

**MINUTES  
SCOTT TOWNSHIP  
BOARD OF COMMISSIONERS  
301 LINDSAY ROAD, MAIN MEETING ROOM  
SCOTT TOWNSHIP, PA 15106  
AGENDA MEETING  
DECEMBER 9, 2014**

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

PRESENT - 6

ABSENT - 3

**ALSO PRESENT:**

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

Mrs. Meyers said Mr. Parente passed away recently. He attended their meetings regularly for many years. He was always very kind when he got up to speak and was always very positive. She asked for a moment of silence and that everyone keep him in their prayers.

**Planning, Zoning and Code Enforcement**

**Solicitor's report**

Mr. McTiernan said there is another Stormwater Management Ordinance that will be up for adoption at the next meeting.

**Engineers report**

**Discuss request for Partial Payment No. 9 for Contract No. 13-R02 Concrete Roadway Reconstruction from Golden Triangle Construction Company in the amount of \$366,279.58**

Mr. Lennon said the last page of the request lists all the additions and reductions. The original contract amount was \$1,962,570.50 and the adjusted contract amount is \$1,975,434.00. They are holding 1% retainage until next spring. This came in a little over budget.

**Discuss proposed sub-division plan for the Township garage property**

Mr. Lennon said on the last page of the Public Works report is a 11"x17" drawing showing Hoff Street and the specifics they have outlined. They looked at Lot No. 2 to encompass the existing garage.

Options –

1. Lot 2 meets the zoning requirements and there are 4.25 acres of land associated with it. They also looked at moving the North property line. Would increase the parcel to 6.13 acres and does not get involved in any encroachments.

2. On Lot 02-L-264 there is the base of a fence that encroaches into the township property. They looked at the options to extend property lines and increase the property they can sell.

Mr. Wells said it looks like there are structures there.

Mr. Lennon said they might be sheds. He could zoom into the PDF to see.

Mrs. Meyers said that this would not interfere with anyone's back yard.

Mr. Wells asked about steps.

Mr. Lennon said he doesn't think there are steps.

Mr. Castello said at Lot No. 2, (N 60.59 min. 22 West), the line is right there. If they bring the road down to B, the road would extend to the far left to the line at South 106.20 and down to Hoff Street. The land above that would just sit there.

Mr. Lennon said at 6844 the lot line matches the lot line of the houses. If anything, the residents are into the township property.

Mrs. Fitzgerald said Lot 2A is just trees and overgrown shrubs. If they were to leave that property as it is and there is an accident that would occur on township property, they would be held liable. They are encroaching on township property.

Mr. McTiernan said if they don't do anything the resident would be held liable because they are encroaching on township property.

Mrs. Meyers said existing lines cut across property to residents' back doors.

Mr. Wells said he agrees. They don't need it anyway.

Mr. Lennon said he needs guidance. People clearly have encroached on township property. They are using it, but the fact is it is township property.

Mr. McTiernan said can they deed it to them somehow.

Pat Martin of Center Street said from the township garage to Bartlett Way is all open land. It would only interfere with Smida's property.

Mr. McTiernan said he wonders if they would be interested in acquiring the property.

Mr. Castello said they would have to pay all transfer expenses. The recording fee is \$150.00.

Mr. Stephens said they would put a value of the realty transfer tax.

Mr. Lennon said the work for them to create metes and bounds would be minimal.

Mr. McTiernan said if the township pays for the documentation and they pay for recording would be a compromise.

Mr. Giudici said they don't need to compromise.

Mr. Castello said he would guess it would be under \$500.00 then they would own the land.

Mr. Lennon said sheds and driveways are a little bit of building encroachment.

Mr. Castello said he doesn't have a problem with giving it to them but he doesn't think they should pay for the transfer. It has to be all or nothing.

Mr. Wells asked if there is anything to if they use it and maintain it, they own it.

Mr. McTiernan said that doesn't go if it is a government.

Mr. Lennon said there are two parcels here for a total of \$7,500. The sub-division would be \$10,000 or \$5000 per parcel for a subdivision plan. Writing the deed is a big expense.

Mr. Lennon said it would clean up a lot of issues and it gives frontage on Hoff Street and Center Street.

Mr. Castello said if people try to sell now, they are going to be in trouble.

Mr. Lennon said there is no way to give them an easement to Hoff Street. That might be something the buildings and houses encroach.

Mr. Castello asked if they should send letters out to the homeowners above there that this might be a possibility.

Mr. Lennon said he has a feel of what they are thinking about.

Mrs. Fitzgerald said it would also get it back on the tax rolls.

Mr. Castello asked if they would have to subdivide each.

Mr. Lennon said they would create a subdivision to divide all new lots then join somehow and they can sell it by deed.

Mr. McTiernan said he would look at the First Class Township Code to see if they can give it away.

Mr. Lennon said every lot and block would have to have a description written showing the new bigger lot.

Mr. Castello said they would have to have new metes and bounds. He doesn't think they should pay for it.

Mr. Lennon said as Bob said they would have to see if they can even do this.

Mr. Castello said if they offer them to buy it and they refuse, they cannot continue to use it. And they cannot sell their home with a driveway.

Mr. Stephens said they might have to pass a resolution like the county does.

Mr. Castello said Denise can send out a letter telling them this is a possibility.

Mr. McTiernan said he will look at whether they can do it.

Mrs. Fitzgerald said once she gets the information from the solicitor, she will send the letters.

Mr. McTiernan said he will have to write a letter that the township is conveying and they will no longer be permitted to encroach.

Mr. Lennon asked that Partial Payment No. 9 be put on the agenda for the voting meeting.

Mr. Castello said December 22 at 5:00 p.m. is the next meeting.

### **Public Works Report**

*Zoning Ordinance Update* – the Planning Commission held a special open meeting to review changes. They plan to present it to the board next month.

*SHACOG CDBG Year 40* – Noblestown Road Demolition – they are awaiting to hear from the contractor.

*2014 Capital Infrastructure Paving Improvements* – the work is complete and they sent out the punchlist letter to the contractor.

*SHACOG CDBG Year 41 Applications* – Final applications were submitted to SHACOG for the following:

“Thepitt” Hammond Street Structure Demolition  
301 Duncan Way Structure Demolition  
636/638 Idlewood Avenue Structure Demolition

*Ryan Drive Slope* – the contractor completed work on Meadowlark and started on the Rockhill Road portion of the contract. They are working on getting easement agreements on Ryan.

Mr. Lubin said Finley and Ignatius Avenues is on the punch list. They will be doing top soil.

### **Storm and Sanitary Sewer Report**

*ACHD/EPA Administrative Consent Order* – the order terminates on March 30, 2105. Nobody knows who should take the first action.

*ALCOSAN Wet Weather Plan* – they are in negation with ALCOSAN on regionalization.

*Stormwater Management Ordinance* – the board authorized to advertise at the last meeting and it is scheduled for adoption in December.

*2014 Chapter 94 Report* - this is due at ALCOSAN on March 6, 2015. It will be under \$1,000 for them to complete this.

Mr. Wells asked that someone look at the guard rails on Swallow Hill Road.

Mr. Lennon said he didn't look at it but it's a Penn DOT requirement. He said they cannot put anything else there.

Mr. Wells asked who put the silver grates there. He said people are getting their foot stuck in them. The grates are wide and it is a residential street, not a highway.

Mr. Lennon said the plans specified a high capacity grate. They started using them fifteen years ago.

### **Finance Committee Report**

#### **Discuss adoption of 2015 Tax Levy Ordinance**

#### **Discuss adoption of 2015 Budget Ordinance**

#### **Discuss adoption of 2015 Budget**

Mr. Castello said these three items relate to the budget. He said to put them on the agenda.

**Discuss Addendum to Scott Township Non-Uniform Pension Plan Investment Policy Statement regarding Asset Allocations, effective January 1, 2105**

Mr. Castello said back in 2011 they approved a slight change on the type of investments for fixed income. Their consultant is recommending a change to 65 % in equities and 35 % in fixed income.

Mr. Wells said they went from \$8,800,000 to \$11,000,000 for the Police.

Mr. Castello said she doesn't think they will have the same return in the future.

Mr. Giudici said the market is slowing.

Mr. Castello said to put it on the agenda for a vote.

**Discuss bids for Manager's vehicle (opening December 18)**

Mr. Castello said bids will be opened on December 18 and will be on the agenda to vote on the 22<sup>nd</sup>.

**Public Safety Committee Report**

**Public Works Committee Report**

Mr. Stephens said he had calls on people who still need leaf pick up.

Mr. Lubin said they will go out on request or on a on-call basis, but the program is complete.

Mr. Stephens said they would have a Public Works Committee meeting in January.

**Environmental Committee (Sewer Committee)**

Mr. Lennon said the Stormwater Ordinance has been finalized by Chris Voltz. They will have it out for the next meeting.

**Parks and Recreation**

**Discuss correspondence from Pool Manager regarding Extended Day Services Day Care Program**

Mrs. Meyers said Extended Day Care wants to come in two days a week next year.

Mr. Wells said they should get a number on how many they brought in last year and how many this year.

Mrs. Meyers said they need an approximate number. This is an Upper St. Clair group that uses Scott pool.

## **Library Liaison Report**

## **Public Relations Committee Report**

Mr. Castello congratulated Stacy on a great Tree Lighting. He said she had help from the Mansfield 5.

## **SHACOG**

Mr. Stephens said the price of rock salt came down in December. They still have a good supply.

## **Administration**

### **Discuss Buffalo Biodiesel, Inc.**

Mrs. Fitzgerald said she was approached by the Public Works foreman to see if they are interested in supplying a collection area for cooking oils. They would pay the township 65 cents per gallon.

Mr. Castello asked if this is for residents also.

Mrs. Fitzgerald said yes.

Mr. Giudici said no motor oil.

Mr. McTiernan said it is a commercial operation so he doesn't know if they can do it.

Mr. Wells said to check with Dave to see what he does.

### **Discuss payment of Estimate No. 018 for Tri Community Revitalization Project from A. Liberoni, Inc. in the amount of \$5,136.88**

### **Discuss payment of Estimate No. 019 for the Tri Community Revitalization Project from A. Liberoni, Inc. in the amount of \$22,693.56**

Mr. Wells asked if these are the final estimates.

Mrs. Fitzgerald said no.

Mr. Giudici said to put it on the agenda.

## **Conferences and Workshops**

## **Public Comments on Items Not Listed on the Agenda**

Beth Tomasovich of 1707 Berkwood Drive asked if the stormwater tax has been finalized.

Mr. Castello said there was no interest.

## **Commissioners Requests**

Mrs. Caruso - Nothing.

Mrs. Meyers – Nothing.

Mr. Castello - nothing.

Ms. Altman – nothing.

Mr. Giudici thanked Stacy and Eileen for the Christmas Tree Lighting. And also thanks to Randy.

Mr. Stephens asked times for soliciting.

Chief Secreet said until 9:00 p.m.

Mr. Stephens said there is a distinction between soliciting and political canvassing.

Mr. McTiernan said they need a permit to sell and do not need on for political.

Mr. Wells said the grate on Clairview Drive is sinking already. Also, on Kane Boulevard the sidewalk is full of weeds near the bus stop on the right hand side toward Main Street

## **Executive Session**

Mr. Castello said they have one item having to do with potential litigation.

## **Adjournment**

**The meeting was adjourned at 8:40 p.m.**

**Attest:**

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