

**MINUTES
SCOTT TOWNSHIP
BOARD OF COMMISSIONERS
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
AGENDA MEETING
JANUARY 13, 2015**

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

Roll Call:

Patricia A. Caruso	Present
Eileen Meyers	Present
Thomas M. Castello, Esq.	Present
Stacey Altman	Present
Donald Giudici, CPA, Vice President	Present
Craig C. Stephens, Esq.	Present
David G. Calabria	Present
William Wells	Present
David A. Jason, Vice President	Present

PRESENT - 9

ABSENT - 0

ALSO PRESENT:

John Vogel, Esq., Solicitor, Tucker Arensburg, PC
Lawrence Lennon, P.E., Lennon, Smith, Souleret Engineering
Randy Lubin, Director of Public Services
Robert Fischer, Building Inspector/Code Enforcement Officer
Kathleen Gazda, Assistant Secretary
Chief James Secreet

Mr. Jason read a letter from William R. Plank commending the Fire Department and Police for their quick response to a recent emergency.

Chartiers Valley School District

Plans for High School and Middle School

Scott Seltzer, Assistant Superintendent to School Leadership said he will give a brief overview of what they are planning. These are just concepts now. They have invited staff, students and members of the community to come in and give opinions about the school. They have had four opportunities for residents to come in and give suggestions on what is needed for kids. They want two individual buildings, they want to keep sixth graders away from 12th grade students. They are going to use the existing gymnasium, pool, "S" wing and auditorium.

The Middle School will be built first and the work will be done in phases to keep costs down. Their goal is to not raise taxes. . All in phases and keep costs down. Goal is not to raise taxes. As they look at this, they have two great buildings and great kids. They need to update the heating and cooling systems in those buildings. He hopes to have drawings from the architect showing what is needed and go out to bid next January. This is not going to be a traditional school. They want to be able to move walls and change the building so they can use it thirty or forty years from now.

Mr. Castello asked if the Middle School will be on hillside on the left.

Mr. Seltzer said it will be where the parking lot is now, near the girls softball field.

Mr. Castello asked if they are expanding because they expect an increase in students.

Mr. Seltzer said no, they are actually trying to reduce the size of the building they have now.

Mr. Wells asked if they will be tearing down the existing buildings.

Mr. Seltzer said yes.

Mr. Wells asked when they were built.

Mr. Seltzer said in the mid 70's. This is just the initial plan.

Mr. Castello asked if there is any talk of expanding the gym at the primary school.

Mr. Seltzer said no. He said the architect will be at school all week until 7 p.m. if they want to ask specific questions.

Mr. Castello said he gets complaints all the time about putting lights on track at night at the Intermediate Center.

Mr. Calabria asked if any kids would walk to any of these schools.

Mr. Seltzer said no, there are no sidewalks so they have to run buses.

Mr. Calabria said they put a 15 mph school zone there because of walkers.

Mr. Wells asked if they think this will be big enough. There are still areas in Collier to be developed.

Mr. Jason said he appreciates them coming tonight and keeping them informed.

Presentation of Zoning Ordinance

John Vogel said this is pursuant to state law. The Planning Commission is officially presenting the Zoning Ordinance to the Board of Commissioners. He introduced members of the Planning Commission attending tonight: Mark Mox, Vice President, John Remensky, Secretary, Bill Quinn, and Ken Lee.

He said they put in a lot of time and their expertise into this project. Mark is an engineer, Ken is an architect and Bill served for many years as the Building Inspector. Under the state law for the Municipal Planning Code, they held a public meeting and assuming it is fine, it will be submitted to the Allegheny County Planning. When they submitted it last summer, they came back with some comments and they went through the ordinance page by page to correct it.

The current zoning ordinance has been in effect with amendments since 1975. There have been a lot of changes in the law since then that were not addressed previously. The first thing they tried to do was make it more user friendly to allow a small developer or owner to have ready reference.

They have a definition section, they have included diagrams for setbacks and required yards and it makes an easier interpretation of required zoning regulations. They reduced districts from five to three and standardized language for non-conforming uses and conditional uses, following more with the state requirements and making it clearer. This ordinance should be good for future decades. They will send it to Allegheny County and wait for their comments, then they will have a public hearing with the Board of Commissioners and then it can be adopted. They have addressed all legitimate concerns and should be able to move ahead.

Mark Mox said John did a good job summarizing. He said they spent a number of years to get this in place. They need to keep track of necessary changes and will rely on Bob Fischer to keep a list of issues and once a year sit down and update the ordinance. This is a great way to keep up to date and moving forward. Still have next book to go through and get that done but they have learned a lot with this.

Mr. Stephens said it still has to go back to the county for review.

Mr. Jason asked the timeline now.

Mr. Vogel said the county has 45 days to reply, then they need a month notice for a hearing. They need the county's comments before they schedule anything or there could be a change in state law. He would anticipate having the hearing this summer and adopting in late June.

Mr. Jason said he would like to have it passed by the end of May. Now residents have to go through zoning to put a fence up.

Mr. Vogel said they will move it along as fast as they can with the county's blessing.

Public Comments:

Beth Tomasovich asked if the new ordinance mentions developers putting in stormwater management.

Mr. Vogel said that would be covered in the Subdivision and Land Development Ordinance that they will start working on. It is also covered in the Stormwater Management Ordinance.

Planning, Zoning and Code Enforcement

Solicitor's report

Discuss application from Alex Marodi and Annette Marodi for Vacant Property Program for Lot 0037-N-00102, located on Sturdy Oak Drive and adoption of Resolution approving the acquisition (Submitted to Allegheny County Department of Economic Development for review)

Mr. Marodi said this is directly behind his property. He said he became aware of this program on the web-site and it appears to meet the requirements of the program. The county records show it is owned by West View Savings and Loan and they are no longer in existence.

Mr. Vogel said to put this on the agenda for approval.

Engineers report

Discuss stormwater issue on Clairview Drive

Discuss request for Partial Payment No. 2 for Contract No. 14-S1 2014 Storm Sewer Improvements for Stefanik's Next Generation Contracting Company, Inc. in the amount of \$32,626.80

Mr. Lennon said both items are covered in his report.

Storm and Sanitary Sewer Report

ACHD/EPA Administrative Consent Order – the township sent a letter requesting an extension for the existing Consent Order. The regulators advised that the municipalities should send these letters. They are telling the Health Department that they prepared a Feasibility Study and now they have changed requirements and the report is no longer valid. They are just asking for a time extension to discuss this with ALCOSAN.

Clairview Drive – Mr. Mox provided the survey last month and the township asked for a cost estimate for replacing the sanitary sewer line and estimates are attached to his report. There are two options: They can do a complete replacement in the amount of \$95,000 or pipe bursting for for a 6" to 8" diameter and put in man holes for \$84,000. This would be done by State Pipe Services. Both estimates are significantly higher than he thought they would be. They could also do some kind of spot repair program, where they would retain the current pipe, do the repairs and put in two manholes for \$10,000.

Mr. Wells asked if manholes would be used if they did pipe bursting.

Mr. Lennon said yes.

Mr. Calabria asked if he has ever used pipe bursting.

Mr. Lennon said he used it on his own home.

Mr. Wells asked how long that would last.

Mr. Lennon said longer than any of them. It is a fairly new process.

Mr. Wells said there is a lot of hard rock in area. He asked if they would they be able to burst through that.

Mr. Lennon said they would have not put pipe in rock. Only problem would be if they encased the pipe in concrete. They also have a 30 per cent contingency on estimate because they do not know enough about it.

Ms. Altman asked if they should discuss the manholes for \$10,000.

Mr. Lennon said they can do the manholes anytime.

Mr. Wells said they need to get this done by spring so these people are no inundated by sewage. It should go on the agenda for a vote.

Annual Chapter 94 Report – this is due at ALCOSAN in March. They have prepared the Service Order Authorization and it will cost less than \$1,000 to complete.

2014 Stormwater Improvements – they did receive Partial Payment No. 2 from Stefanik's Next Generation Contracting Company, Inc. in the amount of \$32,626.80. They have reviewed it and it is in order for payment at the next meeting.

Public Works Report

Swallow Hill Road/Rockfield Road Reconstruction – all major elements of construction have been completed. A Change Order reduces the price by \$61,675.00 for a total contract price of \$1,913,759.13. He said he will have the final pay request and change order for the next meeting.

Mr. Wells asked for a total cost estimate on the bond and what they have spent and what is left.

CDBG Year 40 Final Applications – SHACOG is still waiting for bonding insurance information for the demolition project at 216 Noblestown Road.

Spinner Field and Hope Street Park - work has been initiated.

Synthetic Ice Rink and Park Improvements – these are in suspense.

Township Garage (Bartley Way Subdivision Plan) – They did devise a plan, based on the discussion last month. They have ended up with Lot 1 at the corner of Bartley and Hoff which is a little more than .3 acres and they were able to avoid all driveways and encroachments. This does meet the minimum lot size for an industrial district, but does not meet the minimum width requirement of 100' so would have to grant a variance. On the large lot there is a 35' front setback on Bartley and a 20' rear setback which is a buildable area. Someone could put a house or garage there. The existing garage is fully encompassed in the lot. There are 2 residual parcels, named Residual Parcel West and

Residual Parcel East straddled off the street. They show a 25' right of way off Hoff Street and they extended the lot lines for all the lots on Center Street.

Mr. Wells asked if this is something they can put in the office for the public to view.

Mr. Lennon said they would have to go to the Zoning Hearing Board.

Mr. Vogel said Bob would make the submission to the Planning Commission and they would have to make a decision.

Mr. Wells asked if they should go to a real estate agent to get a value on the lot. If the value is low, it is not worth it before they spend any more money.

Mr. Vogel said an appraiser will look at this but can only speculate the value and there aren't many comparables.

Mr. Castello said he's not sure it is worth going through all this. He doesn't think they are going to get more than \$15,000.

Mr. Vogel said he believes they would assign a certain value on the land based on square feet.

Mr. Castello said if you ask for a market analysis, they will expect to get the listing.

Mr. Wells said if it is not worth it, they can just tear down the garage and leave the green space.

Mr. Vogel said a market analysis is different than an appraisal.

2014 Storm Sewer Improvements – Pine Trees Drive has been suspended pending obtaining signed easement agreements, Rockhill and Meadowlark have been completed, on Ryan Drive they are trying to acquire access agreements from Mt. Lebanon and Chatham Park.

Wabash Alley storm sewer - work would require a Change Order to the contract. He said he would like to review this with the Sewer Committee.

Orchardview Drive storm sewer issue - the prep work is underway. They have to acquire an easement to complete the work.

Atlas Development – pre application meeting was held in December. They plan to go to the Planning Commission in February.

Wendy's - this is primarily demolition and reconstruction of their building. They are making some site improvements, but he hasn't seen the plans. The solicitor asked them to prepare a traffic study.

Mr. Mox said they have the six property owners from Clairview Drive tonight. He wants to clarify what the board discussed doing tonight. They want to put a manhole at the upper end of the existing sewer and one at the lower end and televise and clean that line from the top down which will benefit in

more than one way. When they did the survey they were able to locate that line from the to where it ties in. They were able to locate the line from the **Schultz** property to where the main line ties in. There is something there they cannot get by. It will be put on the next meeting to approve spending the money. This will not be discussed at the next sewer committee meeting.

Mr. Jason said this has moved on to the main board.

Mr. Wells said Mark would be welcome to be there when they are televising and cleaning

Mr. Mox requested that he be advised when they will be there. He said he can provide the township with the auto-cad if they need it.

Finance Committee Report

Discuss application for Drop Pension Benefit requested by Officer Stephen J. Fury with projected retirement date of February 14, 2019

Mr. Castello said Sgt. Fury is an excellent officer. He said to put this on for a vote.

Public Safety Committee Report

Discuss forfeited funds

Chief Secret discussed the Equitable Sharing Program. He said the money can only be spent can only be spent on law enforcement to increase but not replace equipment.

One of his officers started working in this program in June and so far they have received \$45,000 and a \$26,000 car. He asked how the board wants him to go about approving spending. The department receives a per centage of the seizure. He said he wants to buy three tasers at \$1,200 each and guns. Their current weapons are 4 ½ years old and they are going back to 9 mm guns which are more accurate, less expensive and hold more ammunition. He also looked into buying each officer a shirt that meets the requirement of the state safety requirements for traffic control.

Mr. Castello said he feels he could just run it through management and she can give them a report every month.

Chief Secret said the money is directly deposited into a police checking account but he still uses the purchase order system with Denise and Sandy's signatures on it before any purchase is made. He wants the board to know what he is spending.

Public Works Committee Report

Discuss 2015 Roadway Improvement Program

Mr. Stephens said they don't want to get into too much detail. He is having a Public Works meeting on February 2 and dedicate the meeting to discussion of the road program. It's a little early, but Randy might be able to update his list. He encouraged the entire board to attend.

Environmental Committee (Sewer Committee)

Mr. Jason said they are having a meeting on February 2 at 10:30 a.m.

Parks and Recreation

Discuss holding Easter Egg Hunt at Scott Park on Sunday, March 29, 2015 at 2:00 p.m.

Mrs. Meyers said to put this on for a vote.

Discuss request from Day Extended Services Day Care Program to bring children to township pool two days a week (In past have brought 180 – 200 children one day a week; request to bring 100 children per day for 2 days in 2015)

Mrs. Meyers said to put this on for a vote.

Library Liason Report

SHACOG

Mr. Stephens said there is a meeting Thursday at Mt. Lebanon.

Public Relations Committee Report

Discuss Live Well Allegheny Communities Program and adopting Resolution indication participation in the Program

Ms. Altman said to put this on the agenda for the voting meeting.

Discuss the request from the Library to use the Lodge for a fundraiser on April 25, 2015 without fee.

Ms. Altman said to put it on for a vote,

Administration

Discuss adopting Resolution naming J. David Henderson to Vacancy Board for 2015

Mrs. Fitzgerald asked that this be put on the agenda for the voting meeting.

Discuss encentivenergy

Mrs. Fitzgerald said they will do an energy audit and help the township save money on electricity.

Mr. Jason said they spoke to the county commissioners and they recommended that everyone participate. The country is broken into three grids and there is a way they can get money from the

grid. He will also tell them how much money they can get back if they do those things. That could make it cost effective. This is money they didn't know about.

Mr. Wells said so far none of these money changing programs haven't worked out very well.

Discuss items regarding Waste Management

Mrs. Fitzgerald said they met with Waste Management and addressed concerns about resident complaints. They are denying all claims caused by their trucks. A truck cannot move if the apparatus is in the upright position.

Mr. Vogel said this should be discussed in Executive Session.

Mrs. Fitzgerald said they are preparing to begin the automated recycling program.

Mr. Castello said Waste Management is not very customer friendly. He will never vote for them again.

Mr. Jason said they agreed that they would notify the township if this happens in the future and the police will respond to determine if it is a safety issue.

Mr. Giudici said he doesn't think they should be picking up garbage at apartment complexes. He said Providence Point is making money.

Mr. Jason said that St. Simon and Jude pays taxes based on the building.

Mr. Wells asked if they are picking up St. Simon & Jude's Day Care Center. He said the apartment complexes are for profit businesses.

Mr. Jason said they have their own service.

Mr. Wells asked how much they would save each year if they did not pick up churches and apartment complexes.

Mr. Stephens said it is part of the contract; they cannot change it now.

Mr. Jason said they need to have a public meeting with the apartment complex and church representatives to discuss this.

Conferences and Workshops

Discuss approving the commissioners, manager and Chief of Police attending the 42nd Annual Spring Conference of the Allegheny League of Municipalities to be held at Seven Springs April 9-12, 2015 in the amount of \$593 for Plan A, \$417 for Plan B or \$222 for Plan C

Mr. Jason said to put this on the agenda.

Public Comments on Items Not Listed on the Agenda

None.

Commissioners Requests

Mrs. Caruso – nothing.

Mrs. Meyers said there are lights out on the poles on Carothers.

Mr. Lubin said he will check them.

Mr. Castello nothing.

Ms. Altman asked if they have the signs yet.

Mr. Wells said they should probably wait until the weather is better to put them out. The snow is ruining them.

Mr. Giudici – nothing.

Mr. Stephens – nothing.

Mr. Calabria asked if the letters went out about the new flood plain. Carmen Roberto contacted him that his bank requires the insurance and it will cost him \$3,400 a year.

Mr. Wells asked if there is any movement on Clairview where the road is sinking.

Mr. Lubin said he will look at it.

Mr. Jason asked

Executive Session

Adjournment.

Motion by Mr. Stephens, second by Ms. Altman to adjourn the meeting.

The meeting was adjourned at 9:30 p.m.

Attest:
