MINUTES
SCOTT TOWNSHIP
BOARD OF COMMISSIONERS
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
AGENDA MEETING
July 13, 2021

The meeting was called to order by Vice President Seibel at 7:30p.m. He then led all present in prayer and pledge to the flag.

Roll Call:

David G. Calabria	Present
Thomas M. Castello, Esq.	Present
Kathy Gazda	Present
Angela Wateska	Present
Nicholas Seibel, Vice President	Present
Michelle Sedlak	Present - Zoom
William Wells	Present
Stacey Altman, President	Present - Zoom
Eileen L. Meyers	Present

PRESENT - 9 ABSENT - 0

ALSO PRESENT: Denise Fitzgerald, Township Manager
Robert McTiernan, Esq.; Solicitor, Tucker Arensburg
Marie Hartman, P.E.; Engineer, Lennon, Smith, Souleret Engineering, Inc.
Thomas Kelley, Director of Public Services - Zoom
Mark Mox, Planning/Zoning/Code Enforcement Officer
Matt Podsiadly, Chief of Police – Zoom
Sandy Wilkins, Finance Director – Zoom
Kelli Watson & Stephanie McFerron, Recreation Directors - Zoom
James Stoker, Information Technology Technician Manager
Lisha Mihalko, Assistant Township Secretary

Public Comments on all Agenda Items Listed Below

Ed Hoffman
957 Lindsay Road

Hoffman was in attendance to inquire about the property located behind his property. The property has been vacant and was recently posted for Sheriff Sale. Hoffman would like the Township to approach Allegheny County to see if the Township can obtain this property and turn it into green space. Bids are scheduled to take place on August 2, 2021.

Seibel advised that the Board of Commissioners will take this under advisement.

Christine Sypien
136 Kane Boulevard

Sypien was in attendance to inquire about the property located at 128 Klein Way which is directly behind her home. She advised that this property has been abandoned for several years. Sypien stated that the condition of the home is very bad and unsafe for the Community. The property is filled with wildlife, the grass and weeds are overgrown, and there is a horrible smell coming from the property. Sypien spent $1,000.00 to have rats removed from her home due to this abandoned property. Last year the Sypien's were infested with fleas and mice.

Seibel stated that this item is on the agenda to be discussed tonight.

Bob Shalamon
416 Orchard Spring

Shalamon inquired about the Township Administrations roofing issue and suggested the Township get bids from professionals for the trees hanging over the municipal building. He feels that the trees hanging over the roof is contributing to the roofing issues. He also asked if the drains are cleaned and maintained on a regular basis. Shalamon also had a comment in regard to the Summer Help and 'special needs' people within the Public Works Department, Shalamon has observed several issues where the seasonal employees could be focusing on instead of driving the summer help individuals around.

Planning, Zoning and Code Enforcement

Discuss the appointment of a member to the Zoning Hearing Board, effective August 1, 2021 with a term expiration of August 1, 2024.

Altman asked if the Township can have the position posted.

Fitzgerald confirmed that the open position can be posted.

Mox addressed his concern with an application that he received for a Variance and currently there are not enough members to hold the meeting. Between two members of the Board there is a conflict of interest and a conflict of scheduling.

Dalfonso mentioned that he would be willing to act as the Alternative Member, however he feels it would be best to remain as an Alternate Member as he is planning on running for Commissioner in the up-coming election.

Mox stated that the Zoning Hearing Board meeting can be moved to another day since the one member is only due to a conflict in scheduling.

Altman stated that the Board of Commissioners can discuss and approve the advertisement and Mox can confirm a date change for the hearing.

Discuss the preparation and advertising of bid specs for the demolition of the following properties: 1205 Front Street, 423 Thompson Street, 134 Boroview Avenue, 128 Klein Way and 559 Carothers Avenue. (Budget of $40,000).

Mox stated that it would be of the best interest to the Township to demolish these properties. These properties are all properties that are unsafe for the Community as well as one's that the Township has received numerous of complaints for rodents and other code violations.

Wells asked if the owner is still alive would they still be financially responsible.

McTiernan advised that the owner would be responsible for the property.

Mox advised that he has cited all the properties. He does not know if the owners are still alive or not.

Castello asked if there is a mortgage on the property and if the Township lien's the property doesn't their mortgage take precedent over the lien?

McTiernan stated that it would at that point.

Altman asked the Board of Commissioners if anyone objects to McTiernan researching these properties to see if there is a mortgage involved or not.

The Board of Commissioners all agreed.

Discuss changes/updates to the Zoning Ordinance.

Mox advised that the Planning Commission is currently reviewing the Zoning Ordinance and wanted to know if there were any items that the Commissioners would like the Planning Commission to review.

Wells mentioned that he emailed some items to Mox previously.

Discuss Twin Hills Park – Rare Snails.

Elaine Cramer
683 Ellis Street in Mt. Lebanon

Cramer was in attendance tonight as she is a volunteer advocate to parks. Cramer discussed the rare snails that currently live in Twin Hills. She is asking for extra protection of the Twin Hills property due to the rare snails living in that area.

Castello stated that he believes Twin Hills bought the property with the stipulation that they cannot redevelop or sell the property, therefore the property would be protected already.

McTeirnan stated that he would research the deed and see if this stipulation is a part of the deed.

Discuss the possibility of the Township acquiring Lot & Block #100-K-83 and turn it into green space due to the slope. (Wells).

Wells gave a description of where the property was. He feels that the Township should research these areas where we don't want individuals building on due to a steep slope or other issues.

Castello asked how much space is there.

Wells stated that there is only about 10 feet of property from Lindsay Road.

Mox stated that he didn't know much about the property. He did look at it though and he confirmed what Wells said about the size of the area.

Altman asked how long a property stays on Sheriff Sale.

McTiernan said that the Township would have to up bid the property which would include the taxes. If nobody bids the upsell price it goes to Court for a Court Order where you can sell the property free and clear of any liens.

Altman asked Wells what he would like to do with the property.

Wells suggested the Township investigate these areas that are not developable.

Altman said that the Township can research this and, in the meantime, if Wells hears anything on this property to keep the Commissioners in the loop.

Sedlak asked if someone purchases this area during the Sheriff Sale, wouldn't they have to present a Variance with the Planning and Zoning Board?

Mox replied, no because the land is already a parcel, so that individual would only need to obtain a Building Permit, however with the Building Permit the Township would request the applicant to provide a Geo Technical report showing the conditions of the foundation.

Solicitor's Report

McTiernan mentioned that he is looking into the Glenn Avenue Ordinance which was brought up by the Public Works Committee.

Engineers Report

Hartman explained that there were two items that have been brought to her attention after the last Public Works Committee meeting.

Hartman mentioned that there was a complaint received from Little Jim's Club regarding a Sanitary Sewer line. The Engineer's stated that the line was televised it's between Manhole C5 and C6, some of the joints are

separated. Herself and Kelley are scheduled to go to the property tomorrow to look at it. Hartman wanted to mention this to the Commissioners in the case that this becomes an emergency repair.

Hartman also mentioned that there is an emergency repair project going on at 1899 Greentree Road. The repair is being made on the inlet located at the alley way to the new section that was put in that comes up from Greentree Road. Hartman is suggesting replacing the section that is in the alley way only.

Altman asked if there are other options.

Hartman stated that the Township can choose to leave it as is if you don't believe that the pipe belongs to the Township.

Castello expressed his concerns with this area being a private driveway. If the Township starts doing this work the other residents in this area could demand other work be done.

Kelley stated that he doesn't believe the Township put the pipe in leading to the inlet. However, it does connect to two Township owned inlets on Greenbrier and channels the water between the Townhouses on Greenbrier and then back down over the hill into a catch basis located on Greentree Road.

Altman doesn't feel that the Township should ignore an emergency repair. Altman asked McTiernan if a declaration can be presented addressing the repair.

McTeirnan said that he can create a declaration prior to the next meeting.

Hartman stated that it cannot be left open. If there is no answer provided tonight the Contractor is going to cover it up and leave it as is.

Altman asked Hartman or Kelley what they suggest the Township do.

Kelley suggested putting the pipe in and moving on.

Altman stated to note that Castello and Wells object to completing the repair, the rest of the Board of Commissioners agreed to move forward with replacing that section of the pipe.

Standing Committee Report - Finance

Discuss the payment to The Phoenix Benefits Group, Inc. for Investment Consulting Services for the Police Pension Fund in the amount of $3,320.00 and the Non-Uniform Employees' Pension Fund in the amount of $3,125.00. (*to be paid from the respective funds*).

Castello advised to place on the next agenda for action.

Discuss the payment to The Phoenix Benefits Group Inc, Invoice #2021-059 for Actuarial Services for the GASB (Government Accounting Standard Board) in the amount of $2,500.00. (*to be paid from the General fund*).

Castello advised to place on the next agenda for action.

Castello also mentioned that the property on Finley was taken over by the Flood Authority. A deed is being prepared and will be submitted to the Flood Authority Board.

Standing Committee Report – Public Safety

Discuss the hiring of a school crossing guard at the corner of Magazine and Carothers.

Gazda stated that the crossing guard has resigned. Gazda also mentioned that Chief Podsiadly has an application which he will be sharing with the Board of Commissioners.

Discuss authorizing a helicopter to land at Scott Park for Public Safety Day on September 11, 2021.

Gazda stated that the Committee is in the process of planning Public Safety Day and they do not have a firm commitment that the helicopter will land, however they are trying to be prepared with getting the authorization ahead of time.

Standing Committee Report – Public Works

Discuss the ratification of approval to increase the summer help Public Works employees wage to $12.00 an hour.

Wells asked how many the Township has.

Kelley replied one.

Altman asked if there were any objections from the Board of Commissioners.

There was none.

Altman asked to place this item on the next agenda for action.

Discuss the proposed Traffic Signal Maintenance Agreement.

Kelley stated that the Township received notification back in March. This Agreement is from Penndot stating that the municipalities are responsible for the maintenance of Traffic Signals. Penndot is saying that if a municipality doesn't enter into this agreement, they will not allow the Township to make any modifications to existing traffic signals within the Township.

Discuss the Contribution (cost sharing) Agreement with PA American Water in the amount of $21,048 for the restoration and paving work along Glenn Avenue between Paul and Hilland. (*Total cost estimate of Glenn $116,021*).

Kelley stated that when the water company puts in a line, they will also restore the trench and complete a curb-to-curb restoration, but they only mill down an inch and a half. This section of Glenn is in bad shape, there are a lot of sink holes in the road. Kelley suggests doing a full restoration.

Meyers asked how long until the Contractor believes they will be ready to start the work.

Hartman stated that they are looking to begin the work Labor Day weekend.

Discuss the cost sharing arrangement with Peoples Natural Gas in the amount of $24,900 for the restoration, milling and paving work along Brookfield from Rockhill to Rockfield and Rockhill at the intersection. (*Total cost of project to be supplied by Township Engineer*).

Hartman provided the below estimates for this project:

- From 357 Rockhill to 2070 Brookfield Gas Company's portion would be $27,000.00 and the Townships portion would be $60,000.00.
- From Bower Hill to 1801 Borland Gas Company's portion would be $33,000.00 and the Townships portion would be $72,000.00.

Discuss repairs to the Township administrative offices roof and infrared scanning of the entire roof.

Kelley mentioned the repairs that are needed to the roof of the Administration Office. There is approximately four (4) repairs that are needed. Kelley is receiving bids from different Contractors.

Wells asked if the Township received a bid from the gentleman that did the repairs to the Public Works roof.

Fitzgerald stated that she would share that information with Kelley so he can get an estimate.

Calabria mentioned with the Traffic Signal Maintenance Agreement he advised that this is PennDOT's way of getting the municipalities to maintain their traffic signals.

Altman asked Calabria if he could review the Agreement and get with Kelley if he finds anything that the Township should question.

Seibel stated that this item can be discussed during the next Public Works Committee meeting.

Wells asked Kelley about the railroad track by Ducky's Car Wash as there is a hole in the track and Wells is afraid it's going to damage someone's vehicle.

Kelley stated that PennDOT is to investigate that with the railroad company.

Altman asked Kelley the status of Montgomery Avenue. She advised that they have it milled already.

Kelley stated that they have not been able to pave at this point due to the weather. He will follow up with the Contractor and advise the Commissioners.

Environmental Committee (Sewer Committee and MS4 Updates)

No items to be discussed.

Parks and Recreation

Discuss the ratification of approval to increase the lifeguards wage to $12.00 for new hires and $12.50 for returning lifeguards.

Meyers stated to place this on the next agenda for action.

Public Relations Report

No items to be discussed.

Diversity, Equity, & Inclusivity Liaison

Wateska mentioned the next meeting is scheduled for Thursday, August 19, 2021 at 7:00pm.

Library Liaison Report

Sedlak mentioned that the Summer Reading Program is still moving forward if anyone is interested, please register at the library's website. The library also has a survey on the website for services from the library.

SHACOG

Seibel mentioned the next SHACOG meeting is being held at Elizabeth Township on Thursday, August 19, 2021.

Administration

Discuss the approval for the Township Manager to attend the ICMA Conference being held on October 3, 2021 – October 6, 2021. (*Registration Opens July 14, 2021*).

Fitzgerald stated that this has been budgeted for $3,000.00. The conference will be within budget as the pricing is estimated to be closer to $2,000.00.

Conferences and Workshops

Seibel stated that some of the Commissioners attended the ALOM conference at the end of June. He advised that he provide the Township manager with a summary, and Fitzgerald will forward it to the rest of the Board members so they can review it.

Public Comments on Items Not Listed on the Agenda

Bob Shalamon
416 Orchard Spring

Shalamon suggested the Township re-visit the 3 minutes provided to each individual from the public to speak. He also asked if he was going to get an answer to his prior question in regard to the beautification of the municipal building.

Fitzgerald stated that the purpose of the Township meetings is to hear what the publics comments are and then it would be up to the Board to take it into consideration. The Township meetings are not meant for a back-and-forth discussion with the residents. Shalamon also had a comment with the published agenda as there must have been a revision to it after it was posted, and he was not aware of the change.

Fitzgerald stated that there was a last-minute change due to an item that needed to be discussed.

Shalamon mentioned a tree branch obstructing the view of a stop sign on Rockhill. He also mentioned to a commissioner previously regarding streetlights out along Greentree Road and he asked who would be responsible for getting it fixed.

Wells replied that he can report it to Peggy Ballo, the Police Department Secretary.

Shalamon stated that it seems to be a reoccurring issue with the Townships Road paving program. It was supposed to begin in June and now we are in July.

Hartman stated that the Township is waiting for the utility companies prior to starting the paving of the roads.

Shalamon also asked if anyone was aware of the LED message board not working for the past couple of days.

Stoker replied that the Township building lost power during a recent storm because a transformer blew out and it knocked the sign offline. It shouldn't be out much longer.

Commissioners Request

Wells stated that the ball fields within the Township are filled with clovers again. He stated that the fields look terrible compared to other communities and the Township needs to maintain them better.

Fitzgerald said she would investigate this and have it addressed.

Wateska said Thank you to Kelley for constantly reaching out to PennDOT regarding the truck study.

Castello asked for a status regarding Lindsay Road Concrete Slab Rehabilitation.

Hartman stated that the Engineers are waiting for the state budget to be completed. This project will soon be bid on. The Engineer's are preparing plans and specifications.

Castello also asked about Virginia Mansions rehabilitation to the bus stop shelter.

Fitzgerald replied that she would follow up with Lamar.

Meyers said Thank you to Kelley for taking care of the sink hole on Sampson Street.

Seibel stated that there was an issue related to waste pick up during July 4, 2021 and asked if the Township can discuss this with Waste Management and suggest they re-visit their schedule to make it easier to follow.

Gazda suggested the Township events be published on the website.

Calabria inquired about the stop bars along Somerville, North Wren Traffic Signal, and Starbucks development.

Sedlak asked to add a motion to next month's agenda regarding Green Oak Lane as there is a line-of-sight issue when pulling onto Greentree Road and discuss the flooding problems along Green Oak Lane.

Executive Session

Adjournment

Motion by Castello, second by Meyers to adjourn the meeting.

The meeting was adjourned at 9:45p.m.

Attest: _____

TOWNSHIP OF SCOTT SEAL ALLEGHENY COUNTY, PA.