

LEET TOWNSHIP BOARD OF COMMISSIONERS  
April 10, 2023  
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 Martin C. McDaniel at the Leet Township Municipal Building, 194 Ambridge Ave., Fair Oaks, PA 15003. Roll Call: Commissioners present were Martin C. McDaniel, Rody Nash, Carolyn Verszyla, Dan Peluso, and John Stephansky. The meeting started with the Pledge of Allegiance.

Also present:

Betsy Rengers, Manager	Salina Everette, Resident
Brian Jameson, Interim Police Chief	Peggy Adams, Resident
Steve Chesney, Solicitor, by phone	Kris Shelton, Resident
Joe Ferrang, Planning Commission Chairman	
John Valinsky, LSSE Engineer	
Donna Adipietro, Resident	
Adele Beaves, Encompass Health Representative	

#### **PUBLIC PARTICIPATION**

Resident Salina Everette asked the Board if she could rent Plum Street Park to have a picnic and flea market sale. She will use Facebook and Craig's List to advertise the sale. The Plum Street Park Ordinance requires the Board of Commissioners to approve an activity of this sort. Mr. Stephansky explained that he was on the Board when the park ordinance was written, and the ordinance was intended to prevent residents from having flea market events at the park. Mrs. Everette did not have a date set for the event. Mrs. Verszyla asked Mrs. Everette to put the request in writing. The Board will review the request and add it to the Workshop meeting agenda for discussion and a vote.

Resident Kris Shelton asked if the Board considered having a community yard sale at Plum Street Park. There have been community yard sales in Leet, but they were not well advertised. She asked the Board to consider the idea.

#### **APPROVAL OF MEETING MINUTES**

March 13, 2023, Board of Commissioners Regular Meeting Minutes: Mrs. Verszyla made the following correction: On page 1, under Public Participation, add the school bus location at Main and Orchard. On page 5, the motion to purchase badges and plaques for Bill Wanto and Bob Simmons should include the amount of the purchase. Ms. Rengers explained that another motion further down on the page was made to include the amount of the purchase.

**MOTION:** Mrs. Verszyla made a motion to approve the minutes of the March 13, 2023, Board of Commissioners Regular Meeting, with corrections, seconded by Mr. Nash. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

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**March 27, 2023, Board of Commissioners Workshop Meeting Minutes**

**MOTION:** Mr. Peluso made a motion to approve the March 27, 2023, Board of Commissioners Workshop Meeting Minutes, as submitted, seconded by Mr. Nash. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

Mrs. Verszyla thanked Ms. Rengers for a job well done with the minutes. She asked that the residents pay close attention to the March 13, 2023, Meeting Minutes, regarding the firearm policy discussion and personally thanked Mr. Stephansky for his work on the Firearm Policy. Residents can read Mr. Stephansky's comments on page three of those minutes.

**FINANCE REPORT**

**MOTION:** Mr. Stephansky made a motion to approve payment of the bill list and invoices presented, seconded by Mr. Peluso. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

**Circulate Department Reports**

The Department Reports were circulating in the meeting room. A vote to approve the reports will be taken later in the meeting.

**GEDTF Grant Administration:** Ms. Rengers reported that the GEDTF Grant will be administered by the Quaker Valley Council of Governments so it will not be necessary to open a Capital Reserve Account in the amount of \$300,000.00.

**MOTION:** Mr. Stephansky made a motion to rescind the March 13, 2023, motion to open a GEDTF Capital Reserve Account in the amount of \$300,000.00, seconded by Mr. Peluso. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

**UNFINISHED BUSINESS**

**Property Committee**

**Approval of Smart Wired Quote to Install a Camera Buzzer System at 194 Ambridge Ave**

Mr. Peluso explained that Ms. Rengers expressed concerns about her and Ms. Leety's security when working alone, since residents may enter the front door of the municipal building and have free rein in the building. She solicited a quote from Smart Wired to have a camera and buzzer system installed on the lobby doors. Mr. Stephansky felt that the buzzer system should be on the front doors because it would offer more security. The cost of the system will be taken out of the building maintenance budget.

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**MOTION:** Mr. Peluso made a motion to accept the Smart Wired quote of \$2050.00 for the installation of two intercom/buzzer desk stations at the Administrative Assistant's desk and in the Manager's office, seconded by Mr. Stephansky. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

**Public Works Committee**

**PennDOT Ambridge Avenue Weight Study Meeting Update**

The Township has been working to schedule a meeting with PennDOT and State Representative Valerie Gaydos concerning a weight study on Ambridge Avenue and Main Street, but there has been pushback on the meeting from PennDOT. Mrs. Verszyla does not want to have a meeting with them unless they have a decision-maker attend the meeting. She notified them of this by email. Ms. Rengers received an email from them asking for a list of topics to discuss. She felt that the Township had already done that. Mr. Stephansky felt that PennDOT thought the Township wanted to prevent truck traffic from going through the corridor for local traffic. This is not the case. The road subsided near the sewer plant and at the end of Ambridge Ave near Main Street. Interim Chief Jameson felt they did not have any interest in meeting about the issue.

Mrs. Adipietro stated that PennDOT had replaced a long-standing 10-ton sign at the corner of Main and Ambridge with a 32-ton sign. PennDOT said the 10-ton sign was illegal since the Township cannot regulate a state route. The discussion continued.

**Public Safety Committee**

**Beech Street Traffic Study Meeting Update**

Public Safety Committee members Rody Nash and Carolyn Verszyla met with Leetsdale Representative Jeff Weatherby, Ms. Rengers, and Interim Chief Jameson to discuss the findings of the Beech Street Traffic Study. The traffic study recommended the installation of speed tables (speed humps), signage, and making the street one-way. Mr. Nash did not like the idea of making the road one-way as it could increase the speed of traffic. Mr. McDaniel had the same experience with installing speed tables to slow traffic and then having to later remove them because of the noise they created for nearby homes. Mr. Peluso witnessed cars speeding up Beech Street towards Beaver Road. Mrs. Verszyla suggested that Leetsdale install a stop sign on the corner of Beaver and Beech. Mr. Weatherby was going to speak with the Leetsdale Council about how to remedy the issue. The discussion continued. Mr. McDaniel will speak with Mr. Weatherby about the issue.

Mrs. Verszyla is planning to meet with Public Safety Committee member Rody Nash, Emergency Management Coordinator Dave Volk, and Interim Chief Jameson to discuss an emergency plan for the municipal building.

Mrs. Verszyla thanked the Teegarden and Maust Families for adopting Allegheny County-maintained Camp Meeting Road to keep it clean from litter. A sign has been posted on Camp Meeting Road with their names on it. The Township holds Keep Leet Neat Day every year for cleaning up along the roadways and streambanks. This year the event is on April 22<sup>nd</sup> at 10 am.

Mrs. Verszyla asked that an article on the War Memorial be put in the upcoming newsletter.

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**Solicitor**

**Update on Handicapped Parking Ordinance**

Mr. Chesney is collaborating with the Interim Chief on the handicapped ordinance. He is working on the short-term rental ordinance and will go to the Planning Commission to work on the ordinance. Currently, the draft ordinance has conflicting wording with the zoning ordinance. He would like to eliminate ambiguity in the ordinance.

Interim Chief Jameson has identified four handicapped parking spaces in Fair Oaks, so far. There was a brief discussion about the law and proposed ordinance. Mr. Chesney will continue his research on people with disabilities parking law.

**NEW BUSINESS**

**Public Works**

**Review and Approval of Encompass Health Site Plan**

Mr. McDaniel explained that the Encompass Health Site Plan was reviewed by the Planning Commission, and they recommended it for approval to the Board, but there were outstanding issues such as the DEP Planning Module. Mr. Valinsky said the plan could be approved pending the outstanding issues listed in the LSSE Review Letter #3, dated April 5, 2023. Ms. Rengers sent the 2018 Encompass Developers Agreement to Mr. Chesney and Mr. Valinsky to use as a template for the 2023 Agreement and she is waiting to hear from LSSE about the required bonding. The agreement and bonding should be ready for approval at April 24, 2023, Workshop Meeting. Mr. Valinsky recommended the Board approve the site plan pending the outstanding items.

**MOTION:** Mrs. Verszyla made a motion to approve the Encompass Health Site Plan contingent on the completion of the outstanding items listed in LSSE Review Letter #3, dated April 5, 2023, seconded by Mr. Stephansky. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

Adele Beaves from Encompass Health (Kimley-Horn) introduced herself to the Board and let them know that the Sewer Module is the last thing they are waiting on.

**Department Reports**

**Acceptance of Department Reports**

Mr. Valinsky provided the Board with a list of grants. Mrs. Verszyla asked about the ADA grant to renovate the building. Mr. Valinsky stated that the Local Share Grant (LSA) is the one to apply for municipal renovation projects. The grant has not opened yet. Ms. Rengers provided the Board with the LSA grant explanation in the March 27 Workshop Meeting Packet. Mr. Valinsky suggested that the Township will need to have the project scope and cost estimates to apply for the grant. The Board will discuss ideas for grants and provide a list to Mr. Valinsky. Typically, larger projects can just have a preliminary sketch plan to apply for the grant. Bell Acres received an LSA grant for the purchase of public works equipment.

Mrs. Verszyla gave the Public Works Department report:

- Finished drain project at 198.

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- Picked up the new trailer.
- Cleaned Watson & Lunak dumps.
- Serviced all mowers and grass equipment.
- Doing spring cleanups in all parks & properties
- Put together Keep Leet Neat (Sat. April 22, 10 am -1 pm)
- Repaired and updated all catch basins on Willow St.
- Collaborated with the Rotary Club to organize a day to stain the Plum St. Park Pavilion (Sat. April 29)
- Picked up sticks and branches from windstorms.

Upcoming Work:

- Finish cleanups
- Truck inspections
- Grass cutting
- Playground/park mulch

Ms. Rengers reported that Brian Brown started the street sweeping program and it will be announced in the upcoming newsletter. Mr. Nash asked about a spring leaf pickup. Ms. Rengers will speak to Mr. Wanto about it.

The Quaker Valley COG reported that there is an Air Quality Workshop meeting coming up on April 19<sup>th</sup> due to the Shell Cracker Plant. There is Railroad and Emergency Response Training on October 10-12, 2023. Emergency Management personnel, police, and fire should be notified about the training.

Mr. Stephansky will work with Ms. Rengers on the employee handbook possibly using ADP resources to create it. Caputo Insurance also does employee handbooks.

**MOTION:** Mrs. Verszyla made a motion to accept the Department Reports, seconded by Mr. Peluso. Roll call was taken with a vote as follows: Mr. McDaniel; yes, Mrs. Verszyla; yes, Mr. Stephansky; yes, Mr. Peluso; yes, and Mr. Nash: yes. The motion carried.

**Main Orchard Bus Stop Complaint Follow-up:** Interim Chief Jameson sat at the bus stop at Main and Orchard at 6:30 am every morning except for one for two weeks and did not find any issues with cars passing the stopped bus. Mrs. Soracco called to report that a car had gone through the yellow blinking lights. Interim Chief Jameson explained to her that it was not illegal to do that.

**Correspondence**

There was no correspondence.

**Public Participation**

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Ms. Shelton checked with Sewickley Herald because they do not distribute the weekly newspaper to Fair Oaks. She thought that by adding the last four digits to the zip code, they will send it. Put 15003-1294 on the zip code to receive the Herald. Mr. McDaniel suggested she speak to Katie Green at the Herald about it.

PCCD Grant Update: Interim Chief Jameson reported that he received two grants for body cameras, so he needed to modify the grant he received from PCCD to purchase other equipment. He can modify the grant to include a report management system for \$28,000.00. He spoke with Jim Simone from Advance Electronic Designs about a mobile data and monitor system that has a tablet, keyboard, reading scanner for ids, and mobile printer for police cars. This would allow the officers to print tickets from the car and submit tickets electronically, as required by the state. It would also allow the officers to access data from within the car. Another system may have to be purchased to print the tickets. The computer screen has a built-in scanner. The system would expedite the ticket-writing process. An officer can scan the id and car registration and then select the violation, print the ticket, and the computer will submit the ticket to the magistrate's office.

Mr. McDaniel reported that Interim Chief Jameson had obtained \$76,000.00 in grants for equipment for the police department and thanked him for the work. Interim Chief Jameson noticed that the Township is paying a rental/service fee for AED machines. He will try to get a grant to purchase those machines.

Mrs. Verszyla applauded the Board for their hard work. She said that she saw derogatory comments in writing against the Board. This Board works together, is respectful, and is the most transparent, honest Board on which she has ever served.

**ADJOURNMENT**

**MOTION:** Mr. Verszyla made a motion to adjourn the meeting at 8:20 pm seconded by Mr. Nash, with all in favor of the motion.

TOWNSHIP OF LEET

/s/ Betsy Rengers  
BETSY RENGERS, MANAGER

/s/ Martin McDaniel  
MARTIN C. MCDANIEL, PRESIDENT

Date: May 8, 2023