

MINUTES

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

October 24, 2022

7:00 P.M.

- I. CALL TO ORDER:** President Chiurazzi called the meeting of the Board of Commissioners to order at 7:00 P.M.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

BOARD

DawnLee Vaughn – Present
Tim Young –Present
Debra Zymroz – Present
Mary Ann Cupples – Present
Wayne Chiurazzi, Esq. – Present

STAFF

Kate Diersen, Solicitor - Present
Travis Stanczyk, Engineer - Present
Craig Campbell, Police Chief - Present
Bob Caun, Planning Director -Present
Jeff Hinds, Finance Director – Present
Tom Plietz – Bldg/Fire Codes – Present
Bob Palmosina, PW Director – Present
Josh Werner – Parks Director – Present
George Macino, Twp. Manager – Present
Dana Slizik, Asst. Manager – Present
Valerie Salla, Twp. Secretary – Present

- C. EXECUTIVE SESSION** – Was held to discuss personnel and legal issues.

Commissioner Zymroz asked for a moment of silence for the passing of Terry Tackett who was a Presto Volunteer Fire Fighter.

- D. SWEARING IN OF OFFICER KELSCH AND OFFICER CIARAMELLO BY DISTRICT MAGISTRATE MAUREEN McGRAW DESMET.**

The Judge sworn in both Officers and the Board of Commissioners welcomed them.

II. APPROVAL OF MINUTES

- A. September 12, 2022 – Board of Commissioners Workshop Meeting**

Motion was made by Commissioner Young, seconded by Commissioner Chiurazzi, to approve the minutes as stated above. By unanimous vote, the motion passed.

B. September 26, 2022 – Board of Commissioners Regular Meeting

Motion was made by Commissioner Zymroz, seconded by Commissioner Young, to approve the minutes as stated above. By unanimous vote, the motion passed.

III. REPORTS OF OFFICIALS AND COMMITTEES:

- A. Solicitor**
- B. Engineer**
- C. Manager**
- D. Building/Codes**
- E. COG**
- F. Finance**
- G. Parks and Recreation**
- H. Planning/Development/Zoning**
- I. Public Safety – Fire**
- J. Public Safety – Police**
- K. Public Works**
- L. Sewer Department**

There were no questions on the reports.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Young, to approve the reports as stated above. By unanimous vote, the motion passed.

IV. Public Comment/Comment on New Business Items:

3-minute duration to each signed up participant. Please sign in to talk and state subject.

Gerhardt Egri of 7 Walker Avenue approached the Board questioning what happened with the information he gave the Board two (2) months ago about the cost of the EMS Services.

Mrs. Slizik looked into this and this is not a bill that Mr. Egri submitted to the Township. It was a statement charging a fee to the Veteran's. Mr. Egri will need to contact the Veteran's office to assist with this. There was not a bill being charged.

Commissioner Chiurazzi stated there was nothing from Collier.

Mrs. Slizik stated that was correct.

Commissioner Zymroz questioned if he has to pay anything.

Mrs. Slizik stated not from Collier's end.

Mr. Egri stated this has opened his eyes with respect to no citizen anywhere should be subject to an EMS charge of \$1,000.00 to be transported. He will fight this to his grave. The Board can change this. It is very simple and has the solution. Try not being incorporated. He has never been charged this much. He may have been charged \$100.00 but never \$1,000.00 and that is only one way. He needs transportation both ways and he

can not afford this because his only income is social security. For a senior citizen to be in such a bind and take a couple of trips to the hospital at those costs will be wiped out and have nothing left. This is why he is here. The Board can change this by un-incorporating this service. Bring the service back to where the Township had the responsibility of taking care of the EMS services. Something has occurred in the billing that was not right. He is a veteran and is supposed to be 100% covered and this is not the case. The bill went to the VA and was denied and now Mr. Egri is responsible to pay it. Where is his 100% coverage? The VA pays for the usage at the hospital but not the transportation to the hospital.

Commissioner Chiurazzi stated this doesn't seem right and we understand Mr. Egri's idea and appreciate it.

Mr. Egri stated he is upset about the billing procedures. There is a base price and is incorporated in our Plan A and Plan B for EMS. Our tax dollars we are paying for these services should cover these costs and then you are given a bill for \$1,000.00 which is ridiculous and someone is double dipping.

Commissioner Chiurazzi thanked Mr. Egri for bringing this to the Boards attention and stated the Township is not double dipping.

Mr. Egri stated he would like a result as to whether he owes the \$1000.00 dollars or not.

Commissioner Chiurazzi stated the Township is not billing Mr. Egri and he does not owe anything to Collier Township. That bill is from a different entity.

Mr. Egri stated the bill is through the EMS that the Township merged with, Kirwan Heights. The Township needs to put the EMS back and not allow this billing to happen because he will not be the only one given a bill like this.

Commissioner Chiurazzi thanked Mr. Egri and thanked him for coming.

Michael Wetzel of Victor-Wetzel approached the Board to discuss the Legacy Development PRD that is on the meeting agenda. They would like to remove the recreation open space fee-in-lieu payment of \$177,600.00 because they have received final approval allowing a clubhouse, adult pool, kiddie pool, patio area and sports court within this facility. The tentative PRD approval back in 2020 there was a certain section of the property that was still zoned R-1 and R-1 does not allow any type of recreational facility and at that time we were not able to provide any type of recreation component. We understood at that time the Commissioners putting in that recreation fee-in-lieu. Since that time, this property was rezoned and we added the clubhouse amenity in the plan. With this area, we have a clubhouse that will be 650,000 – 670,000 sq. ft of overall construction cost which is well over the cost of \$177,600.00. We will also be providing a parking area of 2,500 sq.ft. In section 22-802.2A there is an allowance for alternatives to the dedication of parks and recreation land. Section A allows for the modification of the fee as long as improvements are equal to the recreation use requirement. We are well in excess of the requirement and this is going to be a real benefit to the 111 townhomes within the community. The PRD requires a 20% open space requirement which is 4.4 acres and the area where the clubhouse is located is about 1.3 acres which is a third of the required open space for this development. We are looking for the Commissioners to

consider the removal of the recreation fee that was approved under the tentative Legacy PRD Plan.

Commissioner Chiurazzi stated all the Commissioners are very familiar with this and are grateful for the development and we have done a lot getting to this stage and asked if the discussion should take place.

Mr. Caun suggested the Developer put forth a compromise or proposal.

Commissioner Chiurazzi stated they get that it is a zero ask tonight but a zero is not going to do it. We want to hear from you and let us be fair and we will be fair back to you. We get the 4.4 acres and you have a third of that and it is a costly venture, but we have an Ordinance and have to abide by it for future development and suggested Mr. Wetzel come back to the Board with something quick.

Mr. Wetzel stated he would talk to the applicant

Commissioner Chiurazzi questioned if tonight went well for Mr. Wetzel, when would this building be started.

Mr. Wetzel stated we would probably be submitting building permits within the next two (2) to three (3) weeks.

Commissioner Chiurazzi stated the Board would like to have a deal done by the next meeting which is on November 14, 2022. We want to work with you.

Mr. Wetzel stated the building will be an asset to the community. He will talk to the applicant and look forward to being back at the next meeting on November 14th and we will supply a compromise to Mr. Caun.

Commissioner Chiurazzi stated the Board will table Item number one (1) on the agenda for Legacy Development.

V. New Business:

1. Consider action to approve the request of Legacy Development to remove the Recreation Open Space fee-in-lieu payment in the amount of \$177,600.00.

The Board tabled this motion.

2. Consider action to approve Bond Reduction request No. 3 from Steen Road Partners, LLC. The Township Engineer (LSSE) has reviewed the request and recommends the Township release the remaining bond amount in its entirety in the amount of \$98,173.81 to be released.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Young, to approve Bond Reduction request No. 3 from Steen Road Partners, LLC as stated above. By unanimous vote, the motion passed.

3. Consider action to approve Bond reduction request No.5 from Maronda Homes for Amalfi Ridge Phase 2. The Township Engineer (LSSE) has reviewed the request and recommends the Township release the remaining bond amount in its entirety in the amount of \$28,919.00 to be released.

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to approve Bond Reduction request No. 5 from Maronda Homes as stated above. By unanimous vote, the motion passed.

4. Consider action to approve Bond reduction request No.4 from Maronda Homes for Amalfi Ridge Phase 3. The Township Engineer (LSSE) has reviewed the request and recommends the Township release the remaining bond amount in its entirety in the amount of \$15,400.00 to be released.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Young, to approve Bond Reduction request No. 4 from Maronda Homes as stated above. By unanimous vote, the motion passed.

5. Consider action to grant preliminary subdivision approval to the Moretti Plan of Lots with the condition of satisfactorily addressing the items in the Township Engineers review letter dated October 10, 2022. The Planning Commission has reviewed and recommend approval.

The Board questioned where this was located.

Mr. Caun stated this is a five (5) lot subdivision on South Cowan Road.

Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to approve the preliminary subdivision for the Moretti Plan of Lots as stated above. By unanimous vote, the motion passed.

6. Consider action to approve Resolution No.102422-01, A Resolution of the Township of Collier accepting the sanitary sewers in the Sunrise Junction development, Phase 3, such acceptance to include but not limited to pipe, fittings, manholes and appurtenances, as more described in Exhibit A and B of this Resolution.

Motion was made by Commissioner Zymroz, seconded by Commissioner Cupples, to approve Resolution 102422-01 as stated above. By unanimous vote, the motion passed.

7. Consider action to approve Resolution No.102422-02, A Resolution to establish requirements for the Township Tax Collector to waive interest, fees, penalties and other additional charges owed for unpaid real estate taxes due to the failure to receive a real estate tax bill.

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to approve Resolution 102422-02 as stated above. By unanimous vote, the motion passed.

8. Consider action on Resolution 102422-03, A Concurring Resolution to designate Michele L. Lutz (Char-West COG, Executive Director) to perform the required duties between the Township and Allegheny County Economic Development CDBG grant application.

Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to approve Resolution 102422-03 as stated above. By unanimous vote, the motion passed.

9. Consider action to add the Assistant Manager, Dana Slizik, as a designated signer on all Brentwood Bank accounts.

Motion was made by Commissioner Zymroz, seconded by Commissioner Vaughn, to approve adding Dana Slizik as a designated signer as stated above. By unanimous vote, the motion passed.

VI Account Transfer(s):

- Approval of the transfer of \$13,000.00 from the General Fund Account to the Capital Fund Checking Account.

Motion was made by Commissioner Young, seconded by Commissioner Chiurazzi, to approve the transfer as stated above. By unanimous vote, the motion passed.

VII. Approval of General, Capital and Sewer Fund Operating Account items:

Invoices Paid, Checks Written and Bills Requested October 11, 2022 to October 24, 2022:

- General Fund in the amount of \$294,452.87
- Capital Fund in the amount of \$12,683.93
- Sewer Fund in the amount of \$619,435.15

Motion was made by Commissioner Young, seconded by Commissioner Vaughn, and carried, to approve the General, Capital and Sewer Account items as stated above. By unanimous vote, the motion passed.

VIII. Adjourn

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to adjourn the meeting at 7:26 p.m. By unanimous vote, the motion passed.

Wayne M. Chiurazzi – President
Board of Commissioners

Valerie A. Salla
Township Secretary