

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

November 22, 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. This meeting was held both publicly and virtual.

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

Chuck Means, Solicitor - Present
Shawn Wingrove, Engineer - Present
Craig Campbell, Police Chief – Present
Robert 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
Kyle Thauvette, Twp. Manager – Present
Valerie Salla, Twp. Secretary – Present

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

D. PROCLAMATIONS: First Responders

Mr. Thauvette read proclamations for the First responders (Police, Fire and EMS). Chief Troy Riddle of Collier EMS was recognized for saving a person from jumping off the bridge at the Kirwan Heights Exit from I79 on October 4, 2021.

II. APPROVAL OF MINUTES

A. October 11, 2021 – Board of Commissioners Workshop Meeting

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

B. October 25, 2021 – Board of Commissioners Regular Meeting

Motion was made by Commissioner Cupples, seconded by Commissioner Zymroz, 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:

Commissioner Styche stated he and Commissioner Cupples met with Mr. Werner to go over the pickle ball flyer. We hope the new flyer will make the residents happy and sign up for pickle ball.

Commissioner Styche asked for an update on the pickle ball court at Webb Park. The fencing and the nets are not in yet and he questioned if the public works department can do this.

Mr. Thauvette stated we do have the nets and posts. We could bolt the posts into the ground and not have to wait for the paint to be down. He will get together with the Public Works Director to coordinate them doing this work.

Commissioner Chiurazzi asked for an update on Hilltop Park.

Mr. Werner stated most of the structures are in and we are waiting for some consecutive dry days to install the play surface. The play structure at Kelly Park was moved to Presto Park behind the pavilion. Public Works did a great job moving this.

Commissioner Chiurazzi questioned if we would need to wait till spring to have the play surface installed.

Mr. Werner stated it is a rubberized pour in play surface.

Mr. Thauvette stated we have asked the installer the same question and the installer requires four (4) consecutive dry days above 40 degrees. The installer will not put the surface down if the weather is not good.

There were no other questions or comments.

H. Planning/Development/Zoning:

I. Public Safety – Fire:

J. Public Safety – Police:

K. Public Works:

L. Sewer Department:

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

IV. Presentation: Friends of Collier Parks and Recreation

Commissioner Styche who is also the President of the Board for Friends of Collier Parks and Recreation gave the presentation.

The Friends of Collier Parks and Recreation is a 501C3 organization committed to increase public awareness of the recreational opportunities within Collier Township. This increase of awareness is accomplished by promoting and improving the many parks and trails in the Township. Friends have had many fundraisers throughout 2021 such as basket sales at CollierFest, pasta dinner, mum flower sales, 50/50 sales and others. Our investing in the parks and trails increases development, property values and enhances living in Collier Township. Over the years, Friends has replaced the brick pavers at the veterans monument, providing funds for the discovery path, Molly's dog park, purple martin bird houses, memorial benches, a new electronic sign coming to the Community Center, planting trees and wild flowers along the Discovery trail. None of these accomplishments would have happened without the help of current and past Board members and the generous donations from our residents. He expressed his thanks to all those who have donated. He also thanked the Public Works Department for their help with the planting of the trees and flowers and also installing the pavers in at the monument.

V. Public Comment/Comment on New Business Items:

Anna Ewing of 1302 Crest Drive approached the Board with concerns of how dark the area is within their development of Summit Ridge. The main roads are owned by the Township and the side roads are owned by the Home Owners Association. There is a parking lot on Royal Oak Drive and there have been car break-ins and drug problems. She would like to know how to get street lights on the main roads in her plan.

Mr. Thauvette informed the Board that Summit Ridge does not have any telephone poles. All the utilities are underground. The Township does not install decorative street lights.

Ms. Ewing stated she is talking about the installation of regular light poles. The lamp posts in people's yard put getting the wires cut by landscapers because AR Builders did not bury the wires deep enough.

Commissioner Chiurazzi questioned if all the residents in the plan had their lamp posts on, would it be bright enough.

Ms. Ewing stated yes.

Commissioner Chiurazzi stated if the lamp posts are adequate, this needs to be handled by the HOA.

Mr. Thauvette stated all of the street lights that the Township pays electricity for are mounted on poles owned by Duquesne Light and the wires are running from pole to pole. Summit Ridge does not have light poles.

Commissioner Ruffennach stated Duquesne Light will not put a wooden pole in because of the underground wiring.

Mr. Thauvette stated Prestley Heights had a similar issue where they need more light at one of their intersections. The HOA had to get a decorative light installed. An electrical permit is required from the building department and it would need to be inspected by the Township because it would be a separately metered light. The HOA would pay for all of this.

Commissioner Chiurazzi stated the HOA would need to enforce the lamp posts being on so there is not an issue with the plan being dark.

Ms. Ewing thanked the Board.

Commissioner elect Tim Young of Azalea Lane approached the Board with his concerns of Stormwater runoff. Back in 2012 when he was on the Board of Commissioners, he, the engineer, and Tom made a trip around the Township after a storm. Every place they stooped at had major problems with Stormwater runoff because of construction. Marigold Hill, Prestley Heights, Boyds Run Road, and Krieger Lane all got flooded because of construction. He asked that the Board consider making water runoff a priority in protecting the residents below developments. Make sure the residents below Creekside Meadows are not affected by water runoff from this development and get flooded out.

Commissioner Chiurazzi stated we rely on our engineers and their professionalism.

Mr. Thauvette read the following electronic email questions that came in before the meeting.

Brendon O'Brien of 1031 Livorno Drive
Good Evening Collier Board,

I am writing to you today to request that you reinstate the recording of board meetings. I am unable to attend meetings on a regular basis because it coincides with my kids' bedtime, but I think in general it is great for anyone who is not able to make it to a meeting in person to be able to watch or listen back the day after the meeting. Without recordings of the meetings, anyone who cannot attend has to wait a few weeks or a month to read the minutes, which are good, but sometimes too delayed to be useful, and they does not give the full picture of everything that happens in a meeting. I also know that communities like Bridgeville have been recording their BOC meetings and posting to YouTube for a long time. I know there are options other than paying for GoToMeeting if paying for an account is the issue and I am not necessarily requesting a live dial in, but a recording that is available in the days following the meeting is extremely helpful. I have watched every single recording since they started. I don't know if I am the only one or not, but I am grateful they are there.

Thank you for your consideration

Terry Bell of 793 Marigold Court.
Topic: Creekside Meadows Subdivision Application

I understand the application requests the township to waive its existing grading ordinance and is considering allowing 20+ foot hillsides to be unbenched.

This waiver must not be granted. The topography of our township requires close attention to landside potential. Benching of hillsides is a standard practice used to aid in hillside stability. That is why the township ordinance calls for cut hillsides to be benched at 20 foot height. A BMP for landside prevention.

The township is considering allowing proposed hillside slopes, 30 – 40 feet in height, with no benching. I have read the township has a GeoTech report, provided by the developer's engineer that assures the township these massive hillsides do not require benching.

That may provide the township the required cover it needs to consider this waiver. However, that reassurance provides scant comfort to residents if these hillsides do slide in the future. The developer moves on, the homebuilder moves on, the township commissioner's change but the residents are left to clean up any mess. Just ask the residents of the Majestic Hills development in North Strabane about this sequence of events.

The township must do all it can to protect its residents. This waiver makes the developers' and home builders' lives better but clearly risks the well-being of residents, current and future. The commissioners swear to protect township residents and property. Township ordinances are in place to ensure this safety. I don't recall the oath of office to include any provision to waive ordinances so as to assist developers and home builders.

I am requesting that the commissioners table this decision for further consideration. The board has a new commissioner coming on board. At least afford Tim Young the courtesy to review this waiver request as a sitting commissioner.

Furthermore, I request that the township invoke Section 9-129, paragraph 7, of the Grading Ordinance before this request for waiver be considered any further.

VI. Board Discussion: None

VII. New Business:

1. Consider action on bond reduction request No. 3 from Maronda Homes for Amalfi Ridge Phase 2. The Township Engineer recommends the Township reduce the bond amount from \$168,180.08 to \$164,930.08, which is 110% of the remaining improvements and 10% contingency of the completed items.

Motion was made by Commissioner Cupples, seconded by Commissioner Ruffennach, to approve the bond reduction request No. 3 from Maronda Homes for Amalfi Ridge Phase II as stated above. By unanimous vote, the motion carried.

2. Consider action on bond reduction request No. 7 from Maronda Homes for Amalfi Ridge Phase 1. The Township Engineer recommends the Township reduce the bond amount from \$90,084.49 to \$82,334.49, which is 110% of the remaining improvements and 10% contingency of the completed items.

Motion was made by Commissioner Styche, seconded by Commissioner Zymroz, to approve the bond reduction request No. 7 Maronda Homes LLC for Amalfi Ridge Phase I as stated above. By unanimous vote, the motion carried.

3. Consider action to approve Resolution No. 112221-01, a Resolution amending the Official Sewage Facilities Act to include Starbucks Coffee Shop at Chartiers Valley Shopping Center.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Styche, to approve Resolution 112221-01 as stated above. By unanimous vote, the motion passed.

4. Consider action to adopt Ordinance No. 721; An Ordinance accepting the dedication of Amalfi Drive, Arno Drive, Livorno Drive and Coast Circle within the Amalfi Ridge Plan Phases II and III as Public Streets and appurtenant sewers.

Motion was made by Commissioner Cupples, seconded by Commissioner Chiurazzi, to adopt Ordinance 721 as stated above. By unanimous vote, the motion carried.

5. Consider action to approve the PRD revision request of Stambrosky Homes to allow the construction of a rear porch at Lot 117 Settlers Pointe to encroach 2.09 feet into the rear yard setback.

Commissioner Styche questioned if there were any complaints received by the neighbors.

Mr. Stambrosky stated he did not receive any opposition from the neighbors. He has a signed contract with the home owner. He was assured after doing all the measurements that the house would fit within the guidelines and he made a mistake. He is asking for a 2 foot by 18 foot variance for the back yard that faces the detention pond. There are no opposing homeowners in the back. The neighbors on both sides are fine with it.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Styche, to approve the PRD revision request of Stambrosky Homes as stated above. By unanimous vote, the motion carried.

Mr. Stambrosky thanked the Board.

6. Consider action to approve Creekside Meadows Final Conservation Subdivision application with the conditions that all items noted in the LSSE review letter dated November 18, 2021 are completed to the satisfaction of the Township Engineer and Township Solicitor, and that all fee-in-lieu payments are received prior to the issuance of the first building permit.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Ruffennach, to approve the Creekside Meadows Final Conservation Subdivision application as stated above. Commissioner Cupples was opposed. By a 4 to 1 vote the motion passed.

7. Consider action to advertise the 2022 General Fund, Capital Fund and Sewer Fund Preliminary Budgets.

Motion was made by Commissioner Styche, seconded by Commissioner Ruffennach, to advertise the 2022 General Fund, Capital Fund and Sewer Fund Preliminary Budgets as stated above. By unanimous vote, the motion carried.

8. Consider action to advertise for bids for the 2021 Sanitary Sewer Operation and Maintenance CCTV Program.

Motion was made by Commissioner Cupples, seconded by Commissioner Ruffennach, to advertise for bids for the 2021 Sanitary Sewer Operation and Maintenance CCTV Program. By unanimous vote the motion passed.

9. Consider action to accept the resignation of Doug Price from the Planning Commission Board as of November 18, 2021.

Motion was made by Commissioner Styche, seconded by Commissioner Chiurazzi, to accept the resignation of Doug Price as stated above. By unanimous vote, the motion carried.

The Board thanked Mr. Price for his dedication and years of service to the Township.

10. Consider action to appoint Gary Adams to the Planning Commission Board for a four (4) year term ending on December 31, 2025.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Zymroz, to appoint Gary Adams to the Planning Commission as stated above. By unanimous vote, the motion carried.

VII. Account Transfer(s):

- Approval of the transfer of \$28,000.00 from the General Fund Account to the Capital Fund Checking Account

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Styche, 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 October 26 to November 22, 2021 in the amount of \$597,777.51.

Motion was made by Commissioner Cupples, 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 October 26 to November 22, 2021 in the amount of \$27,703.21.

Motion was made by Commissioner Styche, seconded by Commissioner Chiurazzi, 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 October 26 to November 22, 2021 in the amount of \$73,526.73

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 Styche, seconded by Commissioner Cupples, to adjourn the meeting at 7:45p.m. By unanimous vote, the motion passed.

Wayne M. Chiurazzi – President
Board of Commissioners

Valerie A. Salla
Township Secretary