

LEET TOWNSHIP BOARD OF COMMISSIONERS
August 8, 2016
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, Susan Barness, John Stephansky, Jeff Besong and Jim Janaszek.

Also present:

Bill Rodgers, Solicitor

Dan Slagle, Engineer

Wayne Hyjek, Mgr. /Treasurer

Betsy Rengers, Assistant Manager/Sec.

Andy Wanto, Public Works

Gerry Peckol, Resident

Nancy Seevers, Resident

APPROVAL OF MINUTES

MOTION: Mrs. Barness made a motion to approve the minutes of the June 13, 2016, as submitted, seconded by Mr. Janaszek. Mr. Bradel, Mrs. Barness, Mr. Besong, and Mr. Janaszek were in favor of and Mr. Stephansky abstained from the vote.

APPROVAL OF BILLS PAYABLE

MOTION: Mr. Stephansky made a motion to pay the bills listed on Bill List 06-16 and 07-16, seconded by Mr. Janaszek, with all in favor.

COMMITTEE REPORTS

Public Works Report: Mr. Stephansky read the Public Works Report for July and August as submitted by Richard Watach, Public Works Foreman:

Total Man Hours: 1037

Fuel Purchased: 322

Activities:

- 102 hours cutting grass and weeds.
- 52 hours painting traffic lines and curbs.
- 11 hours putting down weed control.
- 51 hours on tree work.
- 33 hours at Plum Street Park.
- 9 hours patching ruts and potholes.
- 18 hours cleaning storm drain pits.
- 16 hours on equipment.

General Information

- Streets were redone in Leet Acres.
- New sidewalks were being installed on Mound Street from the gas company pipe work and the street will be repaved.
- Street paving work in Quaker Heights to begin August 4th or 5th.
- Catch basins were treated for West Nile virus.
- US flags were removed from poles.

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Upcoming Work:

- Traffic line painting.
- Crack seal work.
- Catch basin cleaning.

MS4 Report: Mr. Wanto explained that the Public Works Department repaired a failed catch basin. Several residents complained to Mr. Wanto about a property owner that had been parking heavy equipment on top of the basin.

Public Safety Report: Mr. Janaszek reported that there were 77 calls in June and 88 calls in July. Mr. Janaszek listed the various types of calls.

Officer Ron Wilson has completed SHARP (Sexual Harassment and Rape Prevention) training and would like to present the program to our residents this fall. We will advertise this in the newsletter and ask for RSVP's.

Finance Report: No report at this time.

Treasurers/Manager's Report: Mr. Hyjek reported:

- Russel Standard finished repaving Leet Acres with a three step tar and chip process. A discussion was had around the issue.
- Waste Management would like to change garbage pickup days to Mondays. Waste Management will notify the residents about the change. The Commissioners were in agreement with the change in pickup days.
- Mr. Hyjek will bill the resident who reportedly was parking heavy equipment on top of the catch basin for repair of it. The resident has also been dumping and will be asked to clean up the lot.
- The Township's liability insurance is up for renewal. MRM and Higbee Insurance bid on the renewal. The bids were similar with MRM coming in lower. MRM is lower and gives dividends from investments.

MOTION: Mrs. Barness made a motion to accept the proposal from MRM Insurance, seconded by Mr. Janaszek, with all in favor.

Health and Sanitation: No report at this time.

QVCOG Report: Ms. Rengers reported:

- The COG has received bids for garbage collection and although it is not official, it seems the Waste Management has won the bid.
- The COG has submitted an offer to a candidate for Executive Director and is waiting to hear back.

Tax Collector: Mr. Hyjek reported that for the month of May:

Total Tax Collectable: \$769,405.89

To Date Collected: \$600,598.76

Discounts to Date: \$11,904.34

Unpaid Taxes: \$108,340.09

Solicitor's Report: Mr. Rodgers reported:

- There has been a flurry of legal activity this summer with most of it related to Three Rivers Trust. They have been paying the items on the invoice related to them. Most recently they have withdrawn their requests for a variance and lot consolidation so those are moot issues.

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Engineer's Report: Mr. Slagle reported:

1. MS4: The annual MS4 Progress report has been submitted and the next report will be due in 2018.
2. 2016 ACDD Grant Applications - The ACDD/QVCOG awarded a Grant for the Mound Street Park Project for the ADA sidewalk only. We may want to turn the money back in for the grant because it is only for a sidewalk or see if the money can be rechanneled. Ms. Rengers and Mr. Wanto discussed adding new playground equipment with safety surfaces.
3. 132 Mound Street Demolition Project – Continental Construction was the low bidder at \$10,000.00. Mr. Slagle recommends accepting the bid from Continental Construction at a lump sum bid of \$10,000.00.

MOTION: Mrs. Barness made a motion to accept Continental Construction's lump sum bid of \$10,000.00 for the demolition of 132 Mound Street, seconded by Mr. Janaszek, with all in favor.

4. Maple Street Storm Sewer: We are waiting for the contracts for this project. This project was placed into a category and lumped into projects with other municipalities who have not completed their paperwork. The funding should come through any day.
5. Three Rivers Trust Edgeworth Estate –They have withdrawn their requests for a variance and a lot consolidation.
6. Three Rivers Trust Grading Plan: We will be trading checks for bonds in the near future.
7. Columbia Gas/NiSource Gas line Replacement Project – They have completed the line replacement and the Township felt that they damaged the road. They will pave the entirety of Mound Street and the Township will chip in \$7,000.00 towards the project. The project came in cheaper than expected. The paving will begin on August 15th. We have budgeted \$170,000.00 towards the project and the paving in Quaker Heights will come in around \$130,000.00 so we will roll the \$7,000.00 into the project. The paving material is called FORTA-FI. The driveways will be milled. The Public Works will back fill the wedge curbs.
8. The Bell Acres Force Main Project: The project is going to start in 3 weeks and will connect to Leet Township with the Bell Acres Force Main. Leetsdale designed and financed the project and Leet Township will contribute \$50,000.00. The additional customers will allow the current customers to stay at the same rate for many years to come.

Fire Department Report: Mr. Bradel reported:

- The Touch-a-Truck has been cancelled.
- The annual Fund Drive Letter will be sent out in August.

UNFINISHED BUSINESS

Approval of Advertisement of Ordinance 2016-05 (Amendment to SALDO language)

Mr. Slagle explained that this will put any development of property over 2 acres into the Site Plan category.

MOTION: Mr. Stephansky made a motion to advertise Ordinance 2016-05 to amend the SALDO language, seconded by Mrs. Barness, with all in favor.

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NEW BUSINESS

Approval for Bill Rodgers to write a Holding Tank and Drone Ordinance (Recommendation from the Planning Commission)

Mr. Slagle explained that there will be a structure on the estates property that will only be staffed a few months out of the year to harvest maple syrup, so they would like to put in a holding tank for the sewage, which requires an ordinance. The Township has no drone ordinance. A discussion is had around the issue of a drone ordinance. Mr. Rodgers will research the drone ordinance and Mr. Slagle will provide Mr. Rodgers with examples of a holding tank ordinance.

MOTION: Mrs. Barness made a motion for Mr. Rodgers to write a holding tank ordinance, seconded by Mr. Janaszek, with all in favor.

Employee Manual

Mr. Rodgers reviewed the Employee Manual that was supplied by the Insurance Company and he liked it. We will need to approve the manual by Resolution. A discussion was had around the issue. The resolution will state that the hand book will not affect any collective bargaining agreements that are in place. We will table the discussion until next month.

Three Rivers Trust Developer's Agreement

Mr. Rodgers has prepared a Developer's Agreement for Three Rivers Trust and recommends it for approval to the Commissioners. Mr. Rodgers will look into the amount of Stormwater funds required by the agreement.

MOTION: Mrs. Barness made a motion to approve the Developer's Agreement noting that the amount of the Stormwater Fund could go from \$4,000.00 to \$16,000.00, seconded by Mr. Janaszek, with all in favor.

Zoning Hearing: For future zoning hearings, Mr. Stephansky would like for properties owners in neighboring communities to be notified by certified mail of impending hearings.

PUBLIC PARTICIPATION

Nancy Seevers, Ambridge Ave., would like for the benches in the Ambridge Ave. Pavilion to be raised so that elderly residents can stand up easier. The benches are too low. Mr. Wanto will look into it.

There were some kids in the neighborhood going door to door selling "soap not dope". Ms. Seevers called the police and they were asked to leave the neighborhood. The Township has a Solicitation Ordinance that requires a permit for solicitation.

Mrs. Barness would like for Mr. Wanto to check into the vacant property on Ambridge Ave. that is abandoned. The owner had an issue with the neighbor and stopped work. Mr. Wanto stated that there is nothing out of compliance on the outside of the building.

The Flevaris property, Plum Street, is not secured and kids are playing in the house. The Township has been to Court regarding the house and the homeowner will look into demolishing the property. If the homeowner does demolish the property, Mr. Rodgers suggests that we withdrawal our citation against him.

Mr. Wanto tore down the rotting swing set at Ambridge Ave. Park because it was becoming dangerous. The Township will look into grants to replace it.

Gerry Peckol, Ambridge Ave., stated that pulling out of Neely and Eckert Street is dangerous because of parked cars and would like to have mirrors to remedy the situation.

Bill Rodgers, Watson Street, has almost no street lights and it is very dark at night. One of the poles may be burnt out. Mr. Rodgers will contact Chief Wanto about the situation.

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A resident on Kenney Drive is upset about Fair Oaks residents parking in the cul de sac during hunting season. This is a public street and parking is allowed there.

ADJOURNMENT

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