

LEET TOWNSHIP BOARD OF COMMISSIONERS  
October 14, 2019  
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 Gary Bradel in the Leet Township Municipal Building, 198 Ambridge Ave., Fair Oaks, PA 15003. Commissioners present were Gary Bradel, Jim Janaszek, John Stephansky and Donna Adipietro.

Also, present:

|                              |                                    |
|------------------------------|------------------------------------|
| Betsy Rengers, Manager       | Tim Jones, Resident                |
| Jimmy Amato, Solicitor       | Barry Bohn, Watson Institute       |
| Dan Slagle, Engineer         | David Heath, The Gateway Engineers |
| Carolyn Verszyla, Resident   |                                    |
| Sonya Charlesworth, Resident |                                    |

**APPROVAL OF MINUTES**

**MOTION:** Mrs. Adipietro made a motion to approve the minutes of the Regular Meeting on September 9, 2019 and the Special Meeting Minutes on September 11, 2019 as submitted, seconded by Mr. Janaszek, with all in favor.

**APPROVAL OF BILLS PAYABLE**

**MOTION:** Mr. Janaszek made a motion to approve Check Detail 09-2019, seconded by Mrs. Adipietro, with all in favor.

**2019 Budget to Actual Report:**

The Budget to Actual Report was presented to the Board.

**Finance Report:** Ms. Phillips reported the reconciled bank balances as of September 2019:

|                       |              |
|-----------------------|--------------|
| FNB General Fund      | \$418,158.89 |
| FNB Liquid Fuels      | \$42,404.72  |
| FNB Emergency Reserve | \$1,945.69   |
| FNB Fireman's Truck   | \$32,249.85  |
| FNB Capital Reserve   | \$53,061.71  |
| PLGIT Class           | \$10,368.15  |

**Tax Collector's Report:** Ms. Rengers reported that the September 2019 Tax Collector's Report reflected \$81,310.49 in uncollected taxes.

**Manager's Report:** Betsy Rengers reported:

- All October Meetings will be held here at 198 Ambridge Ave.
- I need permission to advertise Budget Meetings on Wednesday October 23<sup>rd</sup> at 6pm and then again immediately following the November 11<sup>th</sup> Board of Commissioners Meeting.

**MOTION:** Mrs. Adipietro made a motion to advertise Budget meetings to be held on Oct. 23<sup>rd</sup> at 6 pm and on November 11<sup>th</sup> immediately following the Regular Meeting, seconded by Mr. Janaszek, with all in favor.

LEET TOWNSHIP BOARD OF COMMISSIONERS

October 14, 2019

Minutes of the Board of Commissioner's Regular Meeting

- This month's Planning Commission meeting is being moved to Oct. 24<sup>th</sup>. I need permission to advertise this meeting. It will be held here at the current building.

**MOTION:** Mr. Janaszek made a motion to advertise a Planning Commission Meeting for October 24<sup>th</sup> at 6 pm, seconded by Mr. Stephansky, with all in favor.

- I would like to advertise the November and December Meetings to be held at the new building.

**MOTION:** Mrs. Adipietro made a motion to advertise the November and December Board of Commissioners Meetings to be held at 194 Ambridge Avenue, seconded by Mr. Janaszek, with all in favor.

- We have been working to get the building set up to move in. We are waiting for a quote from Knighthawk to install locks, smoke detectors, and a fire monitoring system.
- On October 9<sup>th</sup>, Larry from the Allegheny County Board of Elections stopped in to inform me that the Health South polling place is not available for this election because the power has been turned off. Watson is in the process of purchasing this building. Larry spoke with Dan Brudy at Encompass and the polling place will be available in the spring. I have sent a notice to all residents in the 15143-area stating that the polling place will be the Fair Oaks Fire Hall.

**COMMITTEE REPORTS**

**Public Works Report:** Mr. Stephansky read the October Public Works Report:

- Finished crack seal for Quaker Heights.
- Installed "no dumping" signs on McCabe Street.
- Painted the island curb at Quaker Heights.
- Ran Street Sweeper through town.
- Cleaned dump site in preparation for leaf season.
- Closed down and winterized bathrooms at Plum Street Park.

**Solicitor's Report:** No report.

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

1. Municipal Separate Storm Sewer System (MS4) – We prepared/submitted the MS4 Annual Progress Report on October 1, 2019.
2. Quaker Valley High School (QVHS) Site Investigation - We understand that the QVHS has purchased the 130-acre Parcel with intentions on building a new school. The Site Plan is currently being prepared. The School District will attend the next Planning Commission meeting for a subdivision plan for property they intend to purchase.
3. Health South Site Plan - The site work at Health South is currently underway. We performed a final inspection and prepared a letter of final matters.
4. Ambridge Avenue ADA Sidewalk Project - The Township was awarded a \$65,412 grant from the ACDD/QVCOG for the Ambridge Avenue ADA Sidewalk Project from Willow Street approximately 800 feet long along Ambridge Avenue. We attended a public meeting on May 29, 2019. The project was well received by the Township residents. We have designed the ADA sidewalk based on 4 foot wide sidewalks. Prior to bidding, we plan on having a site visit with the Commissioners to confirm the sidewalk location. ACDD/QVCOG has still not finalized the County Agreement. The deadline for completing this project is June 30, 2020.

LEET TOWNSHIP BOARD OF COMMISSIONERS

October 14, 2019

Minutes of the Board of Commissioner's Regular Meeting

5. Quaker Heights Detention Basin Renovation Project - On July 18, 2019, we met with the Public Works Superintendent to inspect recent damage to the Quaker Heights Detention Basin which occurred during the July 11, 2019 microburst which resulted in areawide flooding. We have reviewed the research regarding the ownership of the Quaker Heights Detention Basin. We have completed the cleaning/CCTV and site survey. We are currently designing a modified outlet structure and a watershed retardant system. The existing stormwater system is currently fully functional.
6. Watson Site Plan: Dave Heath from Gateway Engineers, presented the Watson Site Plan to the Board. The plan is to tear down part of the existing building and modify the rest. There is an old house on the property which is slated for demolition. The Fire substation and water tower will remain. Parking will be added even though a parking variance is needed because the amount of spaces that will be provided does not quite meet ordinance requirements. Barry Bohn, Watson CEO, addressed the Board: 23 years ago Watson sold the property to Health South and now we are buying it back. We will renovate a large portion of the building. Six classrooms for children transitioning into adulthood will be added along with offices. The remaining facility will have more space and new staff will be hired. Approximately 45 new students will be added. Watson is excited to have the property back. Watson has submitted a waiver request for parking with a proposal to add 50 spaces to make a total of 90 spaces.

Mr. Slagle explained to the Board that Watson had gone before the Planning Commission. There are shared utilities on the site, expressly sewer facilities. The plan was also sent to Allegheny County for review. A Developer's Agreement will be needed. The Planning Commission approved the plan and the parking waiver.

**MOTION:** Mr. Janaszek made a motion to approve the Watson Site Plan, if the issues from Engineer Slagle's letter dated October 8, 2019 were addressed, seconded by Mr. Stephansky, with all in favor.

**MOTION:** Mr. Janaszek made a motion to grant Watson Institute a parking waiver for a lesser amount of spaces, seconded by Mr. Stephansky, with all in favor.

7. Columbia Gas Sidewalk Replacement Project - Columbia Gas completed the sidewalk replacement project along Mound Street. We understand through the Public Works Superintendent that a water issue exists from a hillside spring.
8. 2020 QVCOG/ACDD Grant Applications - We prepared/submitted the 2020 QVCOG/ACDD Grant Pre-Applications due on September 1, 2019 for a multi-phased ADA sidewalk replacement project for the Ambridge Avenue area. The pre-application was approved so we can move forward with the next step.
9. 2020 Paving Project: We understand the the Township is moving forward with budgeting for the 2020 paving project which includes Spencer Lane and Chaucer Court. The cost of the project is estimated at \$80,000.00.

John Edson, Attorney for Shelley Newlin, had questions about the detention basin for Mr. Slagle. Mr. Slagle explained that the piping structure is working and in good condition. He is currently working on a design in order to open bids at the December Meeting.

**Public Safety Report:** Mr. Janaszek reported that there were 52 calls in September. He then listed the calls.

**Fire Department Report:** No report.

**Health and Sanitation:** No report.

LEET TOWNSHIP BOARD OF COMMISSIONERS

October 14, 2019

Minutes of the Board of Commissioner's Regular Meeting

**QVCOG Report:** No report.

**MS4 Report:** No report.

**QVSD Report:** No Report.

**UNFINISHED BUSINESS**

**194 Ambridge Ave Purchase Report**

Ms. Rengers reported to the Board the final numbers for the purchase of 194 Ambridge Ave. The interest came in at a much better rate of 5%. The Township took a loan in the amount of \$180,287.50 for 15 years at 5% interest. The mortgage payment will be right around the same payment for the truck loan.

**NEW BUSINESS**

**Resolution 2019-07 (Act 205 Fireman's Relief Pass thru Payment)**

**MOTION:** Mr. Janaszek made a motion to approve Resolution 2019-07, for the Act 205 Fireman's Relief Pass thru payment to the Fireman's Relief Fund, in the amount of \$9,168.72, seconded by Mr. Stephansky, with all in favor.

**Resolution 2019-08 (Act 205 Uniformed and Non-uniformed 2019 Pension Payment)**

**MOTION:** Mr. Janaszek made a motion to approve Resolution 2019-08 setting forth the Act 205 Uniformed and Non-uniformed 2019 Pension Payments. The Township received \$51,204.00 from the Auditor General and passed it through with an additional \$4,908.01 from the General Fund for the Non-Uniformed Pension Plan. The Police Pension received \$22,111.00 from the General Fund, as was budgeted for. The motion was seconded by Mr. Stephansky, with all in favor.

**Resolution 2019-09 (LTMA Appointment)**

**MOTION:** Mr. Janaszek made a motion to appoint Gary Augustine to the Leet Township Municipal Board for a 5-year term starting on 01/01/2020 until 12/31/2024, seconded by Mrs. Adipietro, with all in favor.

Mr. Augustine addressed the Board and explained the financial report that he handed out. Encompass Health paid \$45,000.00 in tap in fees. Beech and Plum Streets have had issues with sewer backups at a few homes and LTMA has offer to help the residents with the issues.

**BIU Agreement**

Building Inspection Underwriters has sent a new agreement that the Solicitor should look over.

**MOTION:** Mr. Janaszek made a motion for Solicitor Amato to review the BIU Agreement, seconded by Mr. Stephansky, with all in favor.

**Electric Quotes**

**MOTION:** Mr. Janaszek made a motion to approve the electric quote for work at 194 Ambridge Avenue from Rob Dawson, up to \$2,930.00, seconded by Mrs. Adipietro, with all in favor.

**MOTION:** Mr. Stephansky made a motion to approve the electric quote for work at the salt pad from Rob Dawson for \$520.00, seconded by Mr. Janaszek, with all in favor.

The Township is waiting for a quote from Knighthawk for smoke detectors and fire monitoring.

LEET TOWNSHIP BOARD OF COMMISSIONERS

October 14, 2019

Minutes of the Board of Commissioner's Regular Meeting

**PUBLIC PARTICIPATION**

Carolyn Verszyla addressed the Board regarding work being done at the new building. A discussion was had around the issue.

Ms. Verszyla noted that the newsletter article regarding Mr. Stephansky's years on the Board stated the wrong amount of years. Ms. Rengers researched the amount of years through the Allegheny County Board of Elections.

**EXECUTIVE SESSION**

**MOTION:** Mr. Janaszek made a motion to go into Executive Session to discuss employee issues and possible litigation, seconded by Mr. Stephansky, with all in favor.

**MOTION:** Mr. Stephansky made a motion to go into Regular Session after the Executive Session that discussed employee issues and possible litigation, seconded by Mr. Janaszek, with all in favor.

**ADJOURNMENT**

**MOTION:** Mr. Stephansky made a motion to adjourn, seconded by Mr. Janaszek, with all in favor.

Respectfully Submitted:  
*Betsy Rengers, Manager*