

Leet Township Board of Commissioner Special Meeting
Meeting Minutes
August 26, 2021

The Regular Meeting of the Leet Township Board of Commissioners was brought to order at 6:00 p.m. by President Donna Adipietro in the Leet Township Municipal Building, 194 Ambridge Ave., Fair Oaks, PA 15003 in conjunction with the Planning Commission Meeting. Commissioners present were Jim Janaszek, Donna Adipietro, Erika Oslick and Marty McDaniel. The meeting started with the Pledge of Allegiance.

Also, present:

Betsy Rengers, Manager
Dan Slagle, Engineer
Joe Ferrang, Resident
Steve Chesney, Solicitor.

Charlie Frederick, Resident
Larry Kroner, Resident
Maureen Daily, Resident

Absent: Commissioner Carolyn Verszyla

Planning Commission Meeting:

APPROVAL OF THE PLANNING COMMISSION MINUTES

Mr. Ferrang spoke with Ms. Rengers and corrected the minutes for a spelling error.

MOTION: Mr. Faddoul made a motion to approve the minutes of July 22, 2021, as corrected, seconded by Ms. Vescio, with all in favor.

UNFINISHED BUSINESS

Small Cell Ordinance: The Board of Commissioners joined the Planning Commission to review the ordinance and wording changes. Mr. Ferrang explained that the Planning Commission reviewed several small cell ordinances. Mr. Slagle took several versions of 5G ordinances to create an easy-to-read small cell ordinance. The current version is easier to read, defines certain aspects of where to place antennas and addresses stealth technology. It is advantageous to have these placed in our right of ways. The Township is required to allow them, but we can regulate them. 5G stations are close together and about 3' high and 18" wide. This is wireless. The ordinance now includes 5G and provisions for stealth technology. They are smaller when placed on the telephone poles and they look like paddles. These will be deemed as site plans and will come before the Planning Commission for approval. These are in Edgeworth. The ordinance will require a reimbursement for the right of way and the companies are encouraged to put them in our right of ways. Each company that approaches the Township will have to seek approval. A discussion was had around the issue.

A discussion was had about the height of the tower. They can go up to 130'. Cabinets and accessory structures should not exceed 15'. This is for building that would go next to old towers. Page 28, D talks about height and has a typo that says four inches. It should say four feet. The non-tower wireless facilities are allowed to be located out of our right of ways. A plan will be submitted to the Planning Commission for approval. At 200' apart, we may end up with about 20 in the Township. The Township received an ordinance from Cohen Law Group, but it was too hard to understand because of the legalese. The discussion continued.

Wording Changings for the Zoning Ordinance: The changes to the following wording were discussed:
Section 27-108 G: Prohibited Uses: to allow RVs into the Township for two days to load and two days to unload every thirty days and add the definition of trailer to Section 27-410 of the Zoning Ordinance as: a carriage pulled behind a motor vehicle.

Fence Ordinance: A discussion was had about the proposed changes to the fence ordinance. The Planning Commission would like to have a fence ordinance. Fencing cannot be put in the right of way. The current ordinance

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says that a fence can extend within five feet of any street. This wording should be changed. Hedges are not allowed to grow into the street or impede site lines. We changed the fence up to the property line to say the fence can be 6 inches to one foot from the property line. A discussion was had about tying into a neighbor's fence. If there is an existing fence that is located on the neighbor's property, the property owner would have to take action.

Mr. Frederick, resident talked about his neighbor's fence and that it is on his property. Mr. Chesney explained that the homeowner should get a survey and then go after the neighbor and seek reimbursement of the costs of the survey and legal fees. Ms. Rengers explained that the building inspector at the time filed citations on the homeowner, had the owner lower the fence and did a final inspection. The discussion continued.

There should be a definition for what a fence is. What if someone puts up a border fence or temporary deer mesh fence. Plywood and particle board are not allowed. The discussion continued. If a neighbor wants to tie into the neighbor's fence, it will not meet the setback requirements and will need a variance.

MOTION: Mrs. Adipietro made a motion to recommend the fence ordinance, 5G Ordinance and the zoning wording change to the Board of Commissioners, seconded by Mrs. Vescio, with all in favor.

MOTION: Mrs. Vescio made a motion to adjourn the Planning Commission Meeting at 6:56 p.m., seconded by Mr. Faddoul, with all in favor.

The Board took a break and came back into session at 7:19 p.m.

Board of Commissioners Meeting:

UNFINISHED BUSINESS

MOTION: Mr. Janaszek made a motion to approve the wording for the 5G ordinance, seconded by Ms. Oslick, with all in favor.

MOTION: Mr. Janaszek made a motion to approve the wording changes to the fence ordinance, seconded by Mr. McDaniel, with all in favor.

MOTION: Mr. McDaniel made a motion to have Mr. Slagle format and update the wording changes for the fence ordinance and send it to Mr. Chesney for review and approval, with all in favor.

MOTION: Mr. Janaszek made a motion to change/add the wording in Section 27-108 G: Prohibited Uses: to allow RVs into the Township for two days to load and two days to unload every thirty days and add the definition of trailer to Section 27-410 of the Zoning Ordinance as: a carriage pulled behind a motor vehicle, seconded by Ms. Oslick, with all in favor.

Mr. Chesney will write the zoning wording ordinance and once Mr. Slagle finished the fence ordinance; we will vote to hold a public hearing on the changes.

MOTION: Ms. Oslick made a motion to have Mr. Chesney write the zoning wording changes ordinance, seconded by Mr. Janaszek, with all in favor.

NEW BUSINESS

The insurance agent recommended the following motions:

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MOTION: Mr. Janaszek made a motion to reject the Terrorism Policy, seconded by Ms. Oslick, with all in favor.

MOTION: Mr. Janaszek made a motion to approve the Uninsured Motorist Policy at \$35,000.00, seconded by Ms. Oslick. Roll call was taken with all in favor.

MOTION: Mr. McDaniel made a motion to approve the Supplement to the Commercial Vehicle Application as recommended by the insurance agent, seconded by Ms. Oslick, with all in favor.

MOTION: Ms. Oslick made a motion to renew the Commercial Insurance Package in the amount of \$6,590.00, seconded by Mr. Janaszek. Roll call was taken with all in favor.

PUBLIC PARTICIPATION

Mr. Frederick spoke to the Board about the recent flooding and the great response from Emergency Management Coordinator Dave Volk. Mrs. Adipietro and Ms. Rengers also responded. A discussion was had around the issue.

Mr. Kroner stated that no decisions or votes should be made regarding the police contracts because “you people” may not be around next year. Mrs. Adipietro took offense to the phrase “you people” and commented on Mr. Kroner’s Face Book post that included Executive Session information. Ms. Oslick asked Mr. Kroner about his comments on Face Book and where he heard the information. Mr. Janaszek stated that Mr. Kroner’s information was incorrect, and it may have come from a sitting board member. Mrs. Adipietro stated that Mr. Kroner should stop doing the dirty work for others and that he is being spoon-fed lies and innuendo.

Ms. Daily brought up the pension plans. A discussion was had about how the plans work.

Mrs. Adipietro was the Union President and Vice President for the Quaker Valley Paraprofessionals group. Until the day she retired, she negotiated the contracts. The Police Department is a Collective Bargaining Unit. The Police Negotiation Committee has been working on the contract for 6 months, this is not overnight. Mrs. Adipietro has the original letter sent to start the negotiations. The negotiations are confidential until a decision is reached. Then it is distributed, and this has taken place. Some people like to say that they were never told or never heard. Not true. Mr. Kroner stated that at the last meeting it was brought up to go back and discuss it. Mr. McDaniel stated that he would not vote on it.

Mrs. Adipietro stated that if the Commissioners decide to go into an Executive Session and members disagree or threaten to leave the meeting to avoid participating in an Executive Session, it is a violation of their sworn duty to represent the voters in helping to decide matters before the governing body. It has happened two to three times where we throw absolute tantrums. Mrs. Adipietro stated that she wants the Board to respect each other even though they may disagree. Ms. Rengers explained that the Sunshine Act requires more information in the agenda. The negotiations started last March with the committee of two. The Board as a whole must discuss the contract at a public meeting in Executive Session, legally. They are not allowed to talk about it privately without an advertised meeting. Ms. Rengers added the vote to the agenda to give the Board the ability to vote on the contract. A vote can be yes or no, or not taken, but to be in accordance with the Sunshine Act more information was added to the agenda. There was a possibility that it could be voted on after the Executive Session.

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Mrs. Adipietro stated for years there were things going on behind the scenes and where was everybody then? There were years that the Township ended the year with five or six thousand dollars in the bank, period. We have come leaps and bound since then because of everyone. Mr. Janaszek explained that Ms. Rengers has stopped all the crazy spending and we are in a better financial position now.

MOTION: Mr. Janaszek made a motion to into Executive Session to discuss the police contract at 7:53 p.m., seconded by Ms. Oslick, with all in favor.

MOTION: Ms. Oslick made a motion to come out of Executive Session at 9:01 p.m. after discussing the police contract, seconded by Mr. Janaszek, with all in favor.

The Board is going to vote on the approval of the police contract for years 2022-2026.

Mr. McDaniel explained the changes to the contract:

Pay scale: a 2021 first year officer makes \$23.20. In 2022 the first-year officer will make \$23.49. The top wage in 2021 is \$31.01. In the new contract the top wage in the fifth year is \$31.32. This is a 1% increase per year. There is a tier process.

Mr. Janaszek said the Board pushed for a cap on the wages. They reduced their overtime and uniform allowance. The agreement starts January 1, 2022, and shall continue in full force until December 31, 2026. Shift changes may be made with approval from the Chief as long as there is no overtime paid. The pay scale is calculated at a 1% increase. Part time new hires are paid at \$17.00 per hour for training and will make \$20.00 once trained. Pay rates are determined by the police chief and Board of Commissioners. The sergeant will make an additional \$1.50 per hour and the position of corporal will make an addition \$0.75 per hour. We currently do not have these positions. Part time officers will be called out first and then the lowest in seniority to highest. Vacation time shall start the first day of service, with two weeks. The sick days have been reduced from 30 days to 12 days. Vacation depends on of years of service. Article 8, the officer shall receive double time for holidays. The Township shall provide the officers and their families health insurance. The officers will pay 6.5 % of their premium. Sick leave is twelve days, and a written doctors excuse must be provided for more than three days off. Clothing allowance is reduced to \$650.00 per officer from \$750.00. All police work shall be done by Leet Township Officers. The Board of Commissioners can decide on layoffs after all legal options are exhausted; TAN loans, ACT 47, and FDMA. If necessary, layoffs shall start in reverse seniority in employment. Laid off officers shall continue to receive all insurances for a period of three months and salary for one month with all sick and vacation time paid out. The Board of Commissioners extends officers who qualify as full time the opportunity to enroll in family health insurance. The Board of Commissioners reserves the right to review the insurance costs on an annual basis and levy costs as the Board see fit to the responsibility of the enrolled officer. If the financial costs become too excessive for the Township, the Township, solely at their discretion, reserves the right to withdraw the family health insurance portion of the plan.

A discussion was had about family insurance.

MOTION: Ms. Oslick made a motion to approve the Full time Police Contract for the years 2022-2026 with the health insurance addendum to be added to the contract, seconded by Mr. Janaszek. Roll call was taken with all in favor.

ADJOURNMENT

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MOTION: Ms. Oslick made a motion to adjourn the meeting, seconded by Mr. Janaszek, with all in favor.