

Ligonier Township Supervisors
Regular Meeting Minutes
November 28, 2023

The Supervisors of Ligonier Township met in regular session at 4:30 p.m. Present were Chair, Dan Resenic; Vice Chair, Erik Ross; Supervisor, D. Scott Matson; and Supervisor, John Beaufort. Secretary/Treasurer, Stephanie Verna was absent.

Also present were Manager, Michael Strelac; Solicitor, Dan Hudock; Zoning / Code Enforcement Officer, Rick Krouse; Public Works Foreman, Lance Griffith; and Finance Officer, Bethany Caldwell.

Comments from the Public

1. Don Springer – spoke on behalf of the Beard's and the pending code enforcement action. He requested more time to bring the property into compliance with the property maintenance ordinance. He pointed out there are several blighted properties along route 711 and asked if they getting the same attention.
2. Karen Beard – said they are trying to comply, they need help with the physical labor aspect and she requested a list of specific action items from the Township. She is seeking help from charitable organizations.
3. Mike Getto – commented on the state of the Beard's property and the length of time this has been an issue; he asked if there exemptions in the ordinance and said he would like to see improvement.
4. Jamison Beard – noted his family complied with the agriculture zoning rules in the past. The new zoning ordinance went into effect in 2017, there is more than 40+ years of stuff, they're willing to make it right, but going to need more time.

Comments from the Supervisors

Supervisor Matson – no comment

Supervisor Ross – no comment

Supervisor Beaufort – no comment

Supervisor Resenic – (Addressing Mr. Springer's comment about distressed properties along route 711) Do you know where the township boundary line is, where Fairfield Township ends and Ligonier Township begins? He is aware of one blighted property along Route 711 that is in Ligonier. Please bring concerns / complaints to our Zoning Officer.

- A motion was made by Erik Ross and seconded by Scott Matson to approve the minutes from the November 14, 2023 meeting. Motion carried.

Correspondence (Note: these items are not read aloud.)

1. Notice of State Police Fines

Manager Report

Mr. Strelie reported he took a phone call regarding a request to temporarily lease the Ligonier Beach this morning. The caller is looking for a place to park tractors and other large equipment. Supervisor Resenic had concerns if the equipment leaks fluids, they'd need to be cleaned up immediately and park on the paved areas. Do not park in grass and create ruts or, be willing to re-seed / repair the grounds. Supervisor Matson is interested in selling the property, but not interested in leasing. Supervisor Resenic is interested if the leaser is willing to ensure the property will look the same as it did before it was leased.

Solicitor Report

Mr. Hudock reported he is waiting on the judge to craft an equitable remedy for the Sleasman property complaint. He noted motions are only held on Fridays.

Supervisor Resenic asked Mr. Strelie to comment on the blighted and vacant property registration legislation that is currently moving through the state for approval. If passed, this legislation provides an enforcement action to prevent investors from buying up property and not doing anything with it.

Staff Reports

1. Zoning / Code Enforcement – Mr. Krouse presented the October Zoning & Code Enforcement Activity report to the Board.
2. Public Works – Mr. Griffith discussed accountability for the department's equipment, log books have been placed in all the vehicles, they are signing equipment in / out, using checklists, all of the trucks are up and running. He checks the books weekly for maintenance notes. The to-do list is dwindling.
3. Finance – the General Fund Budget vs. Actual report for the month of October was presented. Mrs. Caldwell noted there are two bill pay lists - \$4,114.27 from the General Fund and \$169.47 from the Liquid Fuels Fund.
 - A motion was made by Erik Ross and seconded by Scott Matson to approve the bills as presented. Motion carried.

Unfinished Business

1. Westmoreland County stormwater grant – the Agreement was received today and should be ready for execution at the next meeting.
2. Residential & commercial sewage line inspection testing – No update, no action required.

3. Resolution 2023-R-26 2024 Real Estate Tax Rate – Tabled, to be acted upon at the next meeting.

Supervisor Resenic recalled that earlier in the year, the Township received a request to forgive back taxes, late fees, and other penalties associated with a property in Rector. Further research by Mr. Strelac revealed when all was said and done, the School District, the County and the Township waived \$50k! And here we are raising taxes; it just makes him angry!

4. Resolution 2023-R-27 2024 Fee Schedule – Demo permit added back (inadvertently removed last year), Road Opening Fee added (per Grass Roots study recommendation), 911 Address letter added, two “missing” fees added - Grading Fee & Junk Vehicle Registration, TKL building permits added, Zoning Hearing Board variance request fee added. Only one fee to be increased and that is Planning Module Review for DEP’s Approval, fee to increase from \$50 to \$100. Mr. Strelac recommended holding this and voting on it along with the 2024 Tax Millage Rate and 2024 Budget resolutions.
5. Resolution 2023-R-28 2024 Budget – Tabled, to be acted upon at the next meeting.
6. Ordinance 2023-O-08 Zoning Ordinance – Tabled to allow the Board more time to review and make recommendations to included or alternatively remove items / language, before advertising.

New Business

- A motion was made by Erik Ross and seconded by Scott Matson approving the McKlveen subdivision. Motion carried.

LVPD 2024 budget approval – tabled, Supervisor Resenic requested more time to seek clarification on a few items at the next LVPD Commission meeting.

Cherokee Lane complaint – Mr. Krouse noted the residents are making an effort and that winter makes it harder to work outside. Answering a question from Chairman Resenic, he recommended giving them more time to seek help and continue compliance efforts. No action taken.

- A motion was made by Erik Ross and seconded by Scott Matson to extend the Manager’s contract for 2 years. Motion carried. (Note: the current contract set to expire January 2, 2023.)
- A motion was made by Erik Ross and seconded by Scott Matson to hire Andrew Baker as a Public Works Laborer provided that he pass his background checks. Motion carried.

Supervisor Resenic said that Ford offers fleet maintenance monitoring software. This product includes fuel management, GPS tracking, and monitors the overall condition of

the vehicle. He asked Mr. Strelic to attend one of their free demonstrations. This new technology may be an investment that helps us save money in the long run.

Comments from the Public

1. Deb Messer – asked about the fee schedule and referred to the March 28 Planning Commission meeting minutes. Mr. Hudock offered to talk after the meeting.

Comments from the Supervisors

There were no comments from the Supervisors.

- A motion was made by Erik Ross and seconded by Scott Matson to adjourn the meeting at 5:15 p.m. Motion carried.

Respectfully submitted,

Bethany Caldwell
Assistant Secretary/Treasurer

Ligonier Township, Westmoreland County, PA
Bill Payments for All Vendors
November 28, 2023

Vendor	Type	Num	Amount
Nov 28, 23			
Alliant Insurance Services Inc	Bill Pmt -Check	25876	350.00
Allied Seals, Inc	Bill Pmt -Check	25877	54.69
Aqua Filter Fresh	Bill Pmt -Check	25878	45.30
Fayette Parts Service, Inc.	Bill Pmt -Check	25879	229.14
High Pressure Component Sales, LLC	Bill Pmt -Check	25880	183.60
Laurel Valley Hardware Inc.	Bill Pmt -Check	25881	73.79
Ligonier Giant Eagle	Bill Pmt -Check	25882	35.00
Ligonier Township Municipal Authority	Bill Pmt -Check	25883	240.00
Luther P. Miller	Bill Pmt -Check	25884	90.38
Stephenson Equipment, Inc.	Bill Pmt -Check	25885	1,781.40
U.S. Municipal	Bill Pmt -Check	25886	142.84
UniFirst Corporation	Bill Pmt -Check	25887	235.72
Washington National Insurance Company	Bill Pmt -Check	25888	165.36
West Penn Power	Bill Pmt -Check	25889	487.05
Nov 28, 23			4,114.27

1:06 PM

11/28/23

**Ligonier Township-Liquid Fuels
Bill Payments for All Vendors
November 28, 2023**

<u>Vendor</u>	<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Amount</u>
Nov 28, 23				
West Penn Power	Bill Pmt -Check	1336	11/28/2023	44.73
West Penn Power - Valley Hts	Bill Pmt -Check	1337	11/28/2023	124.74
Nov 28, 23				169.47