

**LEETSDALE BOROUGH COUNCIL** met in Regular Session at 7:00 PM on Thursday, November 9, 2023 in Council Chambers.

Council President Napolitano called the meeting to order and announced the meeting was being recorded.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

**PRESENT:** Council President M. Napolitano; Councilors A. Awad, B. Carroll, W. James, P. Lee, R. Nanni and J. Weatherby

**ALSO PRESENT:** Mayor S. Ford; D. Conlon, Esq., Tucker Arensberg Attorneys; D. Slagle, P.E., Nichols & Sagle Engineering, Inc.; Chief D. Raible; Ryan James, Junior Councilor

### **REPORTS RECEIVED**

**MINUTES:** October Special Hearing, October Regular and November Workshop Session

**TREASURER'S:** September

**TAX COLLECTOR'S:** October

### **LIST OF BILLS**

**MOTION BY** Mr. Nanni to approve the October Regular Session Minutes, second by Mr. Weatherby  
MOTION CARRIES

**MOTION BY** Mr. Weatherby to approve the October Special Hearing and the November Workshop Minutes, second by Mr. James

Mr. Nanni abstain due to being absent from both meetings

MOTION CARRIES

**MOTION BY** Ms. Lee to approve the List of Bills, second by Mr. Weatherby

MOTION CARRIES

**MOTION BY** Mr. Weatherby to approve the October Tax Collector's Report, second by Ms. Carroll

MOTION CARRIES

**MOTION BY** Mr. Weatherby to approve the September Treasurer's Report, second by Ms. Lee  
Question on the report by Mr. Nanni, why does the report have so many years included in it, Ms. Napolitano and Ms. Simek explain that the report shows money spent over the years by each department.

MOTION CARRIES

### **AUDIENCE ADDRESSING AGENDA ITEMS**

**John Linko, 143 Broad Street**, questioned the following agenda items; motion to approve the fence change and why Council was considering a zoning change called Mix Use Industrial and if it involves 1201 Brickworks Drive, Rize Sports? Ms. Napolitano advised that the questions can be addressed when Council gets to that part of the agenda. Mr. Slagle advised that the retention basin was fenced with chain link instead of the approved split rail fencing by the developer, so council needs to approve the change

Mr. Linko questioned if the occupancy permit had been issued for Rize Sports located at 1201 Brickworks Drive, to conduct business? Mr. Conlon advised that the occupancy permit has not been issued and that the Borough Engineer has provided the developer with a final matters letter of outstanding items; noise, landscaping and lighting. Mr. Linko questioning the business operating without a permit. Mr. Conlon

advised that they can operate, there is a zoning issue and a Zoning Enforcement Notice has been issued. This provides the developer an opportunity to fix the issue and the developer has exercised the right to appeal and it has been setup with the Zoning Hearing Board. It was confirmed that since an appeal has been filed that the Borough cannot assess fines or take them to court until the hearing process is complete.

**Suzie Kretzler-Falcon, 11 Winding Road**, advised that the gate at the Pilsie Site detention pond is too far off the ground and it is a safety concern

**Brian Tarasi, 337 Washington Street**, question the zoning of the building at Rize Sports, Mr. Conlon advised that the owner has submitted to the Zoning Hearing Board for a determination. Mr. Tarasi advised that the outside lighting at Hussey Cooper is too bright and needs adjusted.

**SOLICITOR****D. Conlon, Esq.**

- Items addressed during Public Comment, nothing further to report.

**ENGINEER****Dan Slagle, P.E.**

- Mr. Slagle reviewed the Engineer's monthly report

**MOTION BY** Mr. Nanni to amend the agenda to include the motion to authorize Dan Slagle, Borough Engineer to obtain a second acoustics and vibration study at Rize Sports, 1201 Brickworks Drive, second by Mr. Weatherby

MOTION CARRIES

**MOTION BY** Mr. Weatherby to authorize Dan Slagle, Borough Engineer to obtain a second acoustics and vibration study at Rize Sports, 1201 Brickworks Drive, second by Mr. Nanni

MOTION CARRIES

**MOTION BY** Mr. Weatherby to pay the 2023 Paving Project Final payment to Folino in the amount of \$8,743.63, second by Mr. Awad

MOTION CARRIES

**MOTION BY** Mr. Nanni to adopt the QVCOG/ACDD – Slum and Blight Resolution, second by Mr. Weatherby

MOTION CARRIES

**MAYOR'S REPORT****Sandra J. Ford**

- Mayor Ford complimented the Planning Commission on the Comprehensive Plan and acknowledged Officer Schreckengost being involved in a not-at-fault, rear-end accident and still completing his job after returning from the ER
- Hosting a Senior Christmas Party at the high rise on December 8, 2023 at 1:00pm

**MOTION BY** Mr. Awad to purchase a memorial plaque for Joshua Hill to be placed in Henle Park, not to exceed \$50.00, second by Ms. Carroll

Question on the Motion by Mr. Nanni, confirmed that Mr. Hill was a resident and lived on Broad Street

MOTION CARRIES

**FINANCE/BUDGET/TAXES****Jeffery Weatherby, Chairperson**

**MOTION BY** Mr. Weatherby to approve the switch for the employee health insurance from United Health Care to Highmark starting January 1, 2024, second by Ms. Lee

Question on the Motion by Mr. Awad, confirmed that the benefits will not change for the employees that the only change is it will cost less for the Borough

MOTION CARRIES

**MOTION BY** Mr. Weatherby to post and advertise the 2024 Proposed Budget, second by Mr. James  
Questions on the Motion

Mr. Nanni suggested that the millage be reduced

Ms. Carroll confirmed that Council was adopting the proposed budget to be posted and advertised

Mayor Ford confirmed that the mayor's budget was moved to account 400.42

**MOTION CARRIES**

**MOTION BY** Mr. Weatherby to adopt the 2024 Real Estate Tax Ordinance levying 8 mills for General Purpose and 1 mill for the Road Reconstruction & Infrastructure, second by Mr. James

Question on the Motion by Mr. Nanni, suggested that the millage be lowered from 8 mills to 7 mills.

Council agreed that additional information would be needed to consider the lower millage.

ROLL CALL: Mr. Awad, yes; Ms. Carroll, yes; Mr. James, yes; Ms. Lee, yes; Mr. Nanni, no; Mr.

Weatherby, yes; Ms. Napolitano, yes

**MOTION CARRIES**

**MOTION BY** Mr. Weatherby to transfer \$74,287.66 from the Road Reconstruction to the General Fund to reimburse for the Paving Project, second by Mr. Awad

**MOTION CARRIES**

**MOTION BY** Mr. Weatherby to transfer \$124.20 from the General Fund to the Road Reconstruction Fund for the October tax collected, second by Ms. Lee

**MOTION CARRIES**

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**ORGANIZATION ADMINISTRATION****Beth Carroll, Chairperson**

- The TreeVitalize applications are open for the Spring 2024 planting
- Council discussed additional options for a new sound system and streaming options for Council Chambers, additional information is still needed

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**PUBLIC SAFETY/POLICE****Jeffery Weatherby, Chairperson**

- Chief Raible reviewed the Police Department's monthly report
- Representative Valerie Gaydos provided an update on grants and funds that are currently available

**MOTION BY** Mr. Weatherby to adopt the Police Ordinance to provide traffic control for borough road construction, second by Mr. Nanni

**MOTION CARRIES**

- Mr. Awad confirmed with Chief Raible that the department is currently working with the QVCOG to get traffic cameras installed along Rt 65. Once finalized it would be presented to council for their consideration.

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**PUBLIC SAFETY/FIRE****Wesley James, Chairperson**

- Mr. James reviewed the Fire Department's monthly report

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**STREET DEPARTMENT/BOROUGH PROPERTY****Osman Awad, Chairperson**

- Mr. Awad confirmed that the rear parking lot lights have been replaced and are working
- Mayor Ford provided some information on the creation of a job description for code enforcement officer
- Doug Ford, Street Commissioner is gathering quotes for the sewer repairs along Winding Road, Oak Drive and Victory Lane

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**PARKS, RECREATION AND COMMUNITY****Beth Carroll, Chairperson**

- Ms. Carroll provided an update on the Halloween Celebration
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**PLANNING/ZONING & CODE ENFORCEMENT****Maria Napolitano, Chairperson**

- Received the Building Inspections and Code Enforcement Monthly Report

**MOTION BY** Ms. Carroll to adopt the updated Comprehensive Plan, second by Mr. James  
MOTION CARRIES

- Council approved the substitution 4' steel fence in lieu of the 4' split rail fence around the detention pond at 1201 Brickworks Drive

**MOTION BY** Mr. Nanni to send for the review of the solicitor, followed by the county review and other parties as needed for each of the following:

- Zoning Ordinance amendment, creating a new zoning category, called Mixed Use Industrial.
- Zoning Map amendment, creating a new Mixed Use Industrial zone in the borough.
- Zoning Ordinance amendment, amending the permitted uses in the R-2 Residential district, increasing the variety of housing types allowed in the district, and detailing the process for zoning determinations.

second by Ms. Carroll

Question on the Motion by Ms. Carroll, zoning along buffer area of Monroe Way garages and Rize Sports

MOTION CARRIES

**NEW BUSINESS**

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- No Update at this time on the Washington Street Alternative Exit

**OLD BUSINESS**

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- One vacancy on the Zoning Hearing Board, Alternate, term ending 2023
- Two vacancies on the Parks & Rec Board, terms ending 2024

**CORRESPONDENCE**

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- Received the Quaker Valley COG Monthly Report
- PSAB is offering Newly Elected Municipal Officials Boot Camp on February 16 & 17
- Local Government Academy Newly Elected Officials Course starts December 2, 2023
- Ms. Napolitano announced that new council will be sworn-in at the January 2, 2024 Reorganization Meeting, confirmed that there are no vacancies moving forward and all of members will remain on council with their remaining terms

**AUDIENCE ADDRESSING COUNCIL**

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**Jim Gilbert, 3 Main Street**, confirmed that estimates are needed for the Beaver Street concrete drain cleanout. Expressed concern with the QVSD plan to build on the hillside and the borough having drainage issues.

**Rudy Plese, 457 Washington Street**, Rize Sports alarm was sounding off on Tuesday and was extremely loud

**Barb Herman, 28 Victory Lane**, confirmed the advertisement of the proposed budget and confirmed money budgeted for the Leetsdale Food Pantry

**James Degori, Washington Street**, confirmed the status of the Rize Sports building, no occupancy permit issued and the developer has appealed the zoning since so the borough is unable to close the doors on the business. Mr. Degori discussed the outstanding items with Mr. Slagle.

**ADJOURNMENT**

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**MOTION BY** Mr. Weatherby to adjourn at 9:10 P.M., second by Mr. Awad

MOTION CARRIES

Respectfully submitted,

*Jennifer Simek*



Jennifer Simek  
Borough Secretary/Treasurer