

TOWNSHIP OF LEET
BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
SEPTEMBER 30, 2024

The Special Meeting of the Leet Township Board of Commissioners was called to order at 7:30 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, Donna Adipietro, Dan Peluso, Rody Nash, and Martin P. Zimmel. The meeting started with the Pledge of Allegiance.

Also present:

Leet Township Representatives

Betsy Rengers, Manager	Special Counsel Harland Stone
Engineer John Valinsky	Special Counsel Anna Jewart
Engineer Shawn Wingrove	
Ackenheil Geotech Engineer Burt Holt	

Quaker Valley School District Representatives

Solicitor Dan Gramc	Solicitor Don Palmer	Superintendent Tammy Andreyko
Director of Facilities Charle Gauthier		
Geotech Engineer Doug Beitko		
Geotech Engineer Joe Boward		
Engineer Geoff Phillips		

Leet Residents

John Stunda	Susann Hyjek	Dave Volk
Don and Jane Birnie	Tom Weber	Dan and Daniella Helkowski
Erin Leghorn	Gwen Clements	Joe Ferrang
Paul Magee	Butch Morris	Erin Cosgrove
Peggy Adams	Gloria Vescio	Janet Puglia

Other Residents

Andrew Birnie	Joan Murdock	Barbara Bower
Meghan Sheridan	Missy Walls	Bill Jasper

**QUAKER VALLEY SCHOOL DISTRICT PRELIMINARY AND FINAL SITE PLAN
REVIEW**

Mr. McDaniel stated: On August 22, 2024, a public meeting was held on the proposed high school project on the Camp Meeting Road site by the Leet Township Planning Commission. The Planning Commission, comprised of five Township volunteer residents, is an advisory body to the Township Board of Commissioners. This meeting culminated eight months of public meetings, reviewing the preliminary and final plan dated November 1, 2023, and the last revised plan dated August 1, 2024 (the "Plan"). The Planning Commission was assisted in reviewing the Plan by the Township's professional civil engineers, geotechnical experts, and special legal counsel.

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The Township's Subdivision and Land Development Ordinance (SALDO) calls on the Planning Commission to recommend to the Township Commissioners whether a final plan is to be 1) approved, 2) approved with conditions, or 3) denied. The Planning Commission concluded that the QVSD's final plan met the objective requirements of the Township's SALDO and voted unanimously to recommend approval subject to a number of conditions (15) to which QVSD has indicated its willingness to consent. A summary of the conditions is outlined below. A complete copy of the letter from the Planning Commission to the Township Commissioners can be viewed on the Township website.

A number of the conditions relate to providing proof of compliance with third-party approvals, including the PA Department of Environmental Protection, Allegheny County Public Works, Allegheny County Soil Conservation District, and various utilities, including Columbia Gas, Edgeworth Water Authority, and Leet Township Sewer Authority. These approvals must be secured prior to a building or occupancy permit being issued and work commencing.

In addition, QVSD must apply and obtain a Grading Permit from the Township, address all outstanding geotechnical issues to the satisfaction of the Township's geotechnical engineering expert, and provide strict construction oversight by the design engineer of particular retaining walls during construction. QVSD must enter into both a Developer's and Storm Water Operations and Maintenance Agreement acceptable to the Township Solicitor and Township Engineers. QVSD must also deposit with the Township financial security in an amount sufficient to cover the costs of the required improvements. Finally, and most importantly, it was stipulated that QVSD must comply with all applicable Federal, State, County, and Township laws and ordinances.

This public meeting was held by the Township Commissioners pursuant to the provisions of the Township SALDO, the Municipalities Planning Code (the MPC), and the Pennsylvania Sunshine Law to consider whether to approve, deny, or approve with conditions, the School District's Plan. Presentations about the project will be made, and questions may be answered by the school district's professional staff as well as by the Township's engineers and consultants. The public is welcome to offer their comments at the appropriate time. Speakers are limited to three minutes of speaking time. The meeting will end at 9:30 p.m. and may be continued to another date if necessary.

EXECUTIVE SESSION

Mr. Stone announced that the Board held an executive session at 7:00 p.m. to allow the Board to consult with its attorneys, Mr. Stone and Ms. Jewart, and other professional advisors regarding information or strategy regarding issues on which identifiable complaints are expected to be filed and to review Township business that, if conducted in public, would lead to the disclosure of privileged or confidential information.

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QUAKER VALLEY SCHOOL DISTRICT PRESENTATION

Solicitor Dan Gramc introduced the Quaker Valley team: Solicitor Don Palmer, Superintendent Tammy Andreyko, Director of Facilities Charle Gauthier, Engineer Geoff Phillips, Geotech Engineers Doug Beitko, and Joe Boward. Mr. Gramc displayed a copy of the plan for reference and explained each copy. He explained that the school district filed a Special Exception with the Leet Township Zoning Hearing Board in March 2021. The zoning hearing process took one year. The decision from the zoning hearing board was appealed to Allegheny County and reviewed by Judge James. Judge James found that a school is permitted on the site. That decision was appealed and reviewed by three judges at the Commonwealth Court, and they concluded that a school is permitted on the site.

Tonight, the plan falls under the Subdivision and Land Development Ordinance (SALDO). The preliminary plan was filed in August 2023, and the final plan was filed in November 2023. The first Planning Commission Meeting to review the preliminary plan was held on October 26, 2023, almost a year ago. The district received feedback and then submitted the final plan. Since then, there have been monthly meetings. On August 22, 2024, the Planning Commission voted to approve the plan with conditions.

The next step will be the grading plan. This is an administrative function that the engineers will review. There are two items to address: one is the emergency plan. The district met with emergency personnel, and the police chiefs from Leet, Leetsdale, and Bell Acres attended. Meeting minutes were taken. Communication with emergency personnel has continued. The school district wants a safe site, and the state requires an emergency management plan to be established. Mr. Gramc read the state statute and the requirement to have the plan reviewed annually. A comprehensive plan will be developed for the school building, as the state will assess the plan based on the positioning of doors and windows. The district will have the best emergency plan for the school. The second item is the Geotech plan. There were some old engineering studies, but they were years ago before new information was ascertained. Comprehensive testing has been done on the site for core borings. The geotechnical engineers have reviewed the geotechnical plan. There is a 500-page Geotech report. The safety factor will be increased when the plan is implemented. The district agrees to have full-time Geotech oversight during the construction of the plan.

The district accepted a number of conditions from the Planning Commission. A developer's agreement and a stormwater agreement will be entered into. The district will be responsible for maintaining the stormwater basins. The district is waiting for third-party permits, including a DEP permit and an NPDES permit. Edgeworth Water and Leet Township Municipal Authority agreements are being processed. The district is taking the risk because if one of the permitting agencies asks for substantial changes, the plan will come back to the Planning Commission. Ackenheil sent a review letter confirming the geotechnical plan was acceptable. The district is waiting for the Allegheny County Highway Occupancy Permit, and the conservation district will need to approve the plan. The district will post financial security with the Township. The school district will handle the Township expenses, and they will file the final plan with the county. The district is asking for acceptance of the plan tonight.

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Mr. Stone explained the meeting process. LSSE will give a presentation, and then the Ackenheil engineer will speak. The Commissioners may ask questions, and then the floor will be open to public participation.

LSSE Engineers Shawn Wingrove and John Valinsky were in attendance. Mr. Valinsky presented the engineer's review of the plan:

Zoning: 1. Previous Comment: *The School is not a permitted use in the AAA Zoning District. A special exception for this use has been granted, pending an appeals decision.* **Status: The appeals decision dated January 26, 2024, ruled that the special exception has been granted.**

Subdivision: 1. The Ordinance requires the name of the registered engineer, surveyor, or other person responsible for the plan to be provided (Section 22-402.2.E). **Status: The plan has not been sealed by a registered surveyor or engineer responsible for its preparation.**

2. The Ordinance requires all existing watercourses to be shown on the plan. (Section 22-402.2.I) Previous Comment: Plans appear to propose a stream crossing for the southern access road. Provide documentation of PADEP Permit approval at the time of final application. Status: The following comments are provided in reference:

- a. Previous Comment: *Documentation of PaDEP approval for the proposed stream crossings has not been provided.* **Status: Pending documentation of PaDEP approval for the proposed stream crossings.**
- b. Previous Comment: *The location of the existing wetland should be depicted consistently on all plan sheets. Documentation of approval for the proposed wetland disturbances has not been provided.* **Status: Pending documentation of PaDEP approval for the proposed wetland disturbances.**

3. The documentation submission status for an approved Highway Occupancy Permit from Allegheny County is pending.

4. The status of the documentation of the recorded right-of-way is pending.

5. Gas Line placement: The plans include easements for proposed utility relocations. The submission includes an email from Columbia Gas noting its proposed replacement/relocation project; this email indicates that the markup of the plans is preliminary. Once Columbia Gas provides/confirmes the final scope, plans should be updated to reflect the approved relocation.

6. Status is pending for documentation of an approved sewage facilities planning module.

7. The status of the Plans has been updated to note the proposed sanitary sewer removal of abandoned lines. The documentation of LTMA Approval is pending. It is LSSE's

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understanding that the developer and LTMA are currently reviewing the draft developer's agreement.

8.a. Grading Status: A general label has been added to the plan noting the requirement for the Contractor to provide slope stability design for the proposed 2:1 slope for the area north of the lower access drive. Complete extents of the required stabilization areas, corresponding details, and proposed methods for stabilization must be provided on the plan in part of the final land development application. It is LSSE's understanding that the stability of this proposed slope remains unaddressed in the most recently submitted Geotechnical Report. The applicant requested to defer the final design of these slopes to the final application of a grading permit.

b. Additional comments regarding the revised Geotechnical Report will be provided under separate cover by Ackenheil Engineering.

9. The Ordinance requires an Erosion and Sedimentation Control plan. Controls shall be in accordance with the regulations of the Department of Environmental Protection. (Section 22-402.2.T and 22-512) Previous Comment: *An Erosion and Sedimentation Control plan has not been provided. Documentation that the E&S plan has been reviewed by the Allegheny County Conservation District and deemed to be adequate and documentation of NPDES permit issuance must be provided at the time of final application.* Previous Comment: *Documentation that the E&S plan has been reviewed by the Allegheny County Conservation District and deemed to be adequate, and documentation of NPDES permit issuance has not been provided.* Status: Pending.

10. The Ordinance requires the applicant shall agree in writing on a form provided by the Township that he will construct or install, and maintain until dedication all of the improvements required herein or required as a condition of approval of the final plan in accordance with the governing specifications and within the specified time limits. (Section 22-612.1) Previous Comment: *The applicant should note the requirement of a developer's agreement. This will be executed upon approval of the final plan. The applicant should contact the Township solicitor to initiate the agreement at the time of final plan submission—previous Comment: The applicant should note the requirement for a developer's agreement. The applicant should contact the Township solicitor to initiate the preparation of the agreement upon plan approval.* Status: Pending.

Grading:

1. The response notes the grading permit application will be submitted upon approval of the Land Development application.
2. The Ordinance requires retaining walls must be constructed in accordance with sound engineering practice. The plans submitted for approval shall bear the seal of a professional engineer. (Section 9-114.3) Previous Comment: Retaining walls are proposed; complete retaining wall designs prepared by a registered engineer must be provided. Previous Comment: *A retaining wall design has been provided. However, a complete retaining wall stability analysis has not been provided.* Status: Pending review of Geotechnical Engineer.

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Traffic:

1. A traffic impact study has been provided for the proposed development. The following comments are provided in reference:
 - a. Previous Comment: The report proposes to have a uniformed police officer or school official present at the intersection of Camp Meeting Road and Beaver Street for traffic control during arrival and dismissal hours. This bypasses the need for intersection improvements that are required due to the LOS degradation and only addresses arrival and departure times. The analysis does not address other time periods besides daily school arrivals and departures. Additionally, it is unclear how it will be ensured that an officer or official will always be present and adequately be able to manage the impacted intersection. As this intersection is located within Leetsdale Borough, the applicant should confirm that the Borough has found the degradation in the level of service and propose an acceptable mitigation technique. **Status: Item resolution is pending documentation of approval from Leetsdale Borough.**

Stormwater Management

1. A stormwater operations and management agreement with the Township is pending.
2. *The Mutual Cooperation Agreement (MCA), dated October 19, 2021, between the Borough of Leetsdale and QVSD identifies that “Stormwater detention facilities on the District Property will be designed to partially address the excess water flowing through the site originating at the Quaker Heights development.” The PCSM report should specifically address how the applicant has addressed this condition of the Agreement. Confirmation should be provided that Leetsdale Borough considers the condition to be satisfactorily addressed. Previous Comment: Complete narrative, summary tabulation, and complete calculations clarifying runoff volume and rate changes from runoff in the Quaker Heights area have not been provided. Confirmation should be provided that Leetsdale Borough considers the condition to be satisfactorily addressed. Previous Comment: The PCSM report indicates a decrease in peak runoff rate from POI-1, including some offsite areas within the Quaker Heights Development. The report does not include a narrative or summary clarifying how the submitted documentation explicitly addresses the condition of the MCA. Documentation of Leetsdale Borough's concurrence in addressing this item has not been provided. **Status: Item resolution is pending documentation of approval from Leetsdale Borough.***

Ackenheil Geotechnical Engineer Burt Holt addressed the Board. He has 31 years of experience in geotechnical engineering. He reviewed the Garvin Boward Geotech reports and had three major concerns: 1) the interaction of cut slopes on Camp Meeting Road with the cut slopes shown on the plan, 2) the interaction of cut and fill slopes at the stormwater ponds with the

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main access road, 3) construction oversight. He has dealt with mechanically stabilized earth walls (MSE) for 25 years. MSE walls are mechanically stabilized earth built at a greater inclination than earth that is not stabilized. They are built with layers of plastic put into the soil to stabilize it. The problem is if they are not constructed correctly, the wrong kind of material is not compacted enough, the drainage is not put in right, or the geogrid is put in wrong, they can have failures. The construction process of these walls requires a lot of oversight. If the oversight of the construction is there, the failure risk is mitigated. He will review the grading permit to see if the 2 to 1 slopes contain the standard of care that is needed for the stability and materials used, as they may need to be strengthened or flattened. These things need to be analyzed and addressed. The stormwater ponds require permanent cut and fill slopes, and they will interact with the MSE walls. The MSE walls require a lot of undercutting and material removal. They will interact with the cut and fill slopes below them. The district has addressed his comments and said that he will be able to review these items during construction.

Mr. McDaniel asked Mr. Holt about monitoring the site post-construction. Mr. Holt responded that this is done using inclinometers, and they are put in during construction. He would be in favor of this. The inclinometers will be monitored and should be monitored by a third party. Mr. Gramc responded that the school district was not aware of this request. Mr. McDaniel asked him to speak to the district engineers about it. Mr. Holt stated that it can be added to the bid documents.

Mr. Nash worked on the property when it belonged to the Giles family. The property had a driveway located in Edgeworth. He asked Mr. Gramc if the driveway would be maintained as an emergency exit. Mr. Gramc stated that it could be part of the plan. The PA State Department of Education will review the emergency exit plan.

Mr. McDaniel stated that the new school will be very close to the entrance to the Quaker Heights neighborhood. Students may decide to walk to and from school. There should be a safe way for the children to walk to and from the Quaker Heights entrance. As it is now, it is a dangerous road to walk along and cross. He felt it was an oversight on the plan that needed to be corrected. Mr. Gramc stated that it is an off-site issue. Mr. McDaniel said that it was the school district's responsibility to review it for the safety of the children. Mr. Peluso was surprised that it had not been discussed or considered earlier in the planning stage. Mr. Gramc agreed that the district would look into the issue.

PUBLIC PARTICIPATION

Mr. Stone reiterated the rules of public participation. The Board may decide to vote on the plan tonight or continue the meeting at a later date. All questions should be directed to Mr. McDaniel, who can then decide how to direct them to the consultants for answers.

Leet Township Emergency Management Coordinator Dave Volk informed the Board that he has not talked to any school officials about an emergency management plan. He has concerns about the emergency access to the school site and agreed with Mr. Nash that the original Walker

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driveway located in Edgeworth should be maintained. Mr. Gramc stated that the driveway will be looked at when the state reviews the emergency plan. Mr. Stone asked the district representatives to contact Mr. Volk about the emergency plan.

Resident John Stunda has lived in Leet since 1985. At that time, he was told that a new high school would be built. He thanked the Board for their work on the plan and stated that the time had come to move the project forward. He would like his three grandsons to be able to attend the new facility.

Leetsdale resident Bill Jasper spoke about other areas in Pittsburgh that suffered from landslides after the engineers had approved the plans. Engineers cannot guarantee the hill will not slide. A landslide or wiggle on the property will affect property values in fifty houses in Leetsdale. He continued to speak about the MSE walls and soils on the property. Mr. Jasper sent a letter to the Board in August and did not know how the Board could approve the plan after reading his letter.

Resident John Bunce spoke about the costs of landslide issues. If the plan goes over budget and then goes to referendum, he is worried about a tax increase. Mr. Gramc stated that taxes are a school board issue. The district will post bonds with the Township while the site is being developed. Mr. Stone stated that the Board can only consider the plan in relation to the ordinances. There is a requirement for the district to post a bond with the Township and name the Township as additionally insured on their insurance policy.

Resident Susann Hyjek asked about the school district's plan during the construction phase if there was an emergency on Camp Meeting Road and the road had to be closed. Mr. Gramc stated this would be considered a catastrophe. During construction, there will be flaggers on Camp Meeting Road to direct traffic.

Bell Acres resident Marc Jock did not like to location of the new school and felt there were way too many issues with the site to approve the plan. He asked what the difference was between the new and old geotechnical reports. Mr. Gramc stated that the school had done extensive test borings and provided the information in the new reports. The old reports did not have the data. Engineer Joe Boward stated that the old reports were irrelevant and done for the property located in Edgeworth. The borings done back then were only 10 to 15' deep. The new information is comprehensive, and there were about 140 test borings. Some of the borings were done up to 300' deep, and some were subsurface test borings. They did review the old reports, though, and considered the information in them.

A Leetsdale resident spoke about the Developers Agreement containing insurance for all residents including downhill residents.

Leetsdale resident Barbara Bower lives below the construction site. She thanked the Board for the long-term monitoring of the site. She also liked the sidewalk idea. She spoke about the stability of the hillside because when they put in a water main at her house, it caused a collapse on Oak Drive because a cut was made into the hillside. She asked about the life span of MSE

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walls, if there would be slippage, and if they could be repaired. Mr. Holt has not seen the specifications for the walls, but they are state-of-the-art and have UV and corrosion-resistant properties. They can last 50 to 100 years. Concrete walls will deteriorate, considering environmental factors. MSE walls may have to be replaced if they need repairs. Engineer Joe Boward stated that the MSE technology has improved over the years, and some walls are over 50 years old. The MSE walls will include drains every 10'. All the landslide-prone material will be removed, and the sandstone on the site will be ground to make aggregate. The soils will be carefully compacted with the drains, and this will reduce the corrosive potential. The installation of the walls will be monitored to make sure they go in according to specifications. Mr. McDaniel asked about the long-term monitoring plan. Mr. Boward had no issue with the monitoring, but they will need to be put in during the construction. He has done this before. He can design it and recommend where to place the monitors. Mr. Gramc said that the details of the monitoring will need to be discussed.

Resident Tom Weber, who has extensive construction experience, stated there are MSE walls in the Pittsburgh area that are over 40 years old.

Edgeworth resident Kirk Fordham thanked the Planning Commission, engineers, and attorneys for their work on the plan. He is excited about the benefits of the new school for the children. He spoke about the benefits of a new school for the community.

Resident Gwen Clements is concerned about the walkers and bicyclists on Camp Meeting Road. She is also concerned about traffic backups and emergency vehicle access during an emergency. She is worried about children driving, and there are a lot of deer in the area.

Resident Erin Cosgrove has lived in the Quaker Valley School District for years. The school board has talked about building a new school for years, and we should think about the children. She continued to talk about the advantages of a new school.

Mr. McDaniel suggested taking a break for the audience and an Executive Session for the Board members at 9:10 p.m.

EXECUTIVE SESSION

The Board came back into regular session at 9:27 p.m. Mr. Stone explained that the Board would adjourn the meeting tonight and continue it on October 22 at 7 p.m. The Board requested that two additional conditions be added to the plan: 1) long-term monitoring of the site and 2) pedestrian access to the site, which will be worked out with the district for the next meeting on October 22nd at 7 p.m.

ADJOURNMENT

MOTION: Mr. Nash moved to adjourn the meeting at 9:30 p.m., seconded by Mr. Peluso, with all in favor of the motion.

/s/Betsy Rengers
Betsy Rengers, Manager

Date Approved: Oct. 14. 2024

TOWNSHIP OF LEET
/s/Martin C. McDaniel
Martin C. McDaniel, President