

MUTUAL COOPERATION AGREEMENT

AND NOW, this 19th day of October, 2021, the QUAKER VALLEY SCHOOL DISTRICT, a public school district being duly organized and authorized under the laws of the Commonwealth of Pennsylvania, located at 100 Leetsdale Industrial Drive, Suite B, Leetsdale, PA 15056 (hereinafter "District")

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BOROUGH OF LEETSDALE, a Borough duly organized and authorized under the laws of the Commonwealth of Pennsylvania, having its address as 373 Beaver Street, Leetsdale, PA 15056 (hereinafter "Borough").

RECITALS

The District owns approximately 108 acres of land in Leet Township known as 200-210 Camp Meeting Road and identified as Lot and Block Number 704-D-126 in the Allegheny County Assessment Office (hereinafter "District Property").

The District Property abuts the northerly line of Leetsdale Borough.

The District filed an Application for a Special Exception to construct a new high school and accessory facilities on the District Property, and intends to seek land development approval to construct the high school.

The Borough does not oppose the use of the District Property for a new high school and the construction proposed by the District, provided, however, that the District addresses development impacts important to the Borough.

Although the new high school and all accessory facilities will be within Leet Township, the District intends to construct improvements within Leetsdale Borough relating to pedestrian and vehicular access and storm water controls.

The District and the Borough have agreed to mutually cooperate with each other as the construction of the high school moves forward.

The terms and conditions of that mutual cooperation are generally set forth in this Agreement.

NOW, THEREFORE, intending to be legally bound hereby and for good and valuable consideration, the parties agree as follows:

1. The District agrees that all activities conducted in association with, and part of, the development of the new high school and accessory facilities shall be in accordance with the laws of the Commonwealth of Pennsylvania, both existing and as amended, and any applicable federal laws, and in compliance with all municipal Ordinances.

2. The District acknowledges and agrees that after a Special Exception allowing the use of a school is granted, the District will submit a land development plan to Leet Township to review all items required under the Leet Township Ordinance, including but not limited to lighting, construction activity and hours, noise issues, storm water, grading, road improvements, sidewalks, and water and sewer extensions. The District will notify the Borough when land development plans are submitted for review.

3. All land development issues will be duly addressed and comply with all applicable laws and Ordinances.

4. Notwithstanding the foregoing general commitment, the District hereby agrees to make the following specific and express representations to the Borough:

- a. In developing the lighting plan, due consideration will be given to the impact on adjoining property owners, including properties within Leetsdale Borough;
- b. Site development and construction schedules, including intended hours of operation, will be shared with the Borough as those schedules are adopted;
- c. Contact information for a contact person, most likely the construction manager and the District's Director of Facilities, will be provided to the Borough for purposes of expediting any inquiries from the Borough regarding construction and development on the District Property;
- d. The District will request a noise control specification from any contractors performing work on the site. The District will take into consideration the noise control proposed by any contractors in awarding contracts;
- e. Storm water 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. Although not all Quaker Heights water can be controlled, the District will adopt detention facilities which help control the existing flow of water, in addition to the new flow to be created by development of the District Property;
- f. All grading and earth movement on the site will be within the limits of disturbance as approved by the NPDES permit issued by the Allegheny County Conservation District;
- g. All earth moving activities and storm water management on the District Property shall comply with the terms and conditions of the Allegheny County Conservation District approved Erosion and Sediment Control Plan, the Developer's Pennsylvania DEP and NPDES permits, as well as Leet Township's grading and storm water Ordinances;
- h. The District intends to have a full time geotechnical engineer inspect the proposed grading in accordance with geotechnical conditions and approval, as customary in the industry;
- i. No blasting shall be performed during construction and development other than pursuant to procedures in full compliance with Pennsylvania law.
- j. All sidewalks designed and installed within the Borough shall meet all Borough standards and requirements;

- k. Developer shall be responsible for complying with all applicable water and sewer authority regulations in extending water and sanitary sewer service to the District Property as reasonably related to development of the District Property for a high school;
- l. The District confirms that the use approval sought from the Zoning Hearing Board at this time is limited to those uses as generally shown on Exhibit SP3 as submitted to the Zoning Hearing Board;
- m. The District agrees to submit copies of any applications for land development, and copies of all exhibits, to the Borough upon filing with Leet Township;
- n. The District agrees that it will adopt a multi-jurisdictional plan for emergencies that may occur on the District Property, allowing proper notification of the police and other first responders in the event of such an emergency;
- o. The District will comply with all insurance, bond and financial security requirements as applicable to its land development and required by Leetsdale Borough (for work within Leetsdale Borough) and Leet Township (for work within Leet Township);
- p. The District agrees to enter into a Development Agreement with Leet Township consistent with the terms and conditions of this Mutual Cooperation Agreement;
- q. The District agrees to obtain site plan approval from Leetsdale Borough for the stormwater related facilities located in the Borough along with grading plan approval for work within the Borough; and
- r. The District agrees to name the Borough as an additional insured on all insurance policies through the course of construction through the date of occupancy.

5. Road Improvements and Traffic Control. The District and Borough agree that traffic improvements and control at Beaver Road and Camp Meeting Road are in the best interest of the parties. Accordingly, the parties agree to cooperate as follows:

- a. The District agrees to submit a plan to the Borough for approval for widening the Camp Meeting Road intersection with Beaver Road. The plan shall provide a wider turning radius at the intersection onto Camp Meeting Road. The Borough agrees to approve the plan, subject to compliance with applicable traffic standards and road design criteria set forth in the Borough's Ordinances;
- b. The District and the Borough agree to enter into a Traffic Control Agreement which will coordinate the daily traffic controls at the intersection of Beaver Road and Camp Meeting Road to address the peak school hours and possibly other special events. The terms and conditions will be similar to the arrangement that exists at the current high school on Beaver Road;
- c. The District and Borough agree to monitor the Traffic Control Plan at the intersection and enter into discussions to address any unforeseen changes in traffic impacts at that intersection; and
- d. The District and Borough mutually agree to cooperate in addressing traffic issues at the intersection.

6. Complaints. The parties recognize that inquiries and/or complaints may occur as construction is undertaken for the project. The Borough agrees to notify the District promptly upon receipt of any complaints. The District agrees to review the complaints and respond to the complaint promptly. The parties recognize that some complaints will not warrant any action other than an explanation for how the construction is progressing and the expected impacts from the construction. The parties acknowledge that some complaints may involve activity that is legally and permissively allowed. No change in action is required because a complaint is filed in those circumstances.

7. Road Access. The parties acknowledge that at least some of the construction vehicles will be accessing the site through the Borough. The District agrees to require any contractors to designate a route through the Borough from State Route 65 to the Allegheny County owned Camp Meeting Road. The District will provide the names of the contractors and the designated routes they will follow. Contact information will be provided to the Borough for each


of those major contractors. The general contractor and prime grading contractor shall be required to bond the impacted roads in a sufficient amount as determined by the Borough Engineer consistent with PennDOT standards and guidelines.

8. Support for Project. The Borough will withdraw all objections raised with the Leet Township Zoning Hearing Board, and in lieu thereof, enter its statement of support.

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written.

ATTEST:

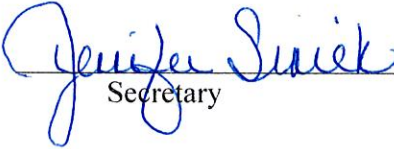
QUAKER VALLEY SCHOOL DISTRICT

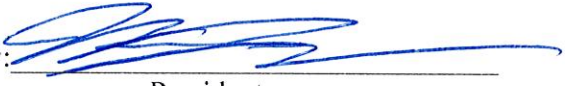

Secretary

By: 
President

ATTEST:

LEETSDALE BOROUGH


Secretary

By: 
President