MINUTES
SCOTT TOWNSHIP
BOARD OF COMMISSIONERS
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
AGENDA MEETING
August 10, 2021

7:00pm Sarah Wilson with Marquette Associates for a quarterly Pension productivity review.

The meeting was called to order by President Altman at 7:30p.m. She 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	Absent
Michelle Sedlak	Present - Zoom
William Wells	Present
Stacey Altman, President	Present
Eileen L. Meyers	Present

PRESENT - 8 ABSENT - 1

ALSO PRESENT: Denise Fitzgerald, Township Manager
John Vogel, 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 – Zoom
Kelli Watson & Stephanie McFerron, Parks & Recreation Directors
Matt Podsiadly, Chief of Police
James Stoker, Information Technology Technician Manager
Lisha Mihalko, Assistant Township Secretary / Administration Supervisor

Proclamation for Dr. Kenneth Caldwell.
Presentation with Corinne Chalovich with Russell Standard for future pavement maintenance needs.

Public Comments on all Agenda Items Listed Below

Nothing to discuss currently.

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.

Fitzgerald explained that the Township only received an interest from one person; Roshia Furncace. Fitzgerald stated that she will have him attend the next meeting and if anyone else shows an interest she will ask them to attend as well.

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

Wells stated that he contacted the Sheriff County Office and was advised that the property has since been sold for $10,000.00. This can be removed from the agenda.

Altman confirmed to remove this item from the agenda.

Starbucks Development. (Sedlak).

Commissioner Sedlak wanted confirmation that the Township is waiting for the State at this point and there are no further concerns that the Township should be addressing at this time.

Mox confirmed that the Township is waiting to see what Penndot approves. The Township did obtain drawings.

Discuss the approval to advertise for a Conditional Use Hearing on Tuesday, September 28, 2021, at 7:00pm for 708 Idlewood Avenue for short-term rental on AirBnB/VRBO.

Discuss the approval to advertise for a Conditional Use Hearing on Tuesday, September 28, 2021, at 7:00pm for 1141 Lindsay Road for short-term rental.

Commissioner Altman mentioned the two properties above together.

Solicitor Vogel stated that they are two separate applicants, basically asking for the same Conditional use to operate AirBnB's. Currently under the Zoning Ordinance there is not a use listed, therefore it would have to become a conditional use. Vogel mentioned that there is a plan to create an AirBnB Ordinance for the Township, however that has not been completed yet. Vogel also stated that this approval is just for the advertisement that the hearing will be taking place on September 28, 2021.

Commissioner Altman suggested changing the time to 6:30pm.

Majority of the Board of Commissioners agreed to change the hearing time to 6:30pm.

Solicitor's Report

Discuss the proposed Ordinance, prohibiting dumping and abandoning of tree limbs, branches, and related debris on private property, public roads, and rights-of-way.

Solicitor Vogel mentioned that his office has developed an Ordinance pertaining to Contractors who cut and trim trees for public utilities and then dump the debris on private property and in public facilities such as roads and storm sewers. The argument that the Solicitor always hears is that the Ordinance is interfering with the PEC which is the jurisdiction. The idea for this Ordinance is not identifying how the Contractors cut, but where they dispose of the clippings.

Discuss the PA Land Bank Network Update (Senate Bill 811).

Solicitor Vogel mentioned that the PA Land Bank is trying to take responsibility for abandoned properties to try to return them to productive use and as contributors to the tax rolls. This bill is being created to amend the Municipal Claims and Tax Lien Law that would grant cities and countries of the second class to acquire property at sheriff's sale by bidding an amount equal to the total amount of all municipal claims and liens regardless of bids by other parties. Vogel stated that Senator Fontana's Office is asking municipalities for a letter of support.

Fitzgerald asked the Board of Commissioners if they agree to send a letter of support to the legislator.

Majority of Board of Commissioners did agree to send a letter of support.

Engineers Report

Discuss approving the preparation and advertising of bid specs for the ADA Ramps to be added to the Lindsay Road Project.

Engineer Hartman stated that they are preparing plans and specifications for the proposed ADA ramps and crosswalks to be installed at the intersection of Bower Hill Road and Vanadium Road. These items are to be added to this project as a result of funding availability through the Green Light Go project.

Engineer Hartman stated that the project can be bid with alternates this way the Commissioners can proceed as they wish. The project will be bid with Concrete milling, what ever is decided on after speaking with Russell Standard, and the ramps.

Discuss Boden Avenue.

Engineer Hartman stated that this has to do with the flooding on Washington Road at the intersection. Since the last Township meeting Hartman has met with the Public Works crew and SHACOG has cleaned the inlets and the manholes in that area. Hartman stated that the pipes are full of debris they cannot determine where the lines go. Engineers suggested entering a manhole that is located on Carnegie's side of the Township. Hartman stated that they don't want to enter the manhole without the consent from Carnegie.

Fitzgerald mentioned that she received an email from Carnegie's Manager stating that they are willing to meet our Engineer's at the site to review the issue. Fitzgerald asked Hartman to provide her with a list of dates that she is available, and she will set up a date and time for everyone to meet at the site.

Discuss the authorization for the Township Engineer to complete and submit the pre-application for CD Year 48 under the CDBG Program.

Engineer Hartman asked the Board of Commissioners if they had any projects, they would like to add to this grant application. Hartman also asked if the Commissioners wanted to move forward with submitting the demolitions through this application.

Fitzgerald suggested pursuing the demolitions for the 5 properties.

Mox agreed.

Commissioner Wells stated that he was made aware that there is a gentleman who is interested in the one property.

Fitzgerald stated that she did receive an email about the interest, and he is currently working through the blighted program to see if he can obtain the property. Fitzgerald advised him to continue moving forward through the blighted program and the Township will proceed with the grant application. If the gentleman obtains the property, the Township will withdraw the property through the grant process.

Engineer Hartman asked if there were any other projects that the Commissioners would like to add to the grant application.

Fitzgerald suggested the ADA Ramps along Route 50.

Commissioner Wells suggested an elevator or lift for the pool.

Discuss approval of Partial Payment No. 6 (Final) in the amount of $35,000.00 for work performed from May 31, 2021 through July 15, 2021 for the 2019 Source Flow Reduction and Sanitary Sewer Improvements Project submitted by Stefanik's Next Generation Contracting Company, Inc.

Engineer Hartman stated that the work has been reviewed. The project has been completed and the Engineer's are recommending final payment to Stefanik's Next Generation Contracting Company, Inc.

Discuss proposals received for the preparation of an Environmental Assessment and Report for each of the five (5) structures to be demolished: 423 Thompson Street, 128 Klein Way, 134 Boroview Street, 1205 Front Street and 559 Carothers Avenue.

Engineer Hartman stated that her office sent out letters to vendors requested a test for asbestos in all these properties, one proposal was received from AGX, Inc. in the amount of $4,250.00 for all 5 properties.

Commissioner Meyers asked when the paving on Glenn Avenue was to begin.

Engineer Hartman stated that paving is scheduled to start after Labor Day.

Standing Committee Report - Finance

Discuss the approval for the request from Bower Hill Volunteer Fire Department for the release of their remaining annual allotment in the amount of $50,000.

Commissioner Castello stated to add this to be voted on.

Discuss the approval for the request from Glendale Hose Company #1 for the release of their remaining annual allotment in the amount of $33,495.00.

Commissioner Castello stated to add this to be voted on.

Standing Committee Report – Public Safety

Discuss the 'line of sight' issue on Green Oak Lane. (Sedlak).

Commissioner Sedlak stated that there are cars parked on Greentree Road which is causing an obstruction to see when pulling out of Green Oak Lane. She is suggesting a line-of-sight study be completed in this area.

Fitzgerald stated that the Chief of Police can contact the State for suggestions since Greentree Road is a state road. Fitzgerald also asked Commissioner Sedlak if she would suggest limiting the amount of parking at the corner.

Commissioner Sedlak suggested the first 10 to 15 houses should be restricted to parking on the street.

Commissioner Castello suggested posting 'no parking' signs along Greentree Road.

Discuss the flooding problem that Green Oak Lane has been experiencing since the last paving project. (Sedlak).

Commissioner Sedlak stated that since they paved Orchardview Drive, Green Oak Lane has been experiencing flooding issues.

Engineer Hartman stated that Kelley had asked her to investigate this issue. Green Oak Lane was paved by the Township in 2009, and Orchardview Drive was paved in 2012 – 2013. Green Oak Lane and Orchardview Drive appear to have also been paved again in 2018 more likely by a utility company, due to this Hartman does not have much information. However, Hartman did state that there are very few inlets in

that area and the water does concentrate in one area. Hartman stated that she will get pricing together and present that to the Commissioners and Kelley will discuss this item during the next sewer committee meeting.

Standing Committee Report – Public Works

Discuss billing/invoicing the homeowners of Greenbriar for the pipe repair and authorize the Township Solicitor to create a letter to the property owners explaining the chain of events for the project.

Fitzgerald stated that the Engineer's determined that there was an easement found, therefore this item has been addressed and no longer needs discussed at this time.

Discuss the approval to purchase a Ventrac 4500Z Boom Mower from EH Griffith, Inc. for the Public Works Department in the amount of $16,782.60.

Commissioner Calabria suggested that only one employee be allowed to drive this machine.

Environmental Committee (Sewer Committee and MS4 Updates)

No items to be discussed.

Parks and Recreation

No items to be discussed.

Public Relations Report

No items to be discussed.

Diversity, Equity, & Inclusivity Liaison

Commissioner Wateska mentioned that the next committee meeting is scheduled for Thursday, August 19, 2021, at 7:00pm on Zoom.

Library Liaison Report

Fitzgerald mentioned that August 21, 2021, and August 22, 2021, is a Rita's fundraiser for the library. A portion of the proceeds for both days go to the library. Library Craft Fall Fair will be held on Saturday, September 25, 2021. Love your library month will also take place during the month of September.

SHACOG

No items to be discussed.

Standing Committee Report – Administration

Discuss delegating a Primary and Alternative representative to the Chartiers Valley District Flood Control Authority.

Commissioner Castello said that he would like to remain on the Chartiers Valley District Flood Control Authority. However, they are looking for more management involvement. Castello suggested to make a motion to add the Township Manager as an Alternative Board Member.

Managers Update

Fitzgerald provided an update on the Beautification Project. She stated that the project is moving along very well, and Ward 1 is being worked on currently. Fitzgerald mentioned what is being noticed is that there are individuals who are not able to maintain their property, she suggests utilizing the OVR program to assist those who need it.

Commissioner Wells stated that the OVR helpers would need a qualified job coach since they will be on private property.

Fitzgerald stated that the OVR Program provides their own job coaches.

Conferences and Workshops

No items to be discussed.

Public Comments on Items Not Listed on the Agenda

Bob Shalamon
416 Orchard Spring

Shalamon asked what type of equipment the OVR helpers would be utilizing.

Fitzgerald replied that they will use the Township equipment. The Public Works crew would deliver the equipment to the location.

Shalamon stated that this raises another issue and possibly puts the Township liable.

Commissioner Castello agreed and stated that he does not like the idea of the Townships equipment being used for this project.

Shalamon asked about the AirBnB's and if the Township can deny them this use and has anyone researched other communities and how they handle these scenarios.

Solicitor Vogel stated that it is difficult for the Township to deny the use. He also confirmed that the Township has researched surrounding communities.

Shalamon asked who is responsible for maintaining the ADA Ramps once they are installed.

David Metcalf
156 Kane Boulevard

Metcalf mentioned that he is the owner of an AirBnB located at 156 Kane Boulevard. Back in 2018 he was advised that he must stop operations for a rooming house advertised for three (3) or more people. However, his advertisement for his AirBnB is advertised for two (2) people. At the time of him receiving the letter he spoke to the Solicitor at that time and the Solicitor advised him to disregard the letter as it didn't apply to him, so he has been operating the AirBnB for 3 years. Metcalf explained a case where the homeowner operates an AirBnB out of his home, where he also resides. The Courts determined that if the homeowner does reside in the house and operates as an AirBnB that is allowed in an R-1 district.

Commissioner Castello asked Metcalf that Metcalf owns the home and resides within the home, and he rent rooms while Metcalg is still residing there.

Metcalf replied that is correct.

Solicitor Vogel stated that the Conditional Use Hearing will be considered and make discussions accordingly.

Metcalf ended the discussion by mentioning to the Commissioners that to operate an AirBnB, all renters must go through a background check and provide insurance coverage up to $1,000,000.00.

Commissioners Request

Commissioner Calabria stated that he received an email from Ceil Kitchen in regard to Elmbrook and emergency vehicles accessing that road. Calabria suggested no parking there so that the emergency vehicles can access that road.

Kelley stated that he will investigate the area and see if the signs can be installed to help the situation.

Adjournment

Motion by Meyers, second by Castello to adjourn the meeting.
The meeting was adjourned at 9:56p.m.

Attest: _____

Executive Session

