

**MINUTES
COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

REGULAR MEETING

February 14, 2018

7:00 P.M.

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

BOARD

Wilson Durisko – Present
Wayne Chiurazzi, Esq. - Present
Dawn Williams-Zabicki- Present
Rick Ruffennach –Present
George Macino – Present

STAFF

Chuck Means, Solicitor - Present
Kevin Brett, Engineer - Present
Craig Campbell, Chief of Police - Present
Robert Caun, Planning Director - Present
Bob Palmosina, Public Works Director - Present
Brian Ralston – Bldg./Codes Officer - Present
Rochelle Barry, Parks Director – Present
Jeff Hinds, Finance Director - Present
Kyle Thauvette, Township Manager – Present
Valerie Salla, Township Secretary – Present

C. EXECUTIVE SESSION – Was held prior to the meeting.

D. Beadling Soccer Presentation.

Mrs. Beth Eckenrode, Collier Township resident and Denny Kohlmeyer, President of the Beadling Soccer Club were in attendance representing the Beadling Soccer Club.

Mrs. Eckenrode formally requested consideration for a public/private partnership between Beadling Soccer Club and Collier Township. “Beadling is interested in building two (2) turf lite fields at Collier Community Park. At Beadling’s expense they would remove the old army buildings on the land they are interested in. Beadling would use the fields in the evenings and weekends during the school year and the Township could use the fields after school and all summer. The beauty of the partnership is to equally leverage our strengths. Beadling is about 120 years old and has survived world wars. Soccer has lived on in this area because of Beadling. Beadling has a long and strong history of cash flow and as a non-profit youth soccer club we do not have access to capital. Collier Township has access to low cost capital and we think the combination of our strengths would put us in a really unique

position to develop a public/private partnership to do things otherwise that we really wouldn't have the ability to do; us or Collier. We would like to have fields in place by January 2019. We are asking for a reasonably quick assessment from the Commissioners as to whether or not this is something you might like to pursue. My goal is to return to this meeting at the end of the month to at least get a sense of how you feel about it and whether you would like to pursue and what your point of view is on this. We have other parallel paths that we can run but for a variety of reasons if we could figure out a way to do this we think it is a one plus one equals three equation and we would sure like to pursue it." Mrs. Eckenrode asked if there was any questions and to formally ask for the Boards consideration on the public/private partnership.

Commissioner Chiurazzi stated " he is all for it and hopes we can continue on this path and get it done if it is approved and if we meet all the perimeters that we get it done quickly. It will be an incredible improvement to Collier Township at very little risk and get rid of those blighted buildings and have two (2) professional lite fields for an organization like Beadling. They are the Pittsburgh Steelers of soccer. Hopefully we can make this happen."

Commissioner Macino asked the Board if they had any questions.

Commissioner Durisko questioned if there will be two (2) lite soccer fields.

Mrs. Eckenrode stated "two (2) lite turf fields. The turf fields are essential because of the playability standpoint they can be used a little longer. This is a 10 or 11 month season. Turf will wear a lot better and the games we play are at a pretty high level. A lot of our teams are major regional if not national league teams that host teams from all over the country and there is a certain quality field we have to play on so we are looking for places that we can build full size turf lite fields."

Commissioner Macino stated "the time frame that Mrs. Eckenrode is requesting is a little bit ambitious and we have a couple things already in motion that we are looking at already. We are having our engineer look into demolishing the buildings that exist out there anyways so we need to get that cost back from them and this may affect things as we go forward."

Mrs. Eckenrode stated "January is probably ambitious but what is essential is we have those fields by March 2019 or we miss a season. If we do not have access to those fields by March 1st, 2019 we will lose an entire season at a regional national level. That is why the timing is important. Once the wheels are in motion, the building of the fields does not take an enormous amount of time."

Commissioner Chiurazzi stated "if we can't get it done and it's approved and we meet all the perimeters relative to the financing of this then we have failed. Does it take two (2) months to build the fields?"

Mrs. Eckenrode stated “it takes 90 days but most people will tell you 60 days. We say 90 because if you get to the backend of our time frame there could be weather issues.”

Commissioner Chiurazzi stated “he wants this to move legal and engineering wise if it is doable. There are permits and everything and in a typical government agency it is slow and questioned who they just partnered with.”

Mrs. Eckenrode stated “DC United who does training and we are basically a talent certain for them. DC United is a professional team out of Washington D.C. They play at the top level of a professional league.”

Commissioner Chiurazzi stated “this is a real bonus for Collier because Beadling can go other places. The uniqueness of this is that Collier can finance this and at the same time get paid back at 100% by Beadling.”

Mrs. Eckenrode stated “absolutely. That is the whole objective. The objective is that we build two (2) turf fields that we need due to process and the financing we can cover the cost of the demolition and cover the cost of getting rid of the buildings which would be difficult for the Township to do independently and financially. So when you have a capital project, you might have the opportunity to get some other things done that you may not be able to do in other situations.”

Commissioner Chiurazzi stated “he is grateful that Beadling has looked to Collier Township and hope we do not lose this opportunity because he is sure that other Township’s and Borough’s would welcome this opportunity. Hopefully are professional can move this along so we can meet the time perimeters and have a great relationship for many years beyond us sitting and standing here today.”

Commissioner Williams-Zabicki stated she would like to open this to a community discussion.

Commissioner Macino stated he can once we see where we are. There are no buildings being built for them so this is a Board decision.

Commissioner Macino questioned Mr. Brett what the time frame would be for him to put this all together if January 31st is the time frame.

Mr. Brett stated the permits will take the longest. The demolition has to happen first in which we will get three (3) quotes for environmental testing to be done on the buildings for asbestos that will take about a month. Testing takes 15 days and then we would get a report back. Then get three (3) quotes for demolition which will take another month. Mr. Brett went on to explain the whole process to the Board and as long as everything goes as planned with no surprises, it could be done by February or March of 2019.

Commissioner Chiurazzi questioned if Beadling is ready to go as long as the Solicitor, Chuck Means, approves the lease with Beadling.

Mrs. Eckenrode stated yes we are ready.

Mr. Means added if the Board approves and enters into an agreement with an underwriter (example: PNC Bank) by the next meeting, a bond issue closing could probably be in May.

Commissioner Chiurazzi questioned when we would need our first check according to this schedule.

Mr. Brett stated for the demolition probably late April or early May but it is not going to be ready.

Mr. Means stated the bond council could help with this. There are procedures to follow before that bond issue is closed. This can be covered by what you borrow.

Commissioner Chiurazzi questioned if this is approved, who Mrs. Eckenrode would communicate with to keep the flow going.

Mr. Thauvette informed Mrs. Eckenrode that she needs to give him information on what the times are for the fields being used by Beadling and any information related to the cost of these fields so he can show this to PNC so we can have an idea of what they would be willing to provide the Township.

Mrs. Eckenrode stated she would see Mr. Thauvette tomorrow with the information.

Commissioner Williams-Zabicki stated before we do anything with the Township funding, she would like to see a full analysis of the budget cost for building and the maintenance ongoing and what it will be in terms for the additional cost to the Township to maintain, have a scheduler and do we pay that person and any other incidences that may be additional cost associated with maintaining this. We will need all of that in one folder that gives us a full analysis of the initial cost to build and items to support this cost to build and maintaining this so we have a fuller understanding of what we are getting the Township into and this way we can make a database decision. She feels this is a fantastic opportunity but wants to see the database around it all.

Commissioner Chiurazzi agreed with Commissioner Williams-Zabicki and informed Mrs. Eckenrode since Mr. Brett was involved with the Pleasant Hills field he could maybe get her the information that is needed.

Commissioner Williams-Zabicki stated to also get the cost to re-turf and maintain this type of field. She feels it is wise to think about all of this upfront and fully supports the idea. Her grandfather played Beadling soccer many years ago.

The Commissioners thanked Mrs. Eckenrode and Mr. Kohlmeyer for coming.

II. APPROVAL OF MINUTES:

- A. January 2, 2018 – Board of Commissioners Re-Organization Meeting
- B. January 10, 2018 – Board of Commissioners Regular Meeting
- C. January 24, 2018 – Board of Commissioners Workshop Meeting

Motion was made by Commissioner Durisko, second by Commissioner Ruffennach to approve all the minutes as submitted above. By unanimous vote the motion carried.

III. REPORTS OF OFFICIALS AND COMMITTEES:

- A. Solicitor:** The Solicitor submitted a written report to the Board for the month of January and would be happy to answer any questions the Board might have.

There were no questions or comments.

- B. Engineer:** The Engineer submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

There were no questions or comments.

- C. Manager:** The Manager submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

Mr. Thauvette added the following:

1. There is a motion on the agenda for the Carol Drive stormwater sewer replacement project. This was already budgeted for in Capital funds.
2. Collier Township has received the 2018 Banner Community award.

Commissioner Williams-Zabicki questioned if the website development was completed per the numbers in the financial statement.

Mr. Thauvette stated the new website is completed and up and running. The agreement with Civic Plus was we paid for a small portion in 2017 as they built it out and we then paid the rest in 2018.

There were no other questions or comments.

- D. Codes/Zoning:** Mr. Ralston submitted a written report to the Board of Commissioners for the month of January and would be happy to answer any questions the Board may have.

Mr. Ralston added the following:

1. There has been 78% of Business Registrations collected so far.
2. Settlers Business Park has started breaking ground for the second building to be built.

There were no questions or comments.

E. COG: Commissioner Ruffennach stated the COG meeting will be tomorrow night on February 15, 2018.

F. Finance: Mr. Hinds submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

There were no questions or comments.

G. Parks and Recreation Report: Ms. Barry submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

Commissioner Williams-Zabicki questioned when the on line class registration will be available.

Ms. Barry stated Civic Plus is working on this and it should be ready by March 1st but they are still working out the kinks in the system.

Commissioner Chiurazzi told Ms. Barry to get any usable items out of the buildings that are going to be demolished.

There were no other questions or comments.

H. Planning/Development Report: Mr. Caun submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

Mr. Caun added the next Planning Commission meeting is on Thursday, February 15, 2018 and they will be reviewing the Comprehensive Plan.

There were no questions or comments.

IV. Public Safety – Fire Department Report: A written report was submitted for the month of January and Chief Dan Wauthier of Presto VFD was in attendance to answer any questions the Board may have.

Chief Wauthier informed the Board of the following:

1. Fish Fries will be starting for both Presto and Rennerdale Fire Departments.
2. Presto VFD Night at the Races will be on March 3, 2018.
3. The COG held a class on reading smoke taught by a Seattle Washington Fire Department Chief.

Commissioner Chiurazzi questioned if Chief Wauthier feels there is a need to have three (3) fire departments in the Township.

Chief Wauthier stated “I have stated his opinion before and some of the Commissioners in this room have heard it before and will not state it now. If you want, we could talk in private.”

Commissioner Chiurazzi stated ok.

There were no other questions or comments.

- V. Public Safety – Police Department Report:** Chief Campbell submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

Chief Campbell added the following:

1. The update on the hiring is the background investigations are nearly complete and we should have three (3) candidates ready for the Civil Service Meeting on Monday, February 19th at 7:00 p.m. Once the meeting takes place we should have a list of names and resumes of the candidates for the Commissioners to review in time for the Workshop meeting on February 28th. All three (3) top candidates are excellent. There are no military members so the Commissioners can choose any of the candidates. They will be ranked according to their scores.

Commissioner Chiurazzi questioned out of the three (3) are any females.

Chief Campbell stated there are two (2) males and one (1) female.

There were no other questions or comments.

- VI. Public Works Report:** Mr. Palmosina submitted a written report to the Board for the month of January and would be happy to answer any questions the Board may have.

Commissioner Durisko questioned what the situation is with the water coming out onto Noblestown Road across from Republic Services.

Mr. Palmosina stated it was a broken waterline that was repaired and now he thinks it is either mine water or spring water.

Commissioner Durisko questioned if we could have Penndot do something about it.

Mr. Palmosina stated Penndot will test the water to see what it is.

Commissioner Ruffennach questioned how the salt supply is.

Mr. Palmosina stated we have about 500 ton and should be good the rest of this year.

Mr. Palmosina stated we have used 18 ton of cold patch for filling pot holes this year so far.

Commissioner Williams-Zabicki stated she appreciates all the work the Public Works Department has done on the roads and then stated the Public Works overtime in the budget is at 55% used and asked Mr. Palmosina if he has any concerns about this.

Mr. Palmosina stated we are much further than we were last year at this time but the weather has been much different and there is not much we can do to control that. It is a public safety issue.

Mr. Hinds stated significantly more in overtime than we were last year at this time but we need to keep in mind that for salt and overtime, we generally need that budget amount to last us through the rest of this winter but also in November and December at the end of this year. We are on the border line right now. We have lucked out the last two (2) years that we had very mild winters. This year will be very close with the overtime.

Commissioner Ruffennach questioned how the equipment was holding up.

Mr. Palmosina stated good. We had a transmission issue that was under warranty which the truck is at Woltz and Wind. This makes us one (1) vehicle down right now. We will probably need to purchase another 550.

There were no other questions for comments.

Motion was made by Commissioner Durisko, seconded by Commissioner Ruffennach to approve all the above reports as submitted. By unanimous vote the motion carried.

VII. PUBLIC COMMENT / COMMENT ON NEW BUSINESS:

Mrs. Cheryl Green of 1155 Noblestown Road informed the Board she has water coming through onto her property from the neighbor's property. Mrs. Green has contacted DEP and questioned if the Township can give her any type of hope that her property will not wash down into the stream.

Mr. Thauvette stated he has met with Mrs. Green at the property is still trying to get in contact with the DEP.

Mr. Caun stated that property is under the control of DEP.

Mr. Thauvette stated the DEP was set up to do an inspection in January and for the last two (2) weeks he has been trying to get ahold of them to see if that inspection was done or not.

Mrs. Green stated the DEP told her to sue the property owner in civil court.

Commissioner Durisko stated that Penndot should have a vested interest in this as well with all that water coming now and ice forming on the road. Penndot shut down Noblestown Road due to the ice. Penndot doesn't want to have this happen again. It made a lot of news stations.

Commissioner Macino stated we will get in contact with Penndot and get a plan together.

Mr. Thauvette stated we could get a document together however, he is concerned about where on the property the water is coming from and that we do not own the roadway could make this challenging. Mr. Thauvette feels comfortable sitting down with Penndot and DEP to come up with something to correct this issue.

Commissioner Macino advised Mr. Thauvette to put a priority on this.

Commissioner Williams-Zabicki advised Mr. Thauvette to contact our State Representative also to help out.

Mr. Bob Fryer of Bridgeville approached the Board with drawings for the widening of State Road Washington Pike. Mr. Fryer advised the Commissioners to start demanding to Penndot to widen the road.

Commissioner Macino questioned what Mr. Fryer wants this Board to do.

Mr. Fryer stated he wants the Commissioners to take a stand. The Route 50 corridor (Washington Pike) is the main economic unlimited access road here. You cannot allow Penndot to continue to allow Washington Pike to be congested or you will lose this business district. Mr. Fryer gave the Board drawings of the solutions to the congestion on Washington Pike.

VIII. NEW BUSINESS:

1. Consider action on Partial Payment request #7 (final) from Independent Enterprises for Collier Discovery Path. The Township Engineer recommends final payment in the amount of \$30,290.49.

Commissioner Durisko questioned if everything was completed.

Mr. Brett yes.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Durisko, to approve the partial payment request #7 for Independent Enterprises as stated above. By unanimous vote the motion carried.

2. Consider action on the Mondine Subdivision. The Planning Commission has reviewed and recommends approval with the conditions listed in the Township Engineers review letter dated January 18, 2018.

Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Chiurazzi, to approve the Mondine Subdivision as stated above. By unanimous vote the motion carried.

3. Consider action on Resolution 021418-01: A Resolution approving the application for Inter-Municipal Liquor License Transfer of Lakes Venture LLC, for Fresh Thyme Farmers Market.

Motion was made by Commissioner Durisko, seconded by Commissioner Ruffennach, to approve Resolution 021418-01 as stated above. By unanimous vote the motion passed.

4. Consider action on Resolution 021418-02; A Resolution approving that the acquisition and subsequent of a parcel of vacant property known as block and lot number; 200-K-19 would be in accordance with the comprehensive plan of the municipality.

Mr. Thauvette stated the address of this property is 62 Noblestown Road, Carnegie, PA 15106.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Williams-Zabicki to approve Resolution 021418-02 as stated above. By unanimous vote the motion passed.

5. Consider action to set sewer rates for 2018 for Neville Park and Collier Towne Square to \$12.65 per 100 gallons and to leave the service charge unchanged at \$6.20 per account.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Macino to set sewer rates for 2018 for Neville Park and Collier Town Square as stated above. By unanimous vote the motion passed.

6. Consider action to advertise the Carol Drive stormwater sewer replacement project.

Motion was made by Commissioner Ruffennach, seconded by Commissioner Williams-Zabicki to advertise the Carol Drive stormwater sewer replacement project as stated above. By unanimous vote the motion passed.

7. Consider action to remove Cheryl Rosenberg and John Kripp from the Historical Society Board and add Paul Andrews, Pam Fantoni and Lollie Williams.

Motion was made by Commissioner Durisko, seconded by Commissioner Ruffennach to remove Cheryl Rosenberg and John Kripp from the Historical Society Board and add Paul Andrews, Pam Fantoni and Lollie Williams. By unanimous vote the motion passed.

8. Consider action to authorize Lennon, Smith, Souleret to solicit bids for the asbestos removal of the remaining military base buildings at Collier Community Park, and to authorize LSSE to prepare bid packages for the demolition and regrading of those buildings.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Ruffennach to authorize Lennon, Smith, Souleret to solicit bids for the asbestos removal of the remaining military base buildings at Collier Community Park and to authorize LSSE to prepare bid packages for the demolition and regrading of those buildings. By unanimous vote the motion passed.

9. Consider action to do the following transfers:

- Approval of the transfer of \$80,000.00 from the General Fund Checking Account to the Capital Fund Checking Account.

Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Ruffennach to authorize the transfer as stated above. By unanimous vote the motion carried.

IX. APPROVAL OF GENERAL FUND OPERATING ACCOUNT ITEMS:

1. Invoices paid and checks written from January 11, 2018 to February 13, 2018 in the amount of \$628,076.24.
2. Bills requested for payment for February 14, 2018 in the amount of \$341,002.12.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Macino, to approve the report and authorize payments as stated above. By unanimous vote the motion carried.

X. APPROVAL OF CAPITAL INVESTMENT ACCOUNT ITEMS:

1. Bills requested for payment for February 14, 2018 in the amount of \$79,147.52.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Macino, to approve the report and authorize payments as stated above. By unanimous vote the motion carried.

XI. ADJOURN:

Commissioner Chiurazzi stated he toured the school and is thankful for our School Resource Officer (SRO). The acting superintendent assured him that no one can just walk into the building at any time. Changes have been made to prevent this.

Motion was made by Commissioner Durisko, seconded by Commissioner Williams-Zabicki to adjourn the meeting at 8:02 p.m. By unanimous vote the motion carried.

George E. Macino – President
Board of Commissioners

Valerie A. Salla
Township Secretary