

Hello, I'm running for Leet commissioner as an Independent. My name is Lynn Truskie & as Commissioner, I will assist in updating Leet's zoning ordinances regarding steep slopes, poor soils, and natural resource protection to protect Leet from unnecessary litigation.

A New School in Leet Township is still being proposed, despite daunting soils conditions. **Let us ensure that a new school is safely constructed vs endless litigation and no new school.** Unfortunately, this Leet/District relationship has started out on the wrong foot, considering that the District decided to sue Leet over the zoning determination. **We cannot let continued litigation impact how the project is designed from a safety standpoint.**

**Considering that a Referendum is unavoidable, let's make sure that the New School project is safe first and foremost. We must ensure that it's "Safety at Any Cost" vs "New School at Any Cost" by providing oversight & advisory when negotiating the New School Developer Agreement with the QV District. We MUST ensure that Leet requires adequate Landslide Insurance that will protect the downhill residents of Edgeworth & Leetsdale residents as well as the QVSD taxpayers from a catastrophic landslide.**

It is a little known fact that normal citizens CANNOT get landslide insurance. "Ground disturbances" are excluded from homeowners policies. **They are COMPLETELY exposed and may lose their homes and possibly lives so you get a new school at any cost. This is unethical.**

Most of the Community opposition & angst is due to the Districts desperate attempt to avoid a referendum. **Know that THE REFERENDUM IS COMING. It's just coming AFTER CONSTRUCTION BEGINS** so this debacle will be even harder to unwind from. This was ALWAYS the plan. See QVSD 2018 memo: **"It's not if there is a referendum but when and on what."**

**GRAVITY DOESN'T CARE...**that QVSD wants a new school located on a red bed clay site that no experienced commercial developer would touch... that QVSD is opposed to critical safety measures like a secondary access road off Beaver and **LANDSLIDE INSURANCE** because the **COST TRIGGERS A REFERENDUM**..that the District is considering a "balanced site"/medium to high risk vs "fill site"/ low risk to cut costs to **AVOID TRIGGERING A REFERENDUM.**

**Leet Twp will be forced to bear enormous tax risk compared to the other QVSD because LEET will be in the lawsuit "circular firing line" if a landslide event occurs. Our township budget is only about \$1.5M and we currently at 7.7 Mills. If Leet Twp does not require QVSD to adequately insure and indemnify the ENTIRE project in the Developers Agreement, our township taxes could easily rise 100% - 300%. There is simply no way to quantify what Leet could be forced to pay. Our QVSD taxes are already guaranteed to go up over 20% (19.4711 to 23.4554). Can you afford to have our township taxes to triple and be equal to our school taxes to fund settle with Leetsdale homeowners?**

**School District Taxes % Increase EACH YEAR!!**

2022-23 @ 2.9%; 23-24 @ 3.4%; 24-25 @ 3.4%; 25-26 @ 3.4%; 26-27 @ 2.9 %.

We all want a new school, but there's a pretty good chance that soil stabilization is cost prohibitive & QVSD could sink \$30M into the site! So you could have a \$30M cemetery or dog park. The highest & best use of this site really is A FOREST. The District shouldn't have bought this highly problematic tract of land. They're in WAY over their heads. But now you as a taxpayer and homeowner are too.

Let's not wait until downhill Leetsdale residents are buried alive in their homes, or kids are killed when stepping onto Camp Meeting Road or when crossing Beaver street at dusk. Or when a bad actor blocks Camp Meeting and THERES NO WAY for Emergency Responders to get to the site. Or having Camp Meeting become impassable after BLASTING on the site.

NO ONE involved in this project to date has extensive experience in a dangerous land development project with a red bed clay. The fact that we're in this situation PROVES IT. Experts like PJ Dick exited the clown car a long ago. Ask yourself why? Time to call in the experts: Chubb &/ Marsh Insurance Carriers. The experts are the underwriters & actuaries at Insurance Carriers like Chubb and Marsh. No more Junior Varsity consultants & advisors driving Leet to the brink of litigation induced insolvency.

Leet must require Landslide Insurance for downhill Leetsdale Residents during New School Construction. Doing anything short of this is reckless. The Leetsdale residents do not have an official seat at the negotiations table!

For all those in favor of a new school with no landslide insurance at the expense of the downhill Leetsdale citizens, I recommend creating a cutting edge "QVSD Self Insurance" program where the QV School Board & New School supporters pledge their home equity as collateral in the event of a catastrophic landslide. Then it will be their choice to risk it all, but it can't be the downhill Leetsdale homeowners.

If the Insurance Carriers cannot issue a policy to the District due to extreme risk of a landslide event, then the District must purchase these downhill Leetsdale homes. (Ie. Like a defacto Landslide Easement.). Otherwise, a landslide event equates to a "government taking" of their homes for which they are not compensated. More importantly, they could be killed. Thus, Leet cannot allow indemnification for a project with this much risk because that basically equates to YOUR TAXES & HOME EQUITY as collateral.

Please call me at +1 (703) 459-5682 to discuss further.