the ACA Engineering Geotechnical Investigation, that would address such road slip.

Mr. Stickle further reported that Mr. Rush recommends that a meeting be scheduled with Mike Suchar of ACA, to further review the options and associated costs. Mr. Keisling asked that he (or Mr. Mazur) and Mr. Piatt meet with Mr. Suchar, Mr. Rush and Mr. Stickle to review the options and costs.

SOLICITOR REPORT

REPORT FROM SOLICITOR:

None

REPORT FROM SECRETARY/TREASURER:

SECRETARY/TREASURER REPORT

Mr. Stickle reported that the May 2015 Financial Report will be provided to the Board prior to the next Supervisor's meeting.

Mr. Stickle then provided his Secretary's Report

Report that the Park-Recreation Council will be sponsoring South Strabane Community Day on Saturday June 6 from 11 A.M to 7 P.M. at Billy Bell Park

Received correspondence from Range Resources regarding proposed well pad site in North Strabane Township

Report that the Township Public Works Department will be holding a drop-off for tree limbs and branches on Saturday May 30 from 9 A.M to 1 P.M at the old Public Works Building

Received from PSATS their News Bulletin for April-May 2015

Received from FEMA (Federal Emergency Management Agency) their updated Flood Insurance Rate maps

Received Correspondence from Rice Energy regarding proposed well pad site in North Strabane Township

COMMENTS FROM SUPERVISORS

COMMENTS FROM SUPERVISORS:

Mr. Piatt reported that correspondance has been received from PennDOT, advising that as a follow-up to the Township's concerns about the increase in tractor trailer traffic on Manifold Road, that a saftety and signage study will be conducted on such state road.

Ms. Zipko reported that a resident contacted her complaining about the truck and equipment noise at the Range Baumel Well Pad Site on Kopper Kettle Road. Mr. Stickle responded that he would follow-up with Range, to make certain that such complaint is addressed.

Mr. Mazur raised the subject of Citizens Library and how the Library Board approves their bills to be paid. He reported that the Township has received correspondance from the Library's Solicitor, advising that the Library is a non-profit corporation and not a governmental body or public agency.

Mr. Mazur further stated that due to the Township's concerns regarding how the Library approves payment of its bills, that perhaps the Township should be looking at other uses for the funds it contributes to the Library. He recommeded that the Board consider using the funds it currently contributes to the Library, to establish a Community Learning Center where Kindel Fires would be available for young and old residents to check out and use to read books.

Mr. Keisling allowed for additional comments from the audience.

Penny Steggles, 591 Floral Hill Drive recommended that the Township consider establishing a policy for useage of the Community Park ball field, so that groups that want to use the ballfield must pay a fee to use such ballfield.

ADJOURNMENT

There being no further business to come before the Board, Mr. Mazur made a motion, seconded by Ms. Zipko and carried, to adjourn the meeting at 9:00 P.M.

Submitted by,

John J. Stickle
Manager

SOUTH STRABANE SALT STORAGE BUILDING

2672.02

BID TABULATION FORM

MAY 26,2015

CONTRACTOR:	BASE PROPOSAL A ROCKFACE UNITS	TIME OF COMP.	BASE PROPOSAL B SMOOTHFACE	TIME OF COMP.	BID BOND	QUALITIFICATIO NSTATEMENT	NON-COLLUSION AFFIDAVITT	ADDENDUM #1	REMARKS / QUALIFICATIONS
Hybrid	76,649	65			X	X	X		
Miller	92,480	50	92,480	20	X	X	X	X	
Penn State	107,375	90-120	107,375	60	X	X	X	X	
Log Cabin	107,950	90	107,950	75	X	X	X	X	
Blair	141,000	60	141,000	60	X	X	X	X	
Fleeher	153,199	90	153,199	90	X	X	X	X	
Golon	162,675	90	162,675	90	X	X	X	X	