

LEET TOWNSHIP BOARD OF COMMISSIONERS
January 8, 2024
Minutes of the Board of Commissioner's Regular Meeting

President Martin C. McDaniel called the Regular Meeting of the Leet Township Board of Commissioners to order at 7:00 p.m. at the Leet Township Municipal Building, 194 Ambridge Ave., Fair Oaks, PA 15003. Roll Call: Commissioners present were Martin C. McDaniel, Dan Peluso, Rody Nash, Donna Adipietro and Martin P. Zimmel. The meeting started with the Pledge of Allegiance.

Also present:

Betsy Rengers, Manager	Marilyn Vettorazzi, Resident
Brian Jameson, Interim Police Chief	Peggy Adams, Resident
Steve Chesney, Solicitor via phone	Chuck Soman, Resident
John Valinsky, LSSE Engineer	David Kovacs, Resident
Joe Ferrang, Planning Commission Chairperson	Tom Weber, Civil Service Chair
Buddy Besong, Resident	

**PUBLIC HEARING ON ORDINANCE
2024-01 (SHORT-TERM RENTAL
ORDINANCE)**

Mr. McDaniel opened the public hearing on Ordinance 2024-01 for the regulation of short-term rentals in the Township. Stenographer Leaette Cavaliere transcribed the hearing. Solicitor Steve Chesney gave a synopsis of the ordinance's regulations. Planning Chair Joe Ferrang informed the Board about the creation of the ordinance and the reasoning for it. There was no public comment about the ordinance. Commissioner Peluso was not in favor of one provision and felt it was unnecessary to require owner occupancy as it was unnecessary.

MOTION: Mr. Nash made a motion to table the discussion on the short-term rental ordinance until the February 12, 2024, Board of Commissioners Regular Meeting, seconded by Mr. Peluso. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. McDaniel, yes; Mr. Nash, yes; Mr. Zimmel, yes; and Mr. Peluso, yes. The motion carried.

MOTION: Mr. Peluso made a motion to close the hearing at 7:21 pm, seconded by Mr. Nash, with all in favor of the motion. The motion carried.

PUBLIC PARTICIPATION

Leet Acres Resident Marilyn Vettorazzi complained about a neighbor who was parking her box van near Mrs. Vettorazzi's house. She showed the Board photographs of the box vans and told them that the way they were parked blocked her site lines for oncoming traffic. She explained that a school bus stop was also blocked by the vehicles. Interim Chief Jameson explained that there were no parking restrictions in that neighborhood. Interim Chief Jameson will speak to the owner of the box van about it.

APPROVAL OF MEETING MINUTES

Approval of the December 11, 2023, Board of Commissioners Regular Meeting Minutes

There was a correction on page 5 in the motion to approve the transfer of funds to the Fireman's Truck Fund. Mr. Stephansky made the motion, and Mr. Nash seconded it. The motion will be corrected to reflect this.

MOTION: Mr. Nash made a motion to change the December 11, 2023, Regular Meeting Minutes wording on page 5, under the heading "Approval to Transfer \$15,000 into the Fireman's Truck Fund". The motion should read: "Mr. Stephansky made a motion." Mr. Peluso seconded the motion, with all in favor of it. The motion carried.

MOTION: Mr. Peluso made a motion to approve the minutes of the December 11, 2023, Board of Commissioners Regular Meeting, with corrections, seconded by Mr. Nash. A roll call vote was taken with the vote as follows: Mr. McDaniel, yes; Mr. Nash, yes; and Mr. Peluso, yes. Mrs. Adipietro and Mr. Zimmel abstained from the vote. The motion carried.

Approval of the January 2, 2024, Board of Commissioners Reorganization Meeting

MOTION: Mrs. Adipietro made a motion to approve the minutes of the January 2, 2024, Board of Commissioners Reorganization Meeting, as submitted. Mr. Peluso seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

FINANCE REPORT

Current Bills and Invoices

Mr. McDaniel asked to see a breakdown of the dates and times that the Township used Brian's Property Maintenance for leaf pickup before his invoice was paid. Ms. Rengers will get the information for the next meeting for the Board to review. Mr. McDaniel asked Mr. Chesney to draw up an agreement before the next leaf season for the use of the leaf machine. The Township is named on Mr. Brown's insurance policy.

MOTION: Mr. Peluso made a motion to pay the bills and invoices as presented, excluding the invoice for Brian's Property Maintenance for \$1,800.00, for a total of \$136,243.57. Mr. Zimmel seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

Circulate Department Reports

The Department Reports were circulating in the meeting room. There will be a vote to accept the reports later in the meeting.

UNFINISHED BUSINESS

Committee Appointments

Mr. McDaniel announced the committee appointments:

PUBLIC SAFETY COMMITTEE: Police Dept; Fire Dept; Ambulance Service; Emergency Management; Code Enforcement.

Chair: Marty Zimmel Vice Chair: Rody Nash

PUBLIC WORKS COMMITTEE: Public Works Dept; Streets, Engineering, Storm Water; Sewer Authority; Sanitation.

Chair: Rody Nash Vice Chair: Dan Peluso

PROPERTY COMMITTEE: All Township Property, including Buildings, Grounds, Parks and Recreation, and Open Spaces.

Chair: Dan Peluso Vice-Chair: Donna Adipietro

FINANCE & PERSONNEL COMMITTEE: Financial Oversight and Reporting; Personnel Matters; General Government and Administration; Grants.

Chair: Marty McDaniel Vice Chair: Marty Zimmel

Interim Chief Jameson collaborated with Engineer Valinsky to create aerial reference maps of the township, as Mr. Nash requested. This will allow the Board to see the areas when they come into question.

Approval of Resolution 2023-35 (Thanking Mr. Stephansky for His Service to the Township)

The resolutions were presented at the meeting on December 11, 2023, but were not voted on due to an oversight.

MOTION: Mr. Peluso made a motion to approve Resolution 2023-35, thanking Mr. Stephansky for his service to the Township. Mr. Nash seconded the motion. A roll call vote was taken with the vote as follows: Mr. McDaniel, yes; Mr. Peluso, yes; Mr. Nash, yes. Mrs. Adipietro and Mr. Zimmel abstained from the vote because they were not Commissioners when the resolution was presented. The motion carried.

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Approval of Resolution 2023-36 (Thanking Mrs. Verszyla for Her Service to the Township)

MOTION: Mr. Nash made a motion to approve Resolution 2023-36, thanking Mrs. Verszyla for her service to the Township. Mr. Peluso seconded the motion. A roll call vote was taken with the vote as follows: Mr. McDaniel, yes; Mr. Peluso, yes; Mr. Nash, yes. Mrs. Adipietro and Mr. Zimmel abstained from the vote because they were not Commissioners when the resolution was presented. The motion carried.

Approval of Bank Signatories

Mr. McDaniel explained that the Township checks required three signatures. Auditor Mark Turnley suggested limiting the signatures to President Martin McDaniel, Vice President Dan Peluso, Finance Committee Vice-Chairman Martin Zimmel, and Manager Betsy Rengers.

MOTION: Mr. Nash made a motion to assign the bank signatories as President Martin McDaniel, Vice President Dan Peluso, Finance Committee Vice-Chairman Martin Zimmel, and Manager Betsy Rengers. Mr. Peluso seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

Approval of Ordinance 2024-01 (Short-term Rental Ordinance)

The ordinance was tabled until February 12, 2024, earlier in the meeting.

Public Works Committee

Approval of Final Payment to Excaliber Construction, LLC for \$35,850.00

The Township was awarded a CDBG Grant for sidewalk replacement on Beech and Orchard Streets, and the grant was administered through the QVCOG. Mr. Valinsky had two complaints from residents after the work was completed: one complaint was that the new sidewalk was higher than the resident's existing front walk, creating a tripping hazard. One resident complained about construction paint on the rocks in front of their building. Mr. Valinsky asked that the payment be tabled until the issues were resolved.

MOTION: Mr. Nash made a motion to table the final payment to Excaliber Construction LLC until the outstanding issues were resolved. Mr. Peluso seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

Public Safety Committee

Vote on Amendments to the CBA

Interim Chief Jameson presented the Board with a schedule amendment for the Collective Bargaining Unit (full-time Officers). There were issues with the same officers having to work every weekend. Interim Chief Jameson created a schedule that rotated the officers' schedules so they could have weekends off. Sick time will be reduced, as well. There is language in the

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agreement that allows them to go back to the old schedule if needed. There was a brief discussion about the issue. Mr. Chesney reviewed the change and approved the wording.

MOTION: Mr. Peluso made a motion to approve the Collective Bargaining Unit Schedule amendment. Mr. Nash seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

NEW BUSINESS

Department Reports

Acceptance of Department Reports

There was a brief discussion about the department reports.

MOTION: Mrs. Adipietro made a motion to approve the Department Reports as submitted. Mr. Zimmel seconded the motion, with all in favor of the motion.

CORRESPONDENCE

Columbia Gas will conduct a gas line replacement project in Fair Oaks on Willow, Eckert, Neely, and Ambridge Ave. Ms. Rengers and Mr. Valinsky met with Columbia Gas representatives to discuss the project and inform them that new sidewalks had just been put in these areas. Mr. Valinsky and Ms. Rengers will conduct a walk-through with the reps in the field to review the project and discuss the restoration of the sidewalks and streets.

Mr. Valinsky reported that the Township has been awarded a Commonwealth Financing Grant for \$165,000 for a stormwater project in Quaker Heights.

Mr. Valinsky reported that he and Ms. Rengers met with the contractor about the Olde Sewickley Highlands Detention basin repair. LSSE is collaborating with the contractor on the submission of documents before they start the project.

LSSE submitted a review letter to the Township regarding the QVSD site plan, and they are waiting for the Geotech review from Ackenhiel Engineering.

PUBLIC PARTICIPATION

Resident Chuck Soman said that Team Fischel will do the gas line replacement work for Columbia Gas.

Resident Tom Weber questioned the pending litigation listed on the agenda after the Executive Session. Mr. Chesney stated that they could not discuss it at that time but would address it with the public after the Executive Session.

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EXECUTIVE SESSION

Executive Session to Discuss Personnel Matters/CBA

MOTION: Mr. Nash made a motion to go into Executive Session at 8:22 pm to discuss personnel issues, possible litigation, and Collective Bargaining Agreement matters. Mr. Peluso seconded the motion, with all in favor of it.

MOTION: Mr. Nash made a motion to go into Regular Session at 9:01 pm after discussing personnel issues, possible litigation, and Collective Bargaining Agreement matters. Mr. Peluso seconded the motion, with all in favor of it.

Possible Vote on Litigation Settlement

MOTION: Mr. Nash made a motion to approve a \$10,000.00 settlement for Nicklas Vigliotti for lost wages, including his bulletproof vest and the balance of his uniform allowance if he signs a full release and resigns from his position at the township. Mr. Zimmel seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

Mr. Vigliotti will be subject to payroll taxes because this is back pay. He will be issued a 1099 at the end of the year.

Possible Vote on Spousal Health Insurance Stipend

MOTION: Mr. Nash made a motion to provide Officer Chuck Galzarano and any other eligible employee a \$350.00 stipend to pay for a spouse's health insurance in 2024. The Township will pay 80%, and the employee will pay 20%. The maximum paid by the Township will be \$280.00. Zimmel seconded the motion. A roll call vote was taken with the vote as follows: Mrs. Adipietro, yes; Mr. Zimmel, yes; Mr. McDaniel, yes; Mr. Peluso, yes; and Mr. Nash, yes. The motion carried.

ADJOURNMENT

MOTION: Mr. Zimmel made a motion to adjourn the meeting at 9:07 p.m., seconded by Mr. Peluso, with all in favor of the motion.

/s/Betsy Rengers

BETSY RENGERS, MANAGER

TOWNSHIP OF LEET
/s/Martin C. McDaniel

MARTIN C. MCDANIEL, PRESIDENT

Date: February 12, 2024