

LEET TOWNSHIP BOARD OF COMMISSIONERS  
September 13, 2021  
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 Donna Adipietro in the Leet Township Municipal Building, 194 Ambridge Ave., Fair Oaks, PA 15003. Commissioners present were Jim Janaszek, Donna Adipietro, Carolyn Verszyla and Marty McDaniel. The meeting started with the Pledge of Allegiance. Mrs. Adipietro called for a moment of silence for the victims of September 11, 2001.

Commissioner Erika Oslick was absent.

Also present:

Betsy Rengers, Manager	Tom Jones, Resident
Stephen Chesney, Solicitor	Charlie Frederick, Resident
Larry Kroner, Resident	Maureen Daily, Resident
Chuck Soman, Resident	Joe Ferrang, Resident
Bob Gulish, Resident	Dan Peluso, Resident
Mike Benedict, Bell Acres Resident	
Patrick Conners, QVCOG Director	
Bill Wanto, Resident	
Andy Wanto, Public Works Foreman	

Mrs. Adipietro welcomed everyone to the meeting and gave the rules of public participation.

#### PUBLIC PARTICIPATION

Mike Benedict, Bell Acres resident, spoke about a wash out at the storm drain on the road in front of his house. There is a pipe that is shared between Bell Acres and Fair Oaks. There is a hole forming at the storm drain. Mr. A. Wanto explained that he went to Penn Dot about the issue and never got anywhere with it. The discussion continued about the pipe and wash out. Mr. Benedict is afraid the road will cave in. Mr. A. Wanto will give Mr. Benedict a number for Penn Dot. Mr. Benedict explained the storm drain is in Bell Acres, but the pipe is shared between Fair Oaks and Bell Acres. Mr. Wanto explained that there are old half pipes that run through the hillside. The storm drain belongs to Penn Dot. They will only claim pipe to the end of their right of way. Mr. Slagle explained that it sounds like it is a Penn Dot pipe and drain. The Township cannot spend money on a Penn Dot Road or on private property. Mr. McDaniel suggested calling Robert Matzie, State Representative. Mrs. Verszyla gave Mr. Benedict Matzie's number and asked him to ask for Cindy.

#### APPROVAL OF MINUTES

Mr. McDaniel stated on page 8, under Pension Plan update, he would like the sentence that says, "he does not think municipal pension plans are a good idea" to say that "municipal pension plans in their present form could be improved". Mr. McDaniel was referring to the portability of the plan.

Mrs. Verszyla stated that on page 8, under Rumor Discussion, the last sentence was about campaign signs. The discussion was about signs that said, "save your police and fire services", and Vote for Bill Wanto and Donna Adipietro, and Donna said she didn't know anything about who put the signs up. Mrs. Verszyla wanted the line "Mrs. Verszyla is the public work chairman taken out" from page 8 under Resigning/Buyout Discussion.

On page 9, the rate for Seasonal Public Works employee was put in, but Mrs. Verszyla thought the Board would wait to see the qualifications of the employee before setting a pay rate. Ms. Rengers will review the tape and correct it if needed.

On page 10, under Correspondence: It stated that Mrs. Adipietro received the Banner Award from Allegheny County, and it should say "the township received the Banner Award". Mrs. Adipietro physically received the award and gave it to the Board at the meeting. A discussion was had over why that need to be corrected.

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Mrs. Verszyla went on to say that one page 10, that "Mrs. Adipietro stated that this was the third Executive Session that Mr. McDaniel and Mrs. Verszyla refused to go into. Mrs. Verszyla is not going to vote." Mrs. Verszyla explained she offered to meet with Chuck Galzarano and Ron Wilson on Tuesday the 17<sup>th</sup>. Seventeen hours before she was to meet with them, she received an e-mail from Mrs. Adipietro that the meeting was cancelled. Mr. Janaszek stated that Mrs. Verszyla was not on the committee to negotiate the contract. Mrs. Adipietro stated that the committee had already met with the officers and decided on the contract. The meeting was cancelled because the officers felt uncomfortable meeting one on one outside of the committee. The contract had already been negotiated. The discussion continued.

**MOTION:** Mr. Janaszek made a motion to approve the minutes of the August 9, 2021, Board of Commissioners Meeting, with corrections, seconded by Mr. McDaniel. Roll call was taken with all in favor.

**APPROVAL OF BILLS PAYABLE**

There was a question about a purchase for an "Elite Keeper" which is a holster for the police department. These charges of from the officers clothing allowance.

**MOTION:** Mr. Janaszek made a motion to approve Check Detail 08-2021, seconded by Mr. McDaniel. Roll call was taken with all in favor.

**2021 Budget to Actual Report:**

The Board was presented with the Budget to Actual Report.

**Finance Report:** Mr. McDaniel reported:

August 2021

FNB General Fund	\$595,002.02
FNB Capital Reserve	\$72,919.41
FNB Emergency Reserve	\$20,680.30
Liquid Fuels Account	\$59,198.31
Mortgage Acct/PNC	\$2,500.00
PLGIT Class	\$28,998.00
PLGIT Tax Refund	\$25,582.45
Fireman's Truck Fund	\$21,766.80
War Memorial Fund	\$10,172.57

There are six escrow accounts that contain Developer's money for different projects.

**Tax Collectors Report:** Unpaid taxes to date: \$100,798.24.

**Managers' Report**

Ms. Rengers reported:

- Liquid Fuels Audit: The township had an audit in May, and the report came back favorable with no conditions or findings.

**COMMITTEE REPORTS**

**Building Inspector/Code Enforcement Report:** Ms. Rengers reported:

There is a charge for Leetsdale on the Building Inspection bill. Ms. Rengers has been working with the Building Inspector regarding compliance. There are also some property maintenance code issues.

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**Public Safety Report:** Mr. Janaszek reported that there were 75 calls in August and listed the calls.

**Public Works Report:** Mr. A. Wanto reported:

September 2021: we have been dealing with some flooding issues in Fair Oaks. We had a giant tree fall on the detention pond fence at the Kenney Drive Detention Pond. We don't want to fix the fence until two other dead trees are removed. We need to get bids from a tree removal company to take the trees down and then go from there with the fence. With the flooding, we had pieces of sycamore trees that we have been removing. The water moved giant sycamore trees into Fair Oaks that we need to deal with. The Public Works will clean up the area as best as possible. Plum Street Park sanitary lines flooded, so we will clean the park. Mr. Janaszek reported that it did not rain here, but Mars and Cranberry got rain and it flooded parts of Fair Oaks. Mr. A. Wanto will get estimates for the repair of the fence and the tree removal.

**MOTION:** Mrs. Verszyla made a motion to have Ms. Rengers get estimates on the tree removal and fence repair for the Kenney Drive Detention Pond, seconded by Mr. McDaniel, with all in favor.

Mr. Jones asked Mr. Wanto about the trees that were trimmed at the entrance to Quaker Heights. Ms. Rengers sent the letter to the homeowners asking for the branches to be trimmed and Mr. A. Wanto met with the homeowner to discuss the work. Mr. Jones was happy with the work that was done to clear the branches and site lines.

Mr. Soman asked about kids getting into the detention pond with the damaged fence. Mr. Janaszek wants the fence fixed immediately. A short discussion was had around the issue. We will take the money out of the budget. Mr. A. Wanto will put orange fencing and no trespassing signs around the area.

Mr. Frederick stated that the Public Works had done an excellent job cleaning up debris after the flood.

**Solicitor's Report:** Mr. Chesney reported that he had been working with Chief Molinaro to update the Police Policies and Chief Molinaro has been proactive and has done an excellent job with the policies.

**Fire Department Report:** Mrs. Adipietro stated that were 13 calls between Aug. 3<sup>rd</sup> and Aug. 29<sup>th</sup>. Mrs. Verszyla complimented the fire department on their reports.

**Engineers Report:** Mr. Slagle reported:

1. **2022 OVCOG/ACDD Grant Applications** - The next round of QVCOG/ACDD Grant Pre-Applications were submitted on August 31, 2021, for 2022 grant round. Projects submitted include additional ADA Sidewalk Project throughout the Township. Mr. Conners explained that the applications have been submitted to the County and we will see what is approved.
2. **Ambridge Avenue ADA Sidewalk Project PH III** - We are currently designing PH III of the Ambridge Avenue ADA Sidewalk Project to complete the residual ADA Sidewalks along Neely Street to start on September 22<sup>nd</sup>. Mr. Slagle has contacted Columbia Gas before the new sidewalks go in to see if they need to do any work there.
3. **Ambridge Avenue ADA Sidewalk Project PH II** - The Township was awarded a grant in the amount of \$220,000 to replace the sidewalks in the Eckert/Neely/Willow area of the Township with new ADA sidewalks. Bids were received on April 1, 2021, by QVCOG/ACDD and awarded to El Grande Enterprises in the unit price amount of \$211,395. We have received the Construction Agreement with QVCOG/ACDD for the Ambridge Avenue ADA Sidewalk Project. The Notice-To-Proceed was issued.

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- Construction is scheduled to start on September 22, 2021. Columbia Gas has not responded after numerous attempts to coordinate gas line replacement efforts.**
4. **Small Cell Tower and Fence Ordinances** - We met with the Planning Commission on March 25, 2021, to discuss updates to the Township's Small Cell Tower Ordinance to cover the pending 5G Technology within the Township and Fence Ordinance. **We met with the Commissioners/Planning Commission on August 26, 2021, to finalize the Township's Small Cell Ordinance. We are now updating the Township's Fence Ordinance.**
  5. **Watson Site Plan** - **We understand that PaDEP has issued a Notice of Violation (NOV) regarding their earthmoving activities. The Code Enforcement Officer is contacting the Watson Institute and Gateway Engineers.**
  6. **Health South Site Plan** - Based on the Solicitor's letter to Health South, we received a response from their Engineer indicating that everything was complete. We performed a follow-up final inspection and prepared an updated letter of Final Matters outlining the outstanding items that need to be completed. **The Township still holds their Performance Bond in the amount of \$338,580 and Cash Bond to cover outstanding costs. Ms. Rengers received an e-mail from Rachel Smart about work on the project.**
  7. **Columbia Gas Mound Street Project** - The project started on January 25, 2021. The majority of the dilapidated sidewalks have been restored by Columbia Gas along with 50 feet of additional sidewalks along Orchard Street. Columbia Gas has performed the trench repair on Mound and Ledge Street. Columbia Gas must still mill and overlay both streets.
  8. **2020 Paving Project** - Bids were received February 10, 2020, for the 2020 paving project with a low bid of \$42,660 (Spencer Lane) and \$58,720 (Chaucer Court) from Mele & Mele for total of \$101,380. The Township has awarded the project at same unit prices as publicly bid on February 10, 2020. **Construction started on April 15, 2021 and was completed on April 19, 2021. We are evaluating the final quantities with the contractor for final Close-Out of the next Township meeting. There is about \$15,000.00 outstanding.**
  9. **Wernicki Accessory Use Plan** - We have reviewed and provided a written response to their survey regarding the Wernicki Accessory Use plan. Mr. Slagle asked for confirmation on the drawing and received a completely different drawing.
  10. **Quaker Valley High School Site Plan** - The Quaker Valley High School submitted the Conceptual Site Plan on 10/13/2020 for review/comment at the last Planning Commission Meeting on October 22, 2020. The Planning Commission Meeting recommended that the Developer gain approval from the Township's Zoning Hearing Board for a Special Exception to the Township's AAA-Residence District. Upon approval from the Township's Zoning Hearing Board for the Special Exception, the Developer will complete the required Township's Site plan application. **We understand that Gateway Engineers will be reviewing the Quaker Valley High School Traffic Study and that the Site Plan is now proceeding through the Zoning Hearing process as a Special Exception.**
  11. **MS4 Annual Report** - **We have prepared the MS4 Status Annual Report for 2021 which is due September 30, 2021. Mr. A. Wanto is on top of the paperwork required for this project.**

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12. **Harris Hillside Slide** - We met with Mrs. Harris on September 7, 2021, to discuss property boundaries and the Township's stormwater detention facilities. Mr. Slagle and Mrs. Adipietro met with Mrs. Harris to look at and discuss the issue. 70% of the detention basins do not have fences around them. They are designed to empty within 24 hours. The fence at Kenney Drive has barbed wire around the top of it.
13. **Lusky Storm sewer Extension** - Discussed storm sewer extension with the builder and geotechnical engineer regarding stormwater dissipation and sewer easement. The building inspector required a Geotech report. The developer would like to do is extend the storm sewer further down the hill. He will truck the dirt out or put it on the property. We would rather he did not truck it out. The storm sewer as it is dumps on Leetsdale. As a part of this deal, Mr. Slagle will ask that put in an energy dissipater and a rock dam. These will not be owned by the Township. The Board asked Mr. Slagle to proceed.
14. **American Rescue Plan Act**: Mr. Slagle will look at storm sewers for repairs and storm water solutions as a project for this money. Flood walls and jersey barriers may be a part of this project. Mrs. Adipietro would like to have input from the residents regarding this type of project. We need to see if the money can be used for this. A discussion was had about the recent flooding event.

Mr. Slagle is working with the paving contractor on the final expenses for the Olde Sewickley Highlands project. The contractor is fighting over \$5,000.00.

**Health and Sanitation**: Ms. Rengers reported that Mr. McDaniel, Mrs. Adipietro, and she have been working with Mr. Conners on the garbage contract. Waste Management wants to move the pickup day. Ms. Rengers has also been working with Patrick on the failure to pick up issues.

Mr. McDaniel had a conference call with Waste Management, Mrs. Adipietro, and Patrick regarding the change in pick up day. They will stick with Monday, but they think there will be better service on Friday.

Mr. Conners explained that they are 65% cheaper than any other bids received. It is a solid offer. We need to have the contract signed and a resolution approved. When missed pickups happen, there is a penalty in place. Patrick will enforce this.

Leet used to have the garbage collection cost in the taxes. It will save on individual pick up. There was a discussion about how garbage fees were paid. The cost is a \$3.00 savings per household per month. Mr. McDaniel stated that if the taxes increased by 1 mill, it would affect the homeowners with the higher valuations significantly. The discussion continued. Mrs. Adipietro explained that the Board agreed to no changes with the contract. Ms. Rengers explained that we are trying to work towards a tax decrease and our delinquent collector has many outstanding garbage collection bills. The discussion continued.

The new contract contains a penalty for garbage not picked up as scheduled. A question was asked about a provision for throwing cans.

**MOTION**: Mr. Janaszek made a motion to move the garbage pickup day to Friday, starting January 1st, seconded by Mr. McDaniel. Roll call was taken with all in favor.

**Quaker Valley Council of Governments**: The COG report is in the Commissioners packet. Mr. Conners spoke about the Annual Dinner in October, sponsored by Kevin Flannery, and held at the Edgeworth Club. Mr. Conners spent time with Ms. Rengers to learn about and visit the Town. Mr. Slagle has been great to work with and also responds first when things are needed. Mr. Conners is available for any questions.

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**Quaker Valley School District Report**

QVSD Zoning Hearing Wrap Up: Ms. Rengers and Mrs. Adipietro have spoken to ZHB Solicitor Vince Restauri and ZHB Chairman Terry Soster about the rising cost of the hearing. Soon we will be at \$30,000.00 for this hearing. Mrs. Adipietro stated that the Board is saying that the hearings will go into October, and we cannot handle this cost. Mr. Chesney will investigate sharing the cost of the hearing with the district.

**UNFINISHED BUSINESS**

**Civil Service Board:** Mrs. Adipietro explained the discussion will be about the Board hiring their own attorney and an added agenda item with the resignation of two members. She has their letters that she would like to read.

**MOTION:** Mr. McDaniel made a motion to add the resignation of Mr. Soman and Mr. Volk to the agenda, seconded by Mr. Janaszek, with all in favor.

Mrs. Adipietro read the letter from Mr. Soman. The letter spoke about his volunteering for the position and that he was appointed by the Board of Commissioners. He is resigning from the Civil Service Board on September 13, 2021, because he is on the Zoning Hearing Board.

These are voluntary positions. Mr. Chesney explained that certain positions are incompatible with other positions according to First Class Township Code. The analysis is if the position has sovereign power except for a commissioner. A commissioner can sit on the Civil Service Board. A short discussion was had about the alternate on the zoning hearing board. Mr. Soman was thanked for his service.

Mr. Volk also sent his letter dated September 13, 2021. The letter spoke about his volunteering for the position and that he was appointed by the Board. He is resigning from the Civil Service Board on September 13, 2021, because he is the Emergency Management Coordinator.

Prior decisions could be challenged and called into question. It could be a problem. Mrs. Adipietro is not sure why the prior Solicitor allowed these appointments.

**MOTION:** Mr. McDaniel made a motion to accept the resignations of Chuck Soman and David Volk from the Civil Service Board, seconded by Mr. Janaszek. Roll call was taken with all in favor.

The Civil Service Board has asked to hire their own attorney. They can make the decision to do that. There have been no formal requests to do so. The Civil Service Board currently has two members and an alternate. The alternate could be moved up or a commissioner could be appointed. The Civil Service Board has 90 days to update the bylaws. The alternate now has the right to vote.

**MOTION:** Mr. Janaszek made a motion to accept the reports as submitted, seconded by Mrs. Verszyla, with all in favor.

Mrs. Verszyla asked a question that did not require action about the police payroll audit. Ms. Rengers has invited the auditor to the meetings, and he was unable to attend. The auditor did say that he would meet with the Commissioners two at a time, if necessary.

**NEW BUSINESS**

**2022 Budget Committee Schedule:** Ms. Rengers gave the Board a budget committee list and talked with the Board about scheduling the budget committee meetings.

**Approval of 2022 Non-Uniformed MMO**

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Ms. Rengers presented the Board with the 2022 Non-Uniformed and Police Pension Plan Minimum Municipal Obligation forms for approval. The calculations were reviewed by the pension plan CPA and approved by him.

**MOTION:** Mrs. Verszyla made a motion to approve the 2022 Non-Uniformed Minimum Municipal Obligation in the amount of \$66,200.00, seconded by Mr. Janaszek, with all in favor.

**Approval of 2022 Police MMO**

**MOTION:** Mr. Janaszek made a motion to approve the 2022 Police Minimum Municipal Obligation in the amount of \$50,385.00, seconded by Mr. McDaniel, with all in favor.

**Approval of Resolution 2021-09 (Zoning Hearing Board Appointment for Chuck Soman)**

**MOTION:** Mr. Janaszek made a motion to approve Resolution 2021-09 appointing Chuck Soman to the Zoning Hearing Board for a three-year term, seconded by Mr. McDaniel, with all in favor.

**CORRESPONDENCE**

Mrs. Adipietro read a letter from Tom Jones regarding the violation of the Sunshine Act because he could not hear the meeting. The building has a PA system that has not been used. Mr. Jones heard the meeting tonight because the PA system was used, but sometimes he cannot hear. Mr. Jones stated that passing the mic is not effective because sometimes it did not get passed. The assumption of the Board is that everyone can hear. Mr. Chesney asked Mr. Jones to let the Board know when he cannot hear. Mrs. Adipietro asked Mr. Jones to raise his hand if he cannot hear.

**PUBLIC PARTICIPATION**

Bill Wanto met with the War Memorial Committee, and they will meet again soon. He also met with Rome Monuments. The Township will need to chip in because \$10,000.00 is not enough money for the memorial. Mr. Wanto asked about Book Minders and the proposed administrative position. Ms. Rengers shared the job description with the Board and will give Mr. Wanto a copy. Mr. Wanto asked about changing the minutes regarding the Pension plan. Mr. McDaniel explained that he was talking about the portability of the plan through a state law change. The plan is partially funded from the state.

Mr. Jones stated that talking into the microphone helps.

**EXECUTIVE SESSION**

**MOTION:** Mr. Janaszek made a motion to go into Executive Session to discuss the Police Contract at 9:01 p.m., seconded by Mr. McDaniel. Roll call was taken with all in favor.

**MOTION:** Mr. Janaszek made a motion to go into Regular Session at 10:09 p.m. after discussing Police Contracts, seconded by Mrs. Verszyla. Roll call was taken with all in favor.

**MOTION:** Mr. Janaszek made a motion to approve the Full time Police contract effective January 1, 2022, to for a five-year period until December 31, 2026, with the wage addendum and no contribution to health care premiums.

Mr. McDaniel explained that the department had reconsidered the previous contract that was approved on August 26, 2021, that included family coverage, because it was too expensive. This contract has a compromise from a 1%

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pay raise to a 2.5% pay raise and no payment into individual coverage premiums. A discussion was had over insurance cost and family health care. Mr. Janaszek thanked Officer Wilson for the work he did on the contract.

**MOTION:** Mr. McDaniel made a motion to approve the Full time Police contract effective January 1, 2022 to for a five-year period until December 31, 2026, with the wage addendum and no contribution to health care premiums, seconded by Mr. Janaszek. Roll call was taken with all in favor.

**ADJOURNMENT**

**MOTION:** Mr. Janaszek made a motion to adjourn at 10:18 p.m., seconded by Mrs. Verszyla, with all in favor.

Respectfully Submitted:  
*Betsy Rengers, Manager*