

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

December 27, 2021

7:00 P.M.

- I. CALL TO ORDER:** President Chiurazzi called the meeting of the Board of Commissioners to order at 7:05 P.M.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

BOARD

Mary Ann Cupples – Present
Debra Zymroz – Present
Rick Ruffennach – Present
Daniel Styche – Present
Wayne Chiurazzi, Esq. – Present

STAFF

Kate Diersen, Solicitor - Present
Kevin Brett, Engineer - Present
Craig Campbell, Police Chief – Absent
Robert Caun, Planning Director – Absent
Jeff Hinds, Finance Director – Absent
Tom Plietz – Bldg/Fire Codes – Absent
Bob Palmosina, PW Director – Absent
Josh Werner, Parks Director – Absent
Kyle Thauvette, Twp. Manager – Present
Valerie Salla, Twp. Secretary – Present

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

II. APPROVAL OF MINUTES

- A.** November 8, 2021 – Board of Commissioners Workshop Meeting

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

- B.** November 22, 2021 – Board of Commissioners Regular Meeting

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

III. REPORTS OF OFFICIALS AND COMMITTEES:

All reports were submitted to the Board prior to the meeting.

A. Solicitor:

B. Engineer:

C. Manager's:

- 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:**

Commissioner Chiurazzi stated that all the Directors were not in attendance due to having some well-deserved holiday time.

There were no questions or comments.

A motion was made by Commissioner Styche, seconded by Commissioner Chiurazzi to approve all the Directors reports as submitted. By unanimous vote, the motion passed.

IV. Public Comment/Comment on New Business Items:

Terry Bell of 793 Marigold Court approached the Board stating that since he has lived at his residence, the Township has been supplying snowplowing services. As a resident of Collier Gardens, he appreciates the Township supplying this service however, it appears that the tax paying services have been used to supply snowplowing on privately owned roads. He has witnessed over the past nine (9) years the Township supplying the snowplowing services to private roads. Mr. Bell feels the adoption of Ordinance 722 be tabled until the Township demonstrates it has completely recouped any tax payer funds directed to providing any snowplowing services to the owner of the private Collier Gardens roads. The Township should provide the following:

1. A best effort estimate of tax payer funds spent on snowplowing Collier Gardens roads from November 1, 2012 to the present date.
2. A list of fees the Township sent to the owner of the Collier Gardens roads insuring that the total amount of tax payers funds referenced above was recouped.
3. A signed statement with the Township seal affixed confirming all fees referenced above have been received by the Township. Signatures would include all five (5) Commissioners, the Township Manager and the Township Financial Manager.

It may be that the Township entered into a special financial arrangement with the owner of the Collier Garden Roads for snowplowing. Should that be the case, Mr. Bell would like a copy of this arrangement and a copy of the signed statement described in point number three (3) demonstrating how this arrangement resulted in no tax payers funds spent on snowplowing services on the Collier Gardens roads listed in conformance with the proposed Ordinance 722.

The Board thanked Mr. Bell.

Frank Nogal of 500 Azalea Lane approached the Board questioned if the pictures he sent of the roads to Kyle were received by the Board.

Mr. Thauvette stated he could put the pictures up on the screen if the Board wants him too.

Commissioner Chiurazzi asked Mr. Thauvette to bring the pictures up on the screen.

Mr. Nogal stated he asked at the last meeting for someone to take a walk through Collier Gardens to look at the bad shape the streets are in. These roads are deteriorating have potholes and craters. The Township is going to be accepting these roads that are in bad condition. If the condition of these roads are in front of a Commissioners home, you would be very upset.

Mr. Nogal wanted to let the Commissioners see the roads and that he felt were not up to standard. The Township has a chance now with the developer to get the roads corrected before the Township takes the roads over.

Mr. Nogal asked for the Commissioners to table Ordinance 722 until the roads and storm sewer grates are repaired. He would like to see his community get done and thanked the Board for listening.

Commissioner Chiurazzi thanked Mr. Nogal.

Mr. Thauvette stated there were several online comments with a standard response that he read once. "To table Ordinance 722. Transferring these streets before satisfying the items listed by the Township Engineer in its letter dated January 20, 2018 would put the Township Commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property."

The following emails (*which are attached to the end of the minutes*) were received from residents in Collier Gardens.

1. Jacqui McMenamin
2. Kathy Robinson
3. Jack Mostow
4. Lynn Rubin
5. Tom Hileman
6. Louis Valeo
7. Larry and Shelly Goldstein
8. Ralph Grabowski
9. Kay Heidkamp
10. Diane Steffel
11. Ken Kwasniewski
12. Dan Altavilla
13. Mindy and Foster Hutchinson
14. Eugenia Mann
15. Charlene Zeleznock
16. Jan Sterling

Commissioner Chiurazzi stated we wanted to put the following LSSE letters (December 6, 2021 and December 21, 2021) that were emailed to the Manager, Kyle Thauvette. *(These letters are attached at the end of the minutes)*

Commissioner Cupples questioned who else received this letter and when.

Mr. Thauvette stated he did forward this letter to the HOA, Mr. John Garber, and to the Commissioners. It was forwarded on Wednesday of last week, December 22, 2021.

V. Board Discussion:

Commissioner Chiurazzi stated this was Commissioner Ruffennach last meeting and that he was a great Commissioner, we will miss him and thanked Mr. Ruffennach for his service to the Township.

Commissioner Zymroz thanked Mr. Ruffennach for all the education that Mr. Ruffennach provided her over the last couple years. Sometimes she did not understand things and he explained them to her a little better. Mr. Ruffennach was always about the community and not about himself and that is what being a Commissioner is. Mr. Ruffennach has done a great job. There are big shoes to be filled.

Commissioner Styche stated Mr. Ruffennach has given him a lot of good information over the past two (2) years. Some things they did not agree on and most things we did. He enjoyed serving with Commissioner Ruffennach over the past two (2) years.

Commissioner Cupples stated she only served one (1) year with Commissioner Ruffennach and is thankful and appreciates everything Mr. Ruffennach has done for the Township. He wished Mr. Ruffennach well.

Commissioner Ruffennach stated it is hard to believe it has been four (4) years already. He thanked the residents for putting him in as a Commissioner. It is definitely a learning position and an interesting position. He thanked all the employees and the Directors because without them, the Township would not function. It made being a Commissioner easy. All the committees, Parks, Planning, Zoning, Trails, Fire Departments, etc. We could not ask for better committees, people and devoted people. This is what makes this Township work. He gave a big thanks to the Manager, Kyle Thauvette, who has many names like, "Kyle, did you get that done", "give that to Kyle", "Kyle have you heard any word on that yet", "Kyle you did a good job on that", "Kyle when is your coffee hour." Kyle has a lot of names that Mr. Ruffennach has learned in four (4) years. We do lean on Kyle and he is always there to take care of us. Mr. Ruffennach thanked the Solicitor and Engineer who were always there to answer any questions. Mr. Ruffennach thanked the original Board of Commissioners, George Macino, Wilson Durisko, Wayne Chiurazzi and Dawn Williams-Zabicki. He was nervously excited about taking this position and sitting in executive session, he and Dawn were handed a development issue and there was a lot of red tape involved in it and George, Wilson and Wayne explained it to him many times in order to make the right decision. He thanked them for teaching him. He wished the Commissioners the best of luck and thanked Commissioner elect, Tim Young, for stepping back being a Commissioner. He thanked everyone and appreciates everyone.

Commissioner Chiurazzi gave Commissioner Ruffennach a gift and pictures were taken.

Commissioner Chiurazzi apologized for the Directors not being at the meeting.

Commissioner Ruffennach stated it was of and that the Directors deserved to have the time off and be with their families for the holidays.

VI. New Business:

1. Consider action to approve Resolution No.122721-01; a Resolution amending the Official Sewage Facilities Plan to include The Creekside Meadows Plan of Lots.

Motion was made by Commissioner Cupples, seconded by Commissioner Zymroz, to approve Resolution No. 122721-01 as stated above. By unanimous vote, the motion carried.

2. Consider action to adopt Ordinance No. 722; An Ordinance accepting the dedication of Neville Park Boulevard, Marigold Court, Juniper Drive, Laurel Court, Azalea Lane, Dogwood Lane and Jonquil Lane within the Villages at Neville Park Plan as public streets including appurtenant utilities.

Motion was made by Commissioner Cupples, seconded by Commissioner Chiurazzi, to adopt Ordinance No. 722 as stated above. By unanimous vote, the motion carried.

3. Consider action on Resolution 122721-02; A Resolution closing out the Community Conservation Partnership Grant Project (BRC-TAG-24-227).

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to approve Resolution 122721-02 as stated above. By unanimous vote, the motion passed.

4. Consider action on Resolution 122721-03; A Resolution of the Collier Township Board of Commissioners setting a uniform rate structure to be applied to monthly usage charges for sewer use service billed by the Pennsylvania American Water Company monthly billing program.

Commissioner Styche questioned if the rate increase is only for the charge that Alcosan is charging the Township and it is not the Township that is raising the rates.

Mr. Thauvette stated that is correct. This is for both the service charge and the usage charge which is based on 1,000 gallons. Alcosan is charging a 7% increase in 2022, 2023, 2024, 2025 and 2026. This is a 7% increase each year by Alcosan. When your bill is paid to Jordan, the Township writes a quarterly check to Alcosan. This 7% fee which is based on an average use of 3,000 gallons per month, our residents are looking at a \$3.40 cent increase. This is a small increase but is a pass through so that the Township can pay the bill to Alcosan.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Styche, to approve Resolution 122721-03 as stated above. By unanimous vote, the motion passed.

5. Consider action to approve the 2022 Budgets for the General Fund, Capital Fund and Sewer Fund, with the understanding that .3 mills of the emergency services tax be allocated evenly (.1 mil) per Volunteer Fire Department based on the 2022 Jordan Tax Service Recapitulation from the contingency line item.

Commissioner Styche thanked Chief Dan Wauthier for approaching him and Commissioner Cupples with regarding the .1 mils. He brought to our attention that even though the previous Board passed this, the fire departments felt they were not receiving the .1 mil every year and we agreed with the departments. Commissioners Styche and Cupples spoke to the other Commissioners who then agreed with the fire departments and going forward, the fire departments will get their .1 mils based on the prior year collection. With the new budget, everyone agreed that the fire departments were owed and will be given over a three (3) year period the .1 mil plus and additional amount to each fire department. We are appreciative to the fire departments. They are a vital service to this community and they need all the funds they can get.

Commissioner Cupples stated there was something on the news today that how volunteer fire departments use to have over 400,000 volunteers and they are now down to 3,360 fire department volunteers. We need to make sure our firemen are happy because they are an important service and we depend on them. Commissioner Cupples is very happy to do this and thanked everyone.

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to approve the 2022 Budgets for the General Fund, Capital Fund and Sewer Fund as stated above. By unanimous vote, the motion passed.

VII. Account Transfer(s):

- Approval of the transfer of \$265,000.00 from the General Fund Account to the Capital Fund Checking Account

Motion was made by Commissioner Zymroz, seconded by Commissioner Ruffennach, to approve the account transfers as stated above. By unanimous vote, the motion carried.

VIII. Approval of General Fund Operating Account items:

- Invoices Paid, Checks Written and Bills Requested December 14 to December 27, 2021 in the amount of \$566,383.44.

Motion was made by Commissioner Styche, seconded by Commissioner Zymroz, to approve the General Fund Operating Account items as stated above. By unanimous vote, the motion passed.

IX. Approval of Capital Fund Operating Account items:

- Invoices Paid, Checks Written and Bills Requested December 14 to December 27, 2021 in the amount of \$264,679.01.

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to approve the Capital Fund Operating Account items as stated above. By unanimous vote, the motion passed.

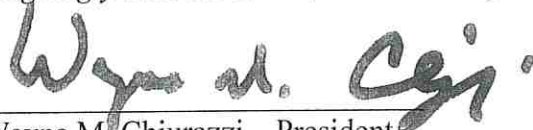
X. Approval of Sewer Account items:

- Invoices Paid, Checks Written and Bills Requested December 14 to December 27, 2021 in the amount of \$104,055.45.

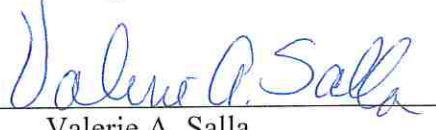
Motion was made by Commissioner Cupples, seconded by Commissioner Ruffennach, and carried, to approve the Sewer Account items as stated above. By unanimous vote, the motion passed.

XI. Adjourn

Motion was made by Commissioner Ruffennach to adjourn the final meeting for the year 2021 and for his final meeting, seconded by Commissioner Zymroz, to adjourn the meeting at 7:45p.m. By a 4 to 1 vote, the motion passed. Commissioner Ruffennach laughingly stated NO, NO, NO to not adjourn this meeting.



Wayne M. Chiurazzi – President
Board of Commissioners



Valerie A. Salla
Township Secretary



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COMMISSIONERS of Collier
TOWNSHIP, Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Maronda Homes Pittsburgh has proposed the development of a parcel of land identified as
land developer

Creekside Meadows, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☒ other, (please specify). new collection system

WHEREAS, Collier Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Commissioners of the Township of Collier hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

Valerie A. Salla

(Signature)

Secretary, Collier

Township Board of Commissioners, hereby certify that the foregoing is a true copy of

the Township Resolution # 122721-01, adopted, December 27, 2021.

Municipal Address:

Collier Township

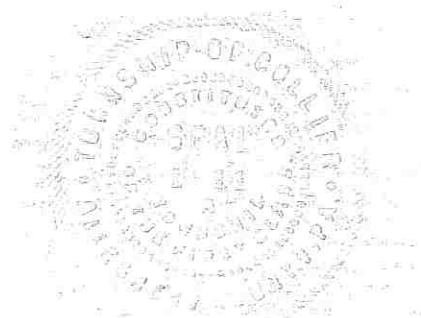
2418 Hilltop Road

Presto, PA 15142

Telephone 412-279-2525

Seal of

Governing Body



RESOLUTION NO. 122721-02

**A RESOLUTION CLOSING OUT COMMUNITY CONSERVATION PARTNERSHIPS
GRANT PROJECT (BRC-TAG-24-227)**

WHEREAS, the Township of Collier has prepared a Comprehensive Recreation, Park and Open Space Plan Update for the Collier parks and open spaces throughout the Township; and,

WHEREAS, the purpose of the Plan is to serve as a tool for addressing the current and future recreations needs of Collier Township residents and to establish a framework for the decisions that must be made in order to provide adequate recreation facilities and programs; and,

WHEREAS, the Plan was financed in part by a Community Conservation Partnerships Program grant under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, under contract number **BRC-TAG-24-227**.

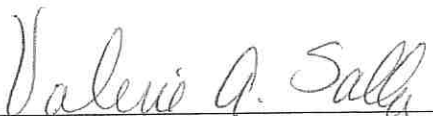
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Township of Collier that:

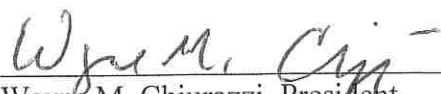
- a. The project was completed in accordance with the Grant Agreement.
- b. All project expenditures have been made and were in accordance with the Grant Agreement.
- c. The Plan and related materials are acceptable to the Township of Collier.
- d. The Plan and related materials will be used to guide future recreation and conservation decisions.

ADOPTED THIS 27th DAY OF DECEMBER, 2021, by the

ATTEST:

COLLIER TOWNSHIP


Valerie A. Salla, Township Secretary


Wayne M. Chiurazzi, President
Board of Commissioners

Resolution # 122721-03

A RESOLUTION OF THE COLLIER TOWNSHIP BOARD OF COMMISSIONERS SETTING A UNIFORM RATE STRUCTURE TO BE APPLIED TO MONTHLY USAGE CHARGES FOR SEWER USE SERVICE BILLED BY THE PENNSYLVANIA AMERICAN WATER COMPANY MONTHLY BILLING PROGRAM

WHEREAS, the Collier Township Board of Commissioners is required to set and establish rates and fees associated with wastewater collection, conveyance and treatment.

WHEREAS, Collier Township is charged with the responsibility of providing wastewater services to the citizens of Collier Township connected into the sewer system; and

WHEREAS, Collier Township has negotiated an agreement with the Allegheny County Sanitary Authority (ALCOSAN) to have the treatment performed on the wastewater generated in the Township by ALCOSAN; and

WHEREAS, from time to time it is necessary for rate modifications to be made, as well as for action to be taken to impose or revise other charges upon users of the system;

WHEREAS, ALCOSAN has notified Collier Township that it has increased treatment rates effective January 1, 2009 and Collier Township has determined that it is not capable of absorbing the ALCOSAN rate increase and that it is necessary for a rate modification to be made, as well as for other action to be taken to impose or revise other charges upon the users of the system;

NOW, THEREFORE, BE IT RESOLVED, that Collier Township hereby establishes the following rates and fees associated with the conveyance and treatment of wastewater to those customers connected to the Collier Township system:

Section 1: The basis rate for all customers of the sewer system shall be \$7.55 per month minimum service charge plus \$15.17 per thousand gallons of water usage. The monthly minimum service charge shall apply to each residential unit and to each commercial/industrial building connected to the system.

Section 2: Collier Township further authorizes the imposition of fees to those users of the system that utilize well water and whose water usage cannot be determined by reference to water meter readings and water usage. The minimum monthly service charge as described in Section 1 will apply to these customers. Additionally, the charge per thousand gallons for each of these customers will be based on the average usage established and determined by ALCOSAN.

Section 3: The quantity of water which does not reach a metered user's sewer, if separately metered in accordance with requirements of Collier Township and ALCOSAN, will not be included in the quantity upon which the sewage charge is calculated. For reading credit meters, a charge for the actual costs of Collier Township may be imposed and assessed.

Section 4: A surcharge upon industrial and commercial users of the system is imposed to those entities depositing high strength wastes into the system. The determination of the surcharge amount will be done on established formulas and testing by ALCOSAN. Collier Township will not add any additional fees to these surcharge amounts.

Section 5: A charge for commercial garbage disposals equal to the charges imposed and assessed by ALCOSAN to Collier Township shall be assessed and charged to any commercial (i.e., non-residential) disposal discharging to the sewer system. This charge may

be assessed by Collier Township either monthly or quarterly as determined by Collier Township.

Section 6: All sewage charges by Collier Township shall be payable on or before the due date on the bill. After such due date, an additional one and one half percent (1.5%) will be applied to any outstanding balance due.

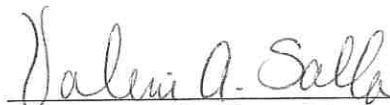
Section 7: This Resolution shall be effective and these rates shall be billed as of January 1, 2022.

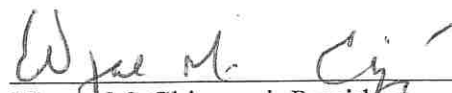
Section 8: The charges and fees described herein supersede previously adopted charges and fees to the extent inconsistent and shall become effective as of January 1, 2022 in the bill for service invoiced through Pennsylvania-American Water Company (PAWC).

Adopted at a public meeting this 27th day of December, 2021, by the Collier Township Board of Commissioners.

ATTEST:

COLLIER TOWNSHIP


Valerie A. Salla, Township Secretary


Wayne M. Chiurazzi, President
Board of Commissioners

Terry Bell
793 Marigold Court

Since I established residence at my current address, the Township has been providing snow plowing services for the privately owned streets in the Collier Gardens Community.

As a resident of Collier Gardens I appreciate the Township providing this service to our community. It is a demonstration of Township commitment to resident safety.

However, it would appear that taxpayer funds may have been used to provide snow plowing services for these privately owned roads. Over the past nine years, I have witnessed township equipment engaged in these plowing services on numerous occasions.

It is my comment that adoption of Ordinance 722 should be tabled until the township demonstrates it has completely recouped any taxpayer funds directed to providing snowplowing services to the owner of the Collier Gardens roads.

Specifically, I want the Township to provide the following:

1. A best efforts estimate of the total taxpayer funds spent on snow plowing Collier Gardens roads from November 1, 2012 to the present date.
2. A list of fees, amount and date of issuance, that the Township sent to the owner of the Collier Gardens roads ensuring that the total amount of taxpayer funds, referenced in 1 above, was recouped
3. A signed statement, with the Township seal affixed, confirming all fees, referenced in 2 above, have been received by the Township. Signatures would include all five commissioners, the township manager and the township financial manager.

It may be that the township entered into a special services arrangement with the owner of the Collier Gardens roads for snowplowing. Should that be the case, I want the township to provide a copy of such an arrangement.

Along with this copy, the township is to provide a signed statement as described in point 3, demonstrating how this arrangement resulted in no taxpayer funds being spent on snowplowing services for the Collier Gardens roads, listed in proposed Ordinance 722.

Collier Gardens

Jacqui McMenamin <jmcmenam@gmail.com>

Mon 12/20/2021 8:51 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Cc: Justin Stenberg 🤔 <justinstenberg6464@gmail.com>

Hello - As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2021. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its

letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the

Township's core responsibility of protecting township residents and their property.

Thank you,

Jacqui McMenamin

(724) 884-3527

Road transfer Collier Gardens

Kathy Robinson <kathyjrobinson@hotmail.com>

Tue 12/21/2021 1:01 AM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

RE: Propose CG Road Transfer

Jack Mostow <mostow@cs.cmu.edu>

Tue 12/21/2021 2:31 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Cc: Alexander Beltran <alexanderbeltran@theppmc.com>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021. Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Street Transfer--Collier Gardens

Lynn Rubin <lrubin526@gmail.com>

Sun 12/26/2021 9:53 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2021. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021. Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents.

I do not understand how the township can invest in an engineering study and ensuing report, and then completely ignore those findings. By ignoring the findings of the engineering study the commissioners will transfer the cost of repairing the deficiencies cited in the engineering report from the developer to the residents and tax payers of Collier Township.

I would appreciate a response to this concern.

Sincerely,
Lynn Rubin
779 Marigold Ct.

Collier Gardens

Tom Hileman <trh@hilemancpa.com>

Mon 12/20/2021 8:41 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

📎 1 attachments (68 KB)

Collier Gardens Road Transfer.pdf;

Please read the attached as vote "No" on December 27th.

Thomas R. Hileman, CPA; CGMA



Manor Oak Two, Suite 990

1910 Cochran Road

Pittsburgh, PA 15220

Tel. 412-531-9092 Fax 412-531-0826

Web site www.HilemanCPA.com

Any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in the communication (or in any attachment).

CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the addressee. It may contain information which is privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you received this email in error, please notify the sender immediately by telephone (412-531-9092) or by return email and delete the message, along with any attachments.

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Road Transfer Objection

Louis Valeo <valeolr@gmail.com>

Mon 12/20/2021 8:48 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Please provide documentation showing that road deficiencies identified by the township engineer have been corrected prior to any transfer of responsibility to the residents of this community.

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Road Transfer Issue

Larry and Shelly Goldstein

ljggolf1@gmail.com <ljggolf1@cox.net>

Mon 12/20/2021 8:53 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

I am a resident at 787 Marigold Court, in Colony Point. Please see the attached to represent my voting.

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Ordinance 722

Ralph Grabowski <ralph.grabowski@verizon.net>

Mon 12/20/2021 9:21 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

PDF file.

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Road transfer

Kay Heidkamp <kayheidkamp@gmail.com>

Tue 12/21/2021 1:04 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Road transfer

DIANE STEFFEL <napolirest@comcast.net>

Tue 12/21/2021 9:07 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

letter to protest township assuming ownership of Collier Garden roads

kkwas@verizon.net <kkwas@verizon.net>

Wed 12/22/2021 1:22 AM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Please see attached

ken

kwasniewski

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

705 Marigold Ct

Dan Altavilla <daltavilla32@gmail.com>

Thu 12/23/2021 7:06 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Re: Follow Up Information for December 27 Commissioners Meeting

Mindy Hutchinson <mbbh043@gmail.com>

Thu 12/23/2021 11:53 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Cc: Alexander Beltran <alexanderbeltran@theppmc.com>

Please see the attached letter of concern/objection to Collier Township transfer of responsibilities to Collier Garden's HOA>

Mindy and Foster Hutchinson

On Thu, Dec 23, 2021 at 1:52 PM Alexander Beltran

<alexanderbeltran@theppmc.com> wrote:

Dear homeowner:

The HOA Board wishes to provide the Collier Gardens community with follow-up information (see attached file) related to the upcoming December 27 Board of Commissioners meeting. As a reminder, the Township commissioners will be considering adoption of Ordinance 722 at this meeting. If adopted the roads will transfer to the township. The township engineer has recommended that the Township require the Developer to address 17 items prior to this road transfer. The HOA Board feels these items must be finalized before road transfer occurs.

HOA Board of Directors
Collier Gardens HOA

As residents of Collier Gardens, we ask that the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2021. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021. We have been waiting for years for the Developer to address multiple outstanding issues, but we have very little time to express our objections to the proposed transfer. Many homeowners are unable to attend the public meeting during a holiday week.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property. We expect the Township to cancel the Ordinance. If consideration is to be delayed, please provide us with your rationale for disregarding the recommendations of the Engineer's report.

Mindy and Foster Hutchinson

road transfer pdf

Eugenia Mann <jm1898@gmail.com>

Fri 12/24/2021 2:05 AM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Here is my objection to road transfer attached.

Sincerely,
Jean Mann

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

Ordinance 722

czelez@verizon.net <czelez@verizon.net>

Mon 12/27/2021 3:16 AM

To: Collier Public Meetings <collierpublic@colliertwp.net>

Sent by Charlene Zeleznock, Esq.
722 Marigold Court

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.

proposed road transfer

JAN STERLING <jlks46@verizon.net>

Mon 12/27/2021 2:40 PM

To: Collier Public Meetings <collierpublic@colliertwp.net>

As a resident of Neville Park:

As a resident of Collier Gardens, I want the Township to discontinue the consideration and/or passage of the referenced Ordinance 722 listed in the Township's announcement for a public meeting on December 27, 2031. This announcement appeared in the Pittsburgh Post-Gazette on December 16, 2021.

Transferring these streets before satisfying the items listed by the Township Engineer in its letter, dated January 20, 2018, would put the Township commissioners in direct conflict with the Township's core responsibility of protecting township residents and their property.



846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

Managing Principals:

Kevin A. Brett, P.E.
Ned Mitrovich, P.E.
Jason E. Stanton, P.E.

December 21, 2021

S. O. No. 0394-04-08

VIA EMAIL ONLY
(kthauvette@colliertwp.net)

Mr. Kyle P. Thauvette, Manager
Township of Collier
2418 Hilltop Road
Presto, Pennsylvania 15142

**Subject: The Villages at Neville Park
Roadway Dedication**

Dear Mr. Thauvette:

As requested, LSSE has reviewed the request received by the Township relative to outstanding items identified in our previous letter, dated January 20, 2018, regarding dedication of remaining public improvements at the subject development.

As indicated in our previous December 6, 2021 correspondence (copy attached) items related to dedication of the proposed public road rights-of-way at the subject development have been addressed such that the Township may consider adoption of same. Acceptance of dedication of roadway will allow the Township to include the dedicated roadways in the Township's long- and short-term maintenance plans for public roadways, including snow removal and allow the Township to collect liquid fuels funding for the accepted roadways.

Financial security should be held until remaining private improvements are completed, including those items listed in our December 6, 2021 letter.

Should you have any questions, please call Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,

Kevin A. Brett, P.E.

Shawn R. Wingrove, P.E.

KAB/SRW:ven

Enclosure

cc/enc: Charles M. Means, Township Solicitor (cmeans@grblaw.com)
Kate Diersen, Township Solicitor (kdiersen@grblaw.com)

N:\PROJ\394\394-04\394-04-008\Docs\3940408C52 HOA Dedication.docx

Coraopolis, Allegheny County, PA • Greensburg, Westmoreland County, PA
Albion, Erie County, PA • Dublin, Franklin County, OH
Center Township, Beaver County, PA



846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

Managing Principals:

Kevin A. Brett, P.E.
Ned Mitrovich, P.E.
Jason E. Stanton, P.E.

December 6, 2021

S. O. No. 0394-04-08
0394-04-145

VIA EMAIL ONLY
(kthauvette@colliertwp.net)

Mr. Kyle P. Thauvette, Manager
Township of Collier
2418 Hilltop Road
Presto, Pennsylvania 15142

Subject: The Villages at Neville Park
Marigold Court – Grading and Filling Permit
Roadway Dedication

Dear Mr. Thauvette:

As requested, LSSE has completed our review of the as-built channel calculations submitted by the Gateway Engineers dated November 23, 2021, received by our office on November 30, 2021 via email. Previous comments regarding the as-built plan can be found in our letter dated July 20, 2021.

In addition to review of the as-built channel calculations LSSE has reviewed the status of outstanding items for dedication of public roadway improvements at the subject development. Previous comments related to dedication of roadways can be found in LSSE's letters dated December 20, 2017, January 20, 2018, January 23, 2019, February 19, 2019, December 30, 2019 and December 8, 2020.

The Developer has provided sealed calculations concluding that the swale installed is adequate to convey the flow at each study point with the minimum freeboard required by the Ordinance. As this item has been addressed, **LSSE recommends that the Township consider acceptance of dedication of public roadways at the subject development.**

Apart from dedication of public improvements, prior to final release of the remaining bond for the subject development the following items remain to be completed:

1. Documentation of ACCD approval of the alteration of the detention basin serving the development and issuance of the Notice of Termination of the NPDES permit should be provided.

Mr. Kyle P. Thauvette, Manager
Township of Collier
December 6, 2021
Page 2

2. As noted in our previous July 20, 2021 correspondence, a final, sealed as-built for the swale (confirming calculation in the above noted Gateway report), along with a final as-built of the outlet structure for the Marigold swale basin should be provided. Confirmation of issuance of the Notice of Termination by ACCD for this permit should be provided.

Should you have any questions, please call Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: Robert Caun, Collier Township (bcaun@colliertwp.net)
Charles M. Means, Township Solicitor (cmeans@grblaw.com)
Kate Diersen, Township Solicitor (kdiersen@grblaw.com)
Woodville Associates (jack@iei.net.co.)
Sean M. Donnelly, P.E., The Gateway Engineers, Inc. (sdonnelly@gatewayengineers.com)



**Lennon, Smith, Souleret
Engineering, Inc.**

Civil Engineers and Surveyors

846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax
info@lsse.com • www.lsse.com

Managing Principals:
Lawrence J. Lennon, P.E., D.WRE
Daniel S. Gilligan

Principals:
Ned Mitrovich, P.E.
Jason E. Stanton, P.E.
Kevin A. Brett, P.E.

January 20, 2018

S. O. No. 0394-04-08

VIA EMAIL AND U. S. MAIL

Mr. Kyle P. Thauvette, Manager
Township of Collier
2418 Hilltop Road
Presto, Pennsylvania 15142

**Subject: The Villages at Neville Park
 Roadway Dedication**

Dear Mr. Thauvette:

As requested, Lennon, Smith, Souleret Engineering, Inc. (LSSE) reviewed the documentation provided by Woodville Associates and Gateway Engineers dated January 15, 2018 and May 16, 2005, as received by our office January 16, 2018 and January 9, 2018 with regard to outstanding items for offer of dedication of public improvements. The following listing presents comments previously contained in LSSE's Roadway Dedication letter dated December 20, 2017. Comments from the previous letter are provided in italics below, with the current status in bold.

1. Payment of Past Due Fees – *The Township to confirm all outstanding fees have been paid by the Developer prior to consideration of acceptance of the subject roadways.*
2. Maintenance Bond - Roads – *The Township's letter dated August 22, 2016 notes that a maintenance bond has been received. The Township Solicitor should review whether the form of the bond as received is still acceptable.*
3. Storm Sewer As-Built Drawings – *This item has not been addressed. Revised as-built drawings have not been provided to address outstanding comments in LSSE's previous letter dated May 28, 2015 (copy attached). Subsequent to the date of the previous letter, work has been completed on the detention facility to dewater the facility and remove accumulated sediment. Revised as-built drawings and routing calculations must be provided for the facility in addition to addressing other comments in the noted letter. Confirmation of the constructed embankment height must be provided as part of the as-built drawings. Previous Comment: On December 20, 2017, LSSE received Storm Sewer As-Built plans dated March 2, 2014, prepared by Collier*

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Headquarters: Coraopolis, Allegheny County, PA
Branch Office: Greensburg, Westmoreland County, PA

Development Co., Inc., showing the configuration of storm sewers, structures and elevations within the Development. It should be noted that LSSE has previously received a more current set of As-Built Storm Sewer drawings dated April 16, 2015, prepared by Garvin Engineering & Municipal Management. All outstanding comments as noted in LSSE's letter dated May 28, 2015 were based on said plans. The current Collier Development plans do not provide information for pipe sizes, materials and grades and shown on the Garvin plans. Item No. 1 in LSSE's letter dated May 28, 2015 noted "The configuration of the storm sewers at Neville Park Boulevard and Jonquil Lane did not match the construction plans. The Developer has indicated the revised storm sewer configuration was approved by NIRA Consulting Engineers during construction. Provide documentation of this approval." Documentation of this approval has yet to be received. Status: Storm sewer conveyance calculations, prepared by The Gateway Engineers, Inc., dated May 16, 2005, were received on January 9, 2018, via email. From Manhole 54 to the existing endwall located opposite the entrance to Neville Park Boulevard, the conveyance calculations use 18" RCP. However, the as-built plans dated March 24, 2015, prepared by Garvin Engineering & Municipal Management indicate that this pipe run is 15" HDPE. Revise the calculations accordingly using the correct pipe material and size.

Additionally, revised as-built calculations for installed storm sewers and the detention facility have not been provided. The following items related to the stormwater detention facility remain outstanding, as previously noted in LSSE's letter dated September 27, 2017:

- a. *The condition of the tunnel. The Developer has responded to a previous comment that can be seen in LSSE's letter dated January 28, 2014. It was suggested by the Developer's Engineer (Garvin Engineering and Municipal Management) in his June 4, 2014 report that the existing steps are to be covered in concrete, the existing voids to be filled with concrete, and that all other deteriorated areas be repaired in the tunnel before converting the existing tunnel into a waterway. This work has not been completed as of the date of this letter. No change. The noted work regarding the tunnel has not been completed.*
- b. *The area where the tunnel discharges into the pond has large debris and has eroded the surrounding area. The erosion at the outfall needs repaired and riprap placed. No change. The noted work has not been completed.*
- c. *The Stormwater Pond has vegetative growth including trees which need to be removed from the pond and surrounding embankments. Additionally the pond has a large amount of sediment in the bottom which is affecting the low flow from the discharge pipes to the outfall structure. The plans show the pond to be graded with sloping side slopes. However, there are partially demolished foundation walls of the previous structure on the site located in the pond embankment areas as well as a boiler stack located near the crest of the pond. Previous Comment: As-built drawings and calculations confirming*

restoration of the design capacity have not been provided. The as-builts prepared by Collier Development Co. dated December 20, 2017 shown as-built contours of the pond, though calculations for capacity in comparison to the approved plans have not been provided. Overgrown vegetation has returned along the embankment and should be addressed. Status: Vegetation along the embankment remains to be addressed. A final sealed as-built drawing should be provided showing the final orifice locations once completed and final in place contours used in the report. The previous Pond As-Built dated December 20, 2017, prepared by Collier Development Company, has not been sealed, nor is the outlet structure shown per the PCSM Report dated January 2018 prepared by Gateway Engineers.

- d. *There is a section of CPP pipe lying on the southern embankment (approximately 50') that should be removed. Status: No change. This CPP remains within the detention basin.*
- e. *Sediment in the bottom of the pond has caused the outlet structure to become clogged resulting in the pond holding water. It does not appear that the outlet structure has been constructed per the detail provided in the Stormwater Management Report. This needs unclogged allowing the pond to dewater and the outlet structure to be reviewed to confirm it has been completed per the approved plans. Previous Comment: The facility has been dewatered and sediment removed. The outlet structure does not match the detail provided in the Stormwater Management Report and appears to have not yet been converted from an E&S facility. If the outlet structure has yet to be converted, this should be completed in accordance with the approved construction sequence, with documentation of same provided to the Township. If the configuration of the outlet structure has been changed from that shown in the Stormwater Management Report, provide revised plans and calculations, along with documentation of approval of the revision. Previous Comment: No change. As-built routing calculations have not been provided. Also, the outlet structure does not match the detail provided in the Stormwater Management Report. Status: An as-built PCSM Report has been provided for review. The report indicates that the as-built configuration of the facility meets the requirements of the approved plans. The emergency spillway depth has been reduced from 3 feet to 1.3 feet. Provide calculations that demonstrate the this spillway can pass the 100-year flow with required freeboard. The plan proposes alteration to the outlet structure. Confirmation should be provided that ACCD has acknowledged and approved the alterations. A final sealed as-built drawing should be provided showing the final orifice locations once completed and final in place contours used in the report. The previous Pond As-Built dated December 20, 2017, prepared by Collier Development Company, has not been sealed, nor is the outlet structure shown per the PCSM Report dated January 2018 prepared by Gateway Engineers. Sealed copies of the as-built PCSM report should be provided to the Township for their file.*

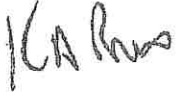
- f. *There is a pipe located in the southern embankment of the pond which is vitrified clay pipe approximately 24" in diameter. It had a constant low flow which was discharging into the pond. This appears to be an existing pipe exposed and broken during construction of the pond. This should be repaired and its origin located to confirm what course of action the Developer should take for permanent repair and possibly realignment. No change.*
4. Marigold Court Stormwater Work – *This item has not been addressed. Grading has occurred at the crest of the hill above Marigold Court, as shown in the attached Photo A. If the Developer intends for this to act as a diversion channel, as-building drawings and calculations confirming its adequacy must be provided. Additionally, the grading completed has created a concentrated flow directed at Township property toward the Discovery Path Infiltration Basin. Erosion is evident in this area as shown in Photo B and C and must be addressed. Status: No change. Runoff to the rear of the lots along Marigold Court does not appear to have been addressed. If improvements have been made, the Developer should submit as-built plans and calculations to document the adequacy of the completed improvements.*
5. Cul-de-Sac Installation – *This item has not been addressed. The required cul-de-sac at the existing terminus of Neville Park Boulevard has not been constructed. A bond in the amount of \$30,000.00 may be supplied as security for future installation, in a form acceptable to the Township Solicitor, unless adequate documentation can be provided by the Developer as justification for a lesser bond amount.*
6. Road Condition – *As noted in the Township's letter dated August 19, 2016, deterioration of the roadways and required repairs must be addressed prior to dedication, as final wearing course was installed on the development roadways in 2012. A review of the roadways' current conditions notes the presence of surface cracking throughout the development. At a minimum, all roadways should be crack sealed prior to acceptance of dedication. Additionally, as multiple items remain outstanding for dedication, as noted above, a subsequent review of required roadway repairs should be completed at the time of dedication to evaluate the need for additional repairs.*

LSSE recommends the Township require the Developer to address the above noted items prior to consideration of acceptance of dedication of the roadways in the subject Development. The Developer should provide requested documentation and notify the Township of completed improvements such that they can be field verified.

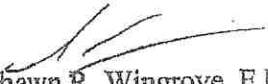
Mr. Kyle Thauvette, Manager
Township of Collier
January 20, 2018
Page 5

Should you have any questions, please call.

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, E.I.T.

KAB/SRW:ven

cc: Robert Caun, Collier Township
Charles M. Means, Township Solicitor (via e-mail)
Woodville Associates Ltd.











