

LEET TOWNSHIP BOARD OF COMMISSIONERS  
September 11, 2017  
Minutes of the Board of Commissioner's Regular Meeting

The Regular Meeting of the Leet Township Board of Commissioners was brought to order at 7:00 p.m. by President Bradel in the Leet Township Municipal Building, 198 Ambridge Ave., Fair Oaks, PA 15003. Commissioners present were Gary Bradel, John Stephansky, Jim Janaszek, Susan Barness, and Jeff Besong.

Also present:

Dan Slagle, Engineer

Andy Wanto, Public Works Foreman

Betsy Rengers, Assistant Manager/Sec.

Rachel Smart, Health South Engineer

Zane Madden, Solicitor

Donna Adipietro, Resident

Tom Jones, Resident

**APPROVAL OF MINUTES**

**MOTION:** Mr. Besong made a motion to approve the minutes of the Regular Meeting on August 14, 2017, as submitted, seconded by Mr. Janaszek, with Mr. Besong, Mr. Stephansky, Mr. Janaszek and Mr. Bradel in favor of. Mrs. Barness abstained from the vote because she did not attend the August 14<sup>th</sup> meeting.

**DEVELOPER'S PROPOSAL**

Rachel Smart, Health South Engineer, was here to answer questions and give a presentation on the new hospital plan for Health South Rehabilitation. The Leet Township Planning Commission reviewed the site plan and sub-division plan and recommended approval to the Board of Commissioners as long as the Leet Township Engineers conditions were met.

Health South has granted the Township fifteen (15) additional feet on Watson Street so the Township will now own 25' from the center line of Watson. Ms. Smart reviewed a sampling of the plans with the Board:

Health South is building a new hospital on the site at Camp Meeting Rd. The hospital will sit closer to Camp Meeting Road. They will subdivide the property with the intention of selling the existing building. Health South will give 15' of right of way on the private drive known as Watson Street. Mr. Slagle explained that the Ordinance requires 50' of right of way. Ms. Smart explained that when they researched Watson Street, they found that it is a private drive. Mr. Slagle explained that the original developer was probably never made to bring the road up to Township specs. Because it has existed for so long, we have the right to use it, but if not we may have to condemn it and take it over.

At the bottom of the property is Watson Institute and at one time there was an access easement to the Health South property, but that was abandoned when Health South connected to Camp Meeting Road. The fire department has an easement. The zoning on the property will not change. When Watson sold to Health South, Watson retained first rights to buy it back. There are certain restrictions on the property. The plan went through the Zoning Hearing Board and was approved with certain requirements on light and noise. The retaining pond will be extended and a portion of the existing building will be demolished.

An emergency access through Health South to DT Watson has been sealed off with a chain across the access that can be removed for voting purposes. There is public access on both properties. Since the Engineer's August 16<sup>th</sup> letter, Ms. Smart has provided the conditions needed and the letter has been updated. Additional information needed to be shown is:

- 1) Pump station site, 2) sewer easement to existing building 3) legal mechanism for shared agreement for pump station 4) public access to both building's force main through DT Watson in the form of a formal agreement.

The new building will be built to new standards and the old building will be abandoned as the patients are moved to the new facility. The new building is 1 story tall with 55 beds-10 more than the old building. We are currently utilizing the current access and the water company has access to the water tower. An entrance to the subdivided property is shown on the plans as a conceptual driveway.

LEET TOWNSHIP BOARD OF COMMISSIONERS  
September 11, 2017  
Minutes of the Board of Commissioner's Regular Meeting

A grading permit has been applied for and we are waiting for the NPDES Plan.

**MOTION:** Mrs. Barness made a motion to approve the Health South Subdivision Plan, as recommended for approval by the Planning Commission at their last meeting on 8/17/2017, based on the conditions set forth in the Township Engineers letters dated September 11, 2017, seconded by Mr. Janaszek, with all in favor.

Health South Site Plan: Ms. Smart explained that the new building will be a single story, 55 bed rehab hospital with a lower profile. The water line will be relocated. On the site plan version of the plan, Mr. Slagle would like to note the new expanded property line. NPDES permits and a geo tech engineer should be on site to supervise the grading activities, a pump station agreement, sealed plans provided and a Developer's Agreement should be entered into.

**MOTION:** Mrs. Barness made a motion to approve the Health South Site Plan, as recommended for approval by the Planning Commission at their last meeting on 8/17/2017, based on the conditions set forth in the Township Engineers letters dated September 11, 2017, seconded by Mr. Janaszek, with all in favor.

Mr. Slagle thanked the Planning Commission and Ms. Smart for doing a great job.

**APPROVAL OF BILLS PAYABLE**

**MOTION:** Mr. Besong made a motion to pay the bills listed on Bill List 09-2017, seconded by Mr. Janaszek, with all in favor.

**COMMITTEE REPORTS**

**Public Works Report:** Mr. Stephansky read the Public Works Report for September as submitted by Andy Wanto, Foreman: 576 Man Hours

*Activities:*

- Started clearing dumpsite for leaf season;
- Finished painting all crosswalks for the school season;
- Wrote a Public Works Impact Report for Quaker Valley High School on Camp Meeting Road;
- Cut/trimmed grass in town;
- Repaired broken street lights-hit by truck;
- Took care of numerous bees nests in parks;
- Cleaned storm water basins in preparation for Irma;

*Upcoming Work*

- Prep for leaf season;
- Service trimmers and blowers;
- Repair catch basin at Stone Alley;
- Put together equipment repair list.

A discussion was had about crack seal. (Tape inaudible)

**MS4 Report:**

Ms. Rengers designed and implemented the idea for the MS4 Sewickley Harvest Fest booth held on Saturday, September 9th. Ms. Rengers worked at the booth for 5 hours. The booth was a great success: Stormwater pamphlets were given out and to enter to win a rain barrel, a small survey on stormwater had to be answered. The winner of the rain barrel was from Edgeworth. The event will go into our MS4 Binder to show another event for this year.

LEET TOWNSHIP BOARD OF COMMISSIONERS  
September 11, 2017  
Minutes of the Board of Commissioner's Regular Meeting

**Public Safety Report:** Mr. Janaszek reported that there were 92 calls in August. Mr. Janaszek listed the various types of calls.

**Finance Report:** Mrs. Barness reported that as of 8/31/2017:

FNB General Fund	\$120,684.24
FNB Liquid Fuels	\$66,927.11
FNB Escrow	\$5,046.88
FNB Emergency Reserve	\$1,127.93
FNB Fireman's Truck Fund	\$22,138.50
FNB Capitol Reserve	\$9,338.62
FNB Debit Card Fund	\$110.45
PLGIT Class	\$7,151.81

**Treasurers/Manager's Report:** Ms. Rengers reported:

- I am meeting with Dr. Ondek from the School District tomorrow at 10 am to discuss the Tull property if anyone would like to attend. Ms. Barness and Mr. Slagle will attend with Ms. Rengers.
- Chief Wanto had the idea for a Fair Oaks Community Yard Sale. We put out a sign in front of the Municipal Building, went to the dollar store and made signs, and placed a small ad in the Beaver County Times. The day was a success with over 200 people in attendance.
- The newsletter will go out at the end of the month. Please let me know if you would like anything in it. Also, we discussed having a "Meet the Candidates" Night and putting a blurb in the newsletter for each candidate. Please let me know if you are interested.
- Our Health Insurance Program has been renewed effective October 1, 2017, with a 6.9% rate increase. The original renewal was 8.9%, but our agent Bob Nelson, was able to reduce it.
- Our 2017-18 Winter Service Agreement with Penn Dot is in the amount of \$4,571.35, the check to be received in December.
- Immediately following the October Meeting, Wayne would like to discuss the Budget. Topics to be covered include roads, wages, equipment purchases, taxes, fees and the possibility of dedicating a mill(s) to the fire department.

Mr. Stephansky would like for Mr. Hyjek and Ms. Rengers to start working on the Budget and explain spending categories.

**MOTION:** Mr. Stephansky made a motion to advertise the Budget Meeting, seconded by Mr. Janaszek, with all in favor.

**Health and Sanitation:** The garbage hauler has been throwing recycle bins which causes them to break. The municipality spends the grant monies received from the 904 Grant to purchase recycle bins. Ms. Rengers will get in touch with Mike Christ from Waste Management register the complaint.

**QVCOG:** Act 172 gives volunteer fire fighters a tax break. The COG has put together recommendations and a sample ordinance. Mr. Hyjek would like to do more of a cost analysis before this is voted on. A short discussion was had around the issue.

**Tax Collector:** There is no Tax Collector's Report.

**Solicitor's Report:** No report at this time other than Executive Session.

LEET TOWNSHIP BOARD OF COMMISSIONERS

September 11, 2017

Minutes of the Board of Commissioner's Regular Meeting

**Engineer's Report:** Engineer Slagle reported:

1. **MS4:** The next MS4 Annual Progress report is due May 30, 2018.
2. **Quaker Valley School District:** requested a meeting with the Township tomorrow. Mr. Slagle would like to request an escrow account to advise the school district. If this was approved, the agreement would be in writing.
3. **2015/2016 Paving Project:** Shields milled the area on 8/25/2017 to remedy the issue with ponding at the entrance of Quaker Heights.
4. **2017 Paving Project:** The contractor completed the punch list items on 8/25/2017. We have prepared for the Commissioners review and approval Reconciliation Change Order No. 1 from R&B Contracting increasing the project cost by \$3,775.27. We have prepared for the Commissioners review and approval Final Estimate No. 2 from R&B Contracting in the amount of \$41,270.64.

**MOTION:** Mr. Stephansky made a motion to approve Reconciliation Change Order #1 from R&B Contracting increasing the project cost by \$3,775.27, seconded by Mrs. Barness, with all in favor.

**MOTION:** Mr. Stephansky made a motion to approve Final Estimate #2 form R&B Contracting in the amount of \$41,270.64, seconded by Mr. Janaszek, with all in favor.

5. **SALDO:** is being worked on by the Planning Commission.
6. **HealthSouth Subdivision and Site Plan:** Mr. Slagle would like a motion to have the Solicitor work on the Developer's Agreement.

**MOTION:** Mrs. Barness made a motion to have Zane Madden out together a Developer's Agreement for Health South, seconded by Mr. Janaszek, with all in favor.

Health South will post a \$16,000.00 escrow for maintenance of the Detention pond. Health South has submitted their grading plan and posted part of their grading bond.

**Fire Department Report:** Mr. Bradel read the report as submitted by Mark Brooks, Fire Chief:

- The 2017 Fund Drive is prepared and will be mailed to all properties in Leet Township in September.
- Transferred title of the new truck into the departments name and delivery will take place the week of September 18<sup>th</sup>.
- The department has reinstated fire fighter 1 certified member Matt Skocz. He is returning from living and working out of state.

**UNFINISHED BUSINESS**

Mr. Bradel read a letter from a resident thanking Chief Wanto for great service.

**NEW BUSINESS**

**Uniformed Pension Plan MMO**

**MOTION:** Mr. Stephansky made a motion to approve the Uniformed Pension Plan in the amount of zero, as presented, seconded by Mr. Janaszek, with all in favor.

**Non-Uniformed Plan MMO**

**MOTION:** Mr. Stephansky made a motion to approve the Non-Uniformed Pension Plan in the amount of \$35,290.00, as presented, seconded by Mr. Janaszek, with all in favor.

LEET TOWNSHIP BOARD OF COMMISSIONERS  
September 11, 2017  
Minutes of the Board of Commissioner's Regular Meeting

**Resolution 2017-09 (Purchase of 2017 Ford 550 Dump Truck)**

The financing for the new dump truck is in process. The interest rate is 2.9% for five years with a monthly payment of \$1,405.75. A discussion was had around the issue as to whether the truck was needed or not and if spending over \$500.00 should come before the Board for approval. Mr. A. Wanto explained the issues with the old truck to the Board, which is in bad shape. The truck was budgeted for. This will be discussed at the next meeting.

**Resolution 2017-10 (Allegheny County Side Yard Program)**

In the last newsletter, we advertised the Allegheny County Side Yards Program as required by Allegheny County, and we had a response for #3 Ambridge Ave. This will require action from the Board to agree that the application is in accordance with the Allegheny County Comprehensive Plan, which we received today. The property is to be used for a side yard for the kids. Development is discouraged because it is in a floodplain. Before the Board takes action, they would like more information on the details of the program, how the liens and taxes will be released, does the buyer assume the liens? The other neighbor should be notified of the application for the Side Yard Program. We will table this until the next meeting.

**Acceptance of Jim Gilbert's Resignation from the Planning Commission**

Mr. Gilbert sold his house and will be moving out of the Township. He resigned from the Planning Commission effective today.

**MOTION:** Mrs. Barness made a motion to accept Jim Gilbert's resignation from the Planning Commission effective September 11, 2017, seconded by Mr. Janaszek, with all in favor.

**Resolution 2017-11 (Appointment of Mitchell Soman to the Planning Commission)**

**MOTION:** Mrs. Barness made a motion to approve Resolution 2017-11 appointing Mitchell Soman to the Planning Commission, effective September 11, 2017, seconded by Mr. Janaszek, with all in favor.

**Plum Street Park Parking Lot Turn Around**

Tires have been damaged from debris and nails at the parking lot at the end of Plum Street. We should look into paving it. A short discussion was had around the issue.

**PUBLIC PARTICIPATION**

Mr. Bradel asked for public participation. There was none.

**EXECUTIVE SESSION**

**MOTION:** Mrs. Barness made a motion to go into Executive Session to discuss personnel matters and the Police Contract, seconded by Mr. Janaszek, with all in favor.

**MOTION:** Mrs. Barness made a motion to go into Regular Session after discussing personnel matters and the Police Contract at 9:18 p.m., seconded by Mr. Janaszek, with all in favor.

**ADJOURNMENT**

**MOTION:** There being no further business, Mrs. Barness made a motion to adjourn. The motion was seconded by Mr. Besong, with all in favor.

Respectfully Submitted:  
*Betsy Rengers*, Secretary