

LEET TOWNSHIP BOARD OF COMMISSIONERS

May 9, 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, John Stephansky, Susan Barness and Jeff Besong.

Also present:

Bill Rodgers, Solicitor	Mike Rowe, Russell Standard Paving
Dan Slagle, Engineer	Kevin McKeegan, Three Rivers Trust Attorney
Wayne Hyjek, Mgr. /Treasurer	David Case, Resident
Betsy Rengers, Assistant Manager/Sec.	
Andy Wanto, Public Works	
Tom Jones, Resident	

Three Rivers Trust

Mr. Rodgers introduced Three Rivers Trust Solicitor Kevin McKeegan from the law firm of Myer, Unkovic and Scott. Mr. McKeegan explained the plans for property that Three River Trust has recently purchased in Leet Township. They are the owner of one hundred forty (140) or so acre piece of property. Mr. McKeegan passed out a map. Forty (40) or so of these acres is in Edgeworth Borough and the rest is in Leet Township. There is an historic home on the property in Edgeworth. Three Rivers Trust is going to be moving the house into Leet Township. The main access to this property is through Edgeworth up Little Sewickley Creek Road, up Woodspur and then there is about a mile long private driveway. Because the property goes all the way to Camp Meeting Road there will be an access road from there. On the ninety (90) or so acres in Leet Township, we would like to have a gentleman's farm with horses, sheep, goats, a small dairy herd, chickens, and bee hives and vegetable gardens. The farm will be organic. They would like to have a sugar maple syrup operation because of the amount of sugar maples on the property and dairy cows need to milked so there will be a small creamery. This is not intended to be a large scale operation and is not an industrial farm. This is a small organic operation. The goal is to provide agriculture products for the owner of the farm and to share those with community food banks and to offer specialty products to local restaurants. This can be an educational opportunity for local school children to see how a farm runs. In terms of buildings, there may be two barns erected on the property that would be architecturally designed up to 45 high, but no heavy equipment will be kept on the farm. The Township ordinances do not allow farming and we feel that is a problem with the planning code and other PA statues. We certainly don't want to turn this into a hostile environment and want to work with the Township to try to come up with something that is satisfactory.

Mr. Rodgers explained that we are waiting on the Zoning Officer to reply to the Zoning Application Three Rivers Trust filed and we will go from there. Mr. McKeegan explained that the house will be moved this summer but they would like to have the approvals for the farm worked out in the next few months, but 6 to 12 months. The idea with the trees is to keep as many as possible and they are not talking about timbering or harvesting. Mr. Bradel thanked Mr. McKeegan for attending.

APPROVAL OF MINUTES

MOTION: Mrs. Barness made a motion to approve the minutes of the April 11, 2016, as submitted, seconded by Mr. Besong, with Ms. Barness, Mr. Besong and Mr. Bradel in favor of. Mr. Stephansky abstained for the vote because he was not here for that meeting.

APPROVAL OF BILLS PAYABLE

MOTION: Mr. Stephansky made a motion to pay the bills listed on Bill List 05-16, seconded by Mrs. Barness, with all in favor.

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COMMITTEE REPORTS

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

Total Man Hours: 476

Activities:

- 36 hours cutting grass.
- 7 hours repairing and reinstalling the railing inside the gazebo by the Township Building.
- 39 hours on mulch.
- 14 hours working at the park.
- 18 hours on MS4 work.

General Information:

Passed out Township Newsletters and street sweeping notices.

Gas Company is installing a new gas line on Mound Street.

Upcoming Work:

- Put down weed control material as needed.
- Grass cutting
- Put more fall zone safety material around playground equipment.

Public Safety Report: None at this time.

Finance Report: Mrs. Barness gave the following report:

FNB General Fund	\$99,057.13
FNB Liquid Fuels	\$57,799.59
FNB Escrow Fund	\$21,673.97
FNB Emergency Reserve	\$1,124.73
FNB Fireman's Truck Fund	\$131,892.82
FNB Capitol Reserve	\$65,833.71
FNB Debit Card Fund	\$224.47

Treasurers/Manager's Report: No report into this time.

Health and Sanitation: No report at this time.

QVCOG Report: MS4 requires that we have a Public Outreach, Participation and Education. Part of the public outreach can be done at the Board of Commissioners meetings so we will be giving an MS4 report at every meeting to reach one of the outreach goals. Ms. Rengers is working with the COG to establish an outreach plan for the Quaker Valley area, so our requirements for public education will be done with the Quaker Valley COG. We have been doing a passive outreach through the newsletter. Active outreaches are Recycling Day and we are going to run a one page ad in the Sewickley Herald for education.

GEDF(Gaming Economic Development Fund): We are eligible for this grant and it is administered under the COG.

Tax Collector: Mr. Hyjek reported that the total tax collectable is \$769,405.89. The total collected year to date is \$220,787.76 with discounts of \$4,439.73 with the balance of unpaid taxes at the end of April at \$544,178.40.

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Solicitor's Report: Mr. Rodgers reported:

- Kevin McKeegan from Three Rivers Trust is in front of the Zoning Officer with their requests. The Zoning Officer will make his determination and then we will go from there. Mr. Rodgers will not make a decision on this issue at this time and the Commissioners are in a listening posture at this time. Mr. Slagle handed out the permitted uses for AAA Residence. This may go before the Zoning Hearing Board and then it may come back to the Commissioners.

Mr. Rodgers presented two ordinances and a resolution for approval:

Resolution 2016-8(Stormwater Maintenance Fund): This fund would be established by a developer so that the Township could maintain the development's detention pond for a period of 10 years. At that point the Township would take over the detention pond.

MOTION: Mrs. Barness made a motion to adopt Resolution 2016-8 setting the Stormwater Maintenance Fund at \$16,000.00, seconded by Mr. Stephansky, with all in favor.

Ordinance 2016-03 (Parks and Recreation Fee Increase): This ordinance increases the contribution for recreational facilities when a building permit is issued to \$800.00 per unit. This was a recommendation from the Planning Commission. This money goes into a specific fund for use in the parks.

MOTION: Mr. Stephansky made a motion to advertise Ordinance 2016-03 to increase the Parks and Recreation Fee to \$800.00 per unit, seconded by Mrs. Barness, with all in favor.

Ordinance 2016-04 (Garbage Fee Collection): This ordinance is to change the obligation of garbage fee collections from the Township to the garbage hauler.

MOTION: Mrs. Barness made a motion to advertise Ordinance 2016-04 to change the obligation of garbage fee collections to the hauler, seconded by Mr. Stephansky, with all in favor.

Animal/Chicken Ordinance: There is a conflict with the old animal ordinance and the new chicken ordinance. Both are in the new code book. If the Chicken Ordinance was to amend the Animal Ordinance then we can have the mistake fixed through E-Code. Mr. Rodgers will check into it.

Engineer's Report:

1. Municipal Separate Storm Sewer System (MS4) - The Township's next MS4 Annual Report is due May 30, 2016. PaDEP has started Random Compliance Audits. The Township should continue to assemble/document MS4 action by the Township. Andy Wanto has received his MS4 Certification. Mr. Wanto had a requirement to write a written plan for compliance. Mr. Wanto and Ms. Rengers worked on the written plan and have compiled a binder and will continue to collect information for it. All items should be documented. Big Sewickley Creek Watershed did a report on the creek in 2010.
2. 2016 ACDD Grant Applications - The ACDD/QVCOG awarded a Grant for the Mound Street Park Project.
3. 2015 ACDD Grant Applications - The ACDD/QVCOG awarded a Grant for the Maple Alley Storm Sewer Project. The contracts have not yet been issued for this project by ACDD/QVCOG. We have completed the design/Contract documents.

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4. Case Subdivision - We understand that the Developer plans to proceed with finalizing this previously submitted subdivided plan. This plan was discussed at the last Planning Commission meeting on 4/21/2016.
5. Subdivision and Land Development Ordinance (SALDO) - We are currently updating the Township's SALDO in preparation of increased development in the Township.
6. Three Rivers Trust Edgeworth Estate - We have met with the Developer's Engineer and Manager to discuss plans to relocate the existing house into Leet Township and to build a new estate in Edgeworth Borough.
7. Columbia Gas/NiSource Gas line Replacement Project - We prepared a detailed letter of restoration expectations. We understand that Columbia Gas/NiSource plans to proceed with this replacement project. Columbia Gas has placed all bonds for this project.
8. 2014 Paving Project - We contacted Russell Standard regarding sealing the cracks this year. The Township holds a 100% Maintenance Bond to ensure proper completion in the spring.

Mike Rowe from Russell Standard explained that they were contracted to do the FB Paving Project in Leet Acres in 2014 and the paving failed. There were issues with the paving and cracking in the road. FB (Flexible Base) is to expand and contract with the road, but for some reason the product failed. Russell Standard crack sealed in December and with plans to fix it this summer. Russell Standard was going to mill and repave, but there were no new cracking issues and to mill the pavement would be a waste of money because it makes a stronger base. There is a fiber mat process which is a fiberglass reinforced seal coat which is a tar and chip. Fiberglass strands are put into the paving mix and then it is laid with stone. This is the highest end tar and chip product. Mr. Rowe will give us a second lift of stone on top of the #8 with #9 and then put a fog seal. This will turn the pavement black and seal the stone. This will extend the life of what we already have. This will show us a new product that may save us money in the future. If this does not work they will fix the issue. This is no cost to the Township and they will stand behind it in writing. The life expediency is 6 years. This product can be milled and taken to a plant. A short discussion was had around the issue. The Commissioners agreed to the project.

9. 2015/2016 Paving Project - Bids were opened on April 7, 2016 with the low bidder being Shields Paving with a total combined cost of \$236,704. Based on the budgeted \$171,000, we recommend awarding this project to Shields Paving utilizing the FORTA-FI Modified Wearing Course based on a portion of Base Bid 1A (Kenny Drive) + Base Bid 1B (Pilgrim Drive) + Base Bid 1C (Settlers Drive) for a unit price cost of \$130,000. Mr. Slagle will include wedge curbs which will raise the price slightly. Pilgrim will be completely paved, Settlers will be completely paved and Kenny will be paved from Settlers to the bottom of the cul-de-sac.

MOTION: Mr. Stephansky made a motion to award the 2015/2016 Paving Project to Shields Paving utilizing the FORTA-FI Modified Wearing Course based on a portion of Base Bid 1A (Kenny Drive) + Base Bid 1B (Pilgrim Drive) + Base Bid 1C (Settlers Drive) not to exceed \$160,000.00, seconded by Mrs. Barness, with all in favor.

Demolition Project - We have prepared plans and specifications for the demolition of 132 Mound Street as part of the QVCOG/ACDD grant project.

Fire Department Report: Mr. Bradel reported:

- The new engine has been ordered with the delivery expected in early 2017.

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- The Touch-a-Truck fundraiser is scheduled for August 27th at Watson Institute.
- Turkey Bingo will be held November 14th, 15th, 21st and 22nd.

UNFINISHED BUSINESS

Resolution 2016-09(Sale of Police SUV)

MOTION: Mrs. Barness made a motion to approve Resolution 2016-09 for the sale of the Police SUV, seconded by Mr. Stephansky, with all in favor.

NEW BUSINESS

Duquesne Light Street Light Conversion Program: This program will not impact the budget because it may be paid out of the Liquid Fuels fund. Mr. Hyjek will submit for 20 lights and report the pole numbers to be changed. They are charging \$109.00 per light for the conversion to LED lights. We currently have 114 sodium vapor lights to be changed.

MOTION: Mrs. Barness made a motion to participate in the Duquesne Light Street Light Conversion Program, seconded by Mr. Besong, with all in favor.

Portnoff Contract Extension to Collect Delinquent Real Estate Taxes and Garbage Fees:

MOTION: Mr. Stephansky made a motion to extend the Portnoff Agreement for two years, seconded by Mrs. Barness, with all in favor.

2014 Recycling Grant: The grant award was about \$300.00 higher because we included commercial businesses.

Waste Management: Waste Management will not take building supplies. Residents will have to get a Bagster or dumpster for those materials.

Mound Street Playground: There is a broken swing at Mound Street Park. Mr. Wanto will have it fixed.

Ambridge Ave Sidewalk: There is a broken sidewalk on Ambridge Ave. that causes residents to have to walk in the street to avoid it. Mr. Wanto will look into the issue.

PUBLIC PARTICIPATION

Tom Jones, Quaker Heights, questioned why the wedge curbs are so deteriorated. Mr. Slagle explained the sun and the snow plows were the issue.

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.