

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

September 27, 2021

7:00 P.M.

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

Kay Diersen, Solicitor - Present
Kevin Brett, 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.

II. APPROVAL OF MINUTES

A. August 9, 2021 – Board of Commissioners Workshop Meeting

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

B. August 23, 2021 – Board of Commissioners Regular Meeting

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

Mr. Brett informed the Board on the following:

1. *Grant Applications* due for the next meeting. Grants are available for the West Noblestown Connection Project. He is not sure the railroad will say yes again to the connection because this was looked at in 2003. The cost of construction would be 2.3 million. He asked the Board if they wanted him to start the grant application process.

The Board was fine with that. They will vote on this at the next meeting.

2. *Amphitheater* building at Collier Park. Mr. Brett gave the Board a drawing of a building that has 350 seats, a kitchen, interior dining, etc. The building would be 20,000 sq. ft.
3. *2022 Road Program*. Mr. Brett toured the roads. He will be doing a 5 year projection for road work. He asked if the Board had any specific roads on the list to please get them to Mr. Thauvette so they are added to the list.

C. Manager's:

D. Building/Codes:

E. COG:

F. Finance:

G. Parks and Recreation:

Commissioner Zymroz questioned Pickleball Court drop ins are on Tuesday and Thursdays and will there be anything for people to do in the evenings.

Mr. Werner stated he is looking into seeing if there is availability to use the gym in the evenings. There will be a Futsal program, a basketball program and a lacrosse program going on in the evenings. He will have to see how much gym time is available at night.

Commissioner Zymroz questioned if Volleyball was still using the gym.

Mr. Werner stated he hasn't heard anything about Volleyball but it may or may not come back.

Commissioner Zymroz stated she appreciated the shout out Mr. Werner gave her for the Blood Drive but she also wanted to mention Todd and Karen Shak who were a big part the Blood Drive and she thanked them for all their work. There were 32 people that signed up and 21 were able to donate blood. One pint of blood serves 3 people. There will be another blood drive on January 5, 2022 from 2:00PM to 7:00PM at the Community Center. We would really like to have more Collier residents participate because we only had four (4) and she was one of them.

Commissioner Cupples questioned the Pickleball Sessions and will people be willing to play without lines on the courts.

Mr. Werner stated the way we have the courts set up, they will be smaller than the regular size courts however, 80% of the court is lined by basketball lines. The kitchen is the only area that is not lined and we are looking at getting some better lines than what we had before and that stick to the floor better for safety reasons.

Commissioner Cupples stated the kitchen is important in Pickleball and if you are asking that kind of money to play then they are going to want a court that is appropriate to play on.

Mr. Werner stated the outside lines for the court are mostly there and can be used since they are already on the gym floor.

Commissioner Cupples questioned if he will be putting tape down for the kitchen part of the court.

Mr. Werner stated he is not looking at taping it, but looking to see what else can be done in a safe way.

Commissioner Cupples questioned if lines could be painted on the floor.

Mr. Werner stated he will need to contact the gym floor company to see if there is a warranty or if someone can or cannot do it.

Commissioner Chiurazzi stated it would void the warranty.

Commissioner Cupples stated the warranty is over. It was only for two (2) years and it is over.

Commissioner Zymroz was concerned about all the lines on the gym floor and when you have kids learning to play say basketball, how will they know what lines to use and then there are other sports that use different lines.

Mr. Werner stated they are all different colors and there are three (3) different colored lines now on the floor and Pickleball wasn't a big deal when the gym was built. If we were to put Pickleball lines down that will be four (4) and pretty much lines will be everywhere. He will look into lines for Pickleball.

Commissioner Cupples stated she noticed the price being charged for the sessions and people are going to want lines.

Mr. Werner stated the price is essentially \$10.00 a week and you are getting 9 hours a week. It is \$1.00 an hour and he feels this is definitely more than fair with or without lines.

H. Planning/Development/Zoning:

I. Public Safety – Fire:

J. Public Safety – Police:

K. Public Works:

L. Sewer Department:

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

IV. Presentation: Collier Friends of the Panhandle Trail

Mr. Tim Downey and Colleen Mitchell Downey approached the Board to give a presentation on the Panhandle Trail. Kay Downey-Clarke and Joe Vitullo were also present.

Mr. Downey stated that the Collier portion of the Trail is part of the Rails to Trails Conservancy and the mission statement is “Trails connect everyone, everywhere.”

The Panhandle Trail is named after the Panhandle Division of the Pennsylvania Railroad, the abandoned rail line upon which it is built.

The Panhandle Trail stretches for 29 miles from Walkers Mill in Collier Township, PA to Colliers, WV.

As of August 2008, the entire trail is complete from Collier Township, PA to Colliers WV.

The Collier Friends of the Panhandle Trail maintains the approximately 2.4 miles of the Panhandle Trail from Walkers Mill Entrance to Gregg Station.

A slide show was shown to the Board and audience.

Mr. Downey informed the Board and Public of the following events that occur on the trail:

1. Earth Day. Cleaning up the Trail
2. National Trails Day. The first Saturday in June.
3. 9/11 Children’s Memorial Ceremony
4. Rock the Quarry
5. Night Walk

Mr. Downey also stated the Boy Scouts and Girl Scouts complete projects along the trail such as benches and flower gardens. There are numerous businesses and groups that donate to the trail as well. The Fire departments help out also.

Everyone is encouraged to attend the events on the Trail and to come walk, run or bicycle the trail.

V. Public Comment/Comment on New Business Items:

3-minute duration to each signed up participant. Any comments were submitted via email to the manager prior to the meeting and by 4:00 p.m. the day of the meeting.

Chip Misner of 2 Dorothy Street approached the Board regarding the flooding issues on his property. He supplied a flash drive to show the flood waters.

Commissioner Styche stated the Township is applying for Grants to take care of the flooding issue and that Mr. Misner can come to the next meeting to show the video.

Mr. Misner stated he was told at the last meeting to come back and he is here now and is now being to come back again.

Commissioner Chiurazzi questioned how long the video is.

Mr. Misner stated 20 seconds.

Commissioner Chiurazzi asked to see the video and this Board did tell you at the last meeting to come back.

The video was shown of water rushing very fast out of a 12-inch pipe on Shadow Drive.

Mr. Misner explained out the amount of water coming out of this pipe is flooding his home. He was glad the Township is looking into a grant to fix this problem and hopes it doesn't take another 9 years to fix.

Commissioner Styche stated the Township is applying for the grant and it takes awhile so it probably would not be until next year that we get the grant.

Mr. Thauvette stated this will be an expensive project and the Engineer is working on a design for this now. We are getting the project costs for when we apply for the grant. The grant has to be submitted by October 22nd and we will not hear anything until Spring of 2022.

Commissioner Chiurazzi advised Mr. Misner to keep in contact with Mr. Thauvette.

Stephanie Bonincontro of 1090 Gregg Station Road approached the Board stating she was here to defend their (her and her husband Casey) reputation against their neighbors, Ed and Nancy Smith of 1086 Gregg Station Road, who has attended these meetings for the last several months complaining and demanding action against them. Ed Smith uses his position as an assistant District Attorney against them. The Bonincontro's are good people and stick to themselves in their small community. They have donated countless dollars and hours towards the Collier Township community never seeking recognition for their actions. They are always out and about during emergency situations helping members of this community whether it is shoveling snow, cleaning sewer grates, cleaning up fallen trees and helping stranded motorists.

Mrs. Bonincontro stated she has only lived in Collier 10 years but her husband, Casey, has spent his entire life in this Township as an Eagle Scout, a member of the Rennerdale VFD. She stated Mr. Smith has done nothing to better the Township and only brings complaints and headaches to anyone he involves. The Smith's consent harassment has taken a physical and mental toll on her and her family.

Mrs. Bonincontro continues to read a lengthy statement that included the harassment they have received from the Smith's over the years. The Smiths have harassed them over 10 years on the following:

- Use of the paper alley that is included on the deed to her property and she was assigned a house number off of Gregg Station Road from the U.S. Post Office.
- Claims of trucks damaging the Smith's sewer line when the alley was paved years ago and used by garbage trucks and as access to the home that once stood on her property.
- Claims that her firewood pile was being used to store firewood when the pictures of the wood the Smith's took was at a separate location.
- The Smith's sent letters to the Chartiers Valley Superintendent and to the old Chief of Police claiming she was sending her son to Chartiers Valley Schools fraudulently by not living in the school district when we were living with her in-laws which live in the school district.
- Claims her lot was too small to build a house on it and that water was inaccessible and the Smith's even called PA American Water in the attempt to block her access to water.

Mrs. Bonincontro stated she has spent over a quarter of a million dollars over the past six (6) years defending a law suit filed by the Smith's which was filed because of the location of her sewer lateral. This lateral was signed off by the sewer authority. Mr. Smith has probably spent more of the Township's tax payer dollars then she did defending the same law suit that the Smiths were a defendant too. She has had 5 surveys done on her property throughout the years and all of them showing different locations of property lines in reference to the location of her house and the paper alley with differences of up to 12 feet. Her building permit was signed off on by the Township in the location of where her house currently sits. About 2 years ago, the Smith's had a survey done of the paper alley and her property which is greatly different than what was approved with her building permit. Mr. Smith then began asserting people using the paper alley as trespassing on his alley and he owns the paper alley. An Appeal has been filed and the Court's verdict as it stands now as of today, the Judge has granted "any unrestricted access on the paper alley to any property owner abutting this paper ally." With this said, Ed Smith has written letters to the U.S. Post Office and FedEx putting them on notice that they will be sued for trespassing on his property if they deliver mail and/or packages to her house by traveling down the alley. In these letters he has included his office phone number at the District Attorney's Office abusing his powers and as an intimidation tack tic. This past December he sent a similar letter to Pepperoncini's in Oakdale advising them not to deliver food orders to her house or they will be charged with trespassing. The Smiths have kept her mail packages that were mistakenly delivered to the Smith's house. One of these packages was a 3 year old's birthday precious moments statue which was completely opened not just out of the Amazon box but from the original packaging as well and just the statue was returned to her only after she sent the Smith's a picture from Amazon that was taken after the delivery driver set the package on the Smith's front porch. Ed Smith and his Attorney filed an injunction against her use of the alley a few months ago and depending the outcome of the verdict in which he lied and stated her husband was not in the Court room the day of trail but was instead at her property putting gravel down on the alley. Ed Smith has been a neighbor to her husband, Casey, since 1989. The Smith's kids and Casey grew up in the neighborhood together so it is inconceivable when he didn't see Casey sitting in the Court room the duration of the trail that day with less than a dozen people in the Court room that day and only attended by people involved in the case. A discipline complaint was filed this morning with the Supreme Court Bar Association against Ed Smith and his Attorney for this blatant lie of a Court document. In the past, the Smiths have also harassed them

through our business dealings. She and her husband operate two (2) businesses in the Township and we give back as much as we can. The Smiths have written letters to their competitors claiming they are bad people. The Smith's notified her marketing and advertising companies that they should not do business with her. When they (the Bonincontro's) lived on Baldwin Road, the Smith's sent our old neighbor's realtor a letter that they should advise any potential buyers that they own a tree service business and they use their house for storage of all our trucks and equipment and that they are dangerous people because we own firearms. The Smith's claim they are fearful of the Bonincontro's however, they will drag their garbage cans to the road an extra 50 feet to place them next to the Bonincontro's mail box instead of placing them at the end of the Smith's own driveway. When the Smiths are home, they run to the paper alley and take pictures of the Bonincontro's driving down the alley. The Smith's take pictures of her children while they are walking down the alley to visit their grandparents. The Smith's walk up to the edge of their property line which is approximately 15 feet from her children's bedrooms at 11:00p.m. at night alerting her they are contacting the police on one occasion. Most recently, Ed Smith has been here complaining that the Bonincontro's own a rooster and that they cannot sleep at night because of the noise. Rooster's sleep and do not crow overnight in case the Board didn't know. Last month Ed Smith even threatened to shoot their chickens. Her husband Casey was cited for owning a rooster a couple months ago and at the Magistrate's, Mr. Durisko was unable to prove he owned a rooster or any other chickens were in fact roosters. Casey was issued a citation without any evidence or probable cause of a complaint filed by Ed Smith and was Mr. Durisko driving down an adjacent street to look. The Bonincontro's try not to bother our abused local government for no reason. Ed Smith claims he hears roosters all night long but she doesn't come up here every month or call the police every day because his dog is barking at all hours of the night when her children are sleeping. She has been complaining to Mr. Durisko for over a year now about the condition of the Smith's property. At any given time there are patches of grass and weeds on the Smith's property well over 12 inches. It takes the Smith's 5 to 7 days most of the summer to complete one complete grass cutting. There is a large patch of tall grass next to her property that is a complete eye sore especially when they have guest visiting and it is housing to groundhogs and other rodents. The Smiths have dilapidated play sets in their yard that are over 25 years old. There is an old cistern covered with rotten wood that are a danger if they were to attract any small children to them. The response that her complaints that she received from Mr. Durisko is that he doesn't see anything wrong at the time but will "monitor the situation". She wonders if this selective enforcement occurs throughout the entire Township or is it just because everyone is afraid of Ed Smith or some reason. She apologized for this tonight but she wanted the Board to know what kind of people the Smiths are and just who they are trying to betray when they are coming up here every month. She has been sitting back patiently over the years hoping that the nonsense from the Smith's would stop but she was wrong. She is done playing defense and being harassed for where she chose to build her house and raise her family. The Township has been fueling this and allowing this to continue for some time and it is ok to tell someone that they are wrong. She could go one for hours about what these crazy people put her through and their odd behaviors have caused us mental anguish but for now, she appreciated the Boards time tonight. She thanked the Board.

The Board thanked Mrs. Bonincontro.

Anna Ewing of 1302 Crest Lane approached the Board to give a public service announcement. October is known for Breast Cancer Awareness month and for some reason September is overlooked for Ovarian Cancer month. Ovarian cancer is known as the silent killer because when women are diagnosed with it, they are already in stage 3 or stage 4. In 2020, 80,000 women will be diagnosed with late stage ovarian cancer and only 20,000 of them will survive. It is a silent killer because the symptoms are often overlooked. In 2019 she presented to her PCP with her yearly physical and mentioned that she had complaints of bloating and an unexplained weight loss. Her PCP fluffed it off as an aging process. Last year she presented with the same symptoms and was diagnosed with stage 4 ovarian cancer. She is trying everything she can to be one of those 20,000 survivors because there is a simple blood test called the CA125. It is a cancer antigen and doctors will not routinely prescribe that even if you have a strong family history of cancer and this measures the level cancer antigen in your body. Normally everyone has a cancer antigen level and the normal is 0 to 35. When she was diagnosed, she had 850. She wanted to let women know to be aware of the symptoms and don't fluff them off. You know your own body better than anybody and you need to your own advocate. She urged the guys to tell the wives, daughters, mothers and sisters because it is often overlooked. Commissioner Chiurazzi thanked Mrs. Ewing and asked her what we could do as a Township.

Mrs. Ewing stated to spread the word. The fountain at the point in Pittsburgh is currently colored teal for Ovarian Cancer Awareness month.

Commissioner Chiurazzi advised Mr. Thauvette to have the information put on the website and placed on our LED sign. This is important to spread the word.

Mrs. Ewing mentioned CollierFest and how great this community is and all the different Directors from all the different departments and Josh Werner is doing a fantastic job. When he was hired, he came into a hot mess and everything with CollierFest was just starting. He works so well with Robb Shazer and CollierFest was just phenomenal this year and Debbie Zymroz worked so hard for Friends of Collier for the basket display that was super this year. When you looked around at all the vendors and all the people, it was just a good time even though Mother Nature tried to put a damper on it for 20 minutes when no rain was expected but it didn't dampen anyone's spirits. For all the department heads and Kyle Thauvette it was a fantastic hit.

The Board thanked Mrs. Ewing.

VI. Board Discussion

1. Membership in Char-West COG

Commissioner Ruffennach informed the Board that he didn't get a chance to get more information for the discussion and asked to table the discussion until the next meeting.

The Board agreed to discuss this at a later meeting.

VII. New Business:

1. Consider to approve bond reduction request No. 2 from Aspen Hill Partners for Napoli Restaurant. The Township Engineer recommends the Township reduce the bond amount from \$333,332.81 to \$98,173.81, which is 110% of the remaining improvements and 10% of the completed items.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve bond reduction request No. 2 from Aspen Hill Partners for Napoli Restaurant as stated above. By unanimous vote, the motion carried.

2. Consider action to enter into a Developers Agreement with Legacy Pittsburgh L.P. for the approved Townhome community on Ridge Road.

Motion was made by Commissioner Styche, seconded by Commissioner Ruffennach, to enter into the Developers Agreement as stated above. By unanimous vote, the motion carried.

3. Consider action to approve the application for preliminary conservation subdivision approval for the Creekside Meadows Subdivision submitted by Maronda Homes with the approval of any or all of the modifications below. The Township Solicitor is directed to prepare an official written communication granting approval of the Application in accordance with this motion.

Motion was made by Commissioner Styche, seconded by Commissioner Chiurazzi, to approve the preliminary conservation subdivision for Creekside Meadows as stated above. By unanimous vote, the motion carried.

The following modifications have been requested (*note as to each approved/denied*):

- a. Modification request from the Subdivision Ordinance (SALDO) Section 804 to eliminate the required sidewalks along the frontage of Thoms Run and Steen Hollow Roads. The applicant has proposed to install an internal walking trail through the woods instead of the sidewalks along Thoms Run and Steen Hollow.

Commissioner Chiurazzi asked Mr. Caun if planning Commissioner reviewed everything and was there a problem with 3a.

Mr. Caun stated yes the Planning Commission voted 3 to 2 to deny this. Some of the Planning Commission felt the applicant didn't show enough evidence that they could not install the sidewalks.

Mr. Pat Cooper of Gateway Engineers for Maronda Homes gave a brief overview of the plan. This is a 42 acre plan located at the corner of Steen Hollow Road and Thoms Run Road. Mr. Cooper showed the Board a steep slope map of the plan and explained the different slopes on the plan. To install 2,500 feet of sidewalks, the following would need to be done.

- The hillside would have to be shaved back to a cut slope of 65 feet high

- 3 acres of trees would need to be removed around the site which would go against the conservation option and would need to go to the Zoning Hearing Board to get a variance for disturbing more of the steep slopes than permitted.
- 5 small streams would need to be disturbed that come off of springs on the hillsides(which would require a joint permit from the DEP and the Army Corps of Engineers)
- Relocate ten (10) utility poles further away from the roadside.

Commissioner Zymroz questioned if a benches could be put in for the steep slope.

Mr. Cooper stated if a bench was put in, we would have to cut a slope in that would be as tall as a 6 story building.

Commissioner Zymroz questioned if this is something you don't want to do or you can't do it.

Mr. Cooper stated we can't do it. It is not economically feasible. It would be hundreds and hundreds and hundreds of thousands of dollars.

Commissioner Chiurazzi stated forgetting about the reason we can't put sidewalks in, why would we want a sidewalk there anyways. Why did the Planning Commission deny this?

Mr. Caun stated the Planning Commission spent a long time on this subject and it was a 3 to 2 vote. Two members were convinced the sidewalks could not be done and a sidewalk study was done. Three members were not convinced that it wasn't just an economic issue.

Mr. Cooper stated the Ordinance has an option in Section 22.804.2 recognizes should there be physical circumstances which cause unnecessary hardship for making construction of sidewalks not feasible, an option is available such as an onsite trails. They have gone with this option of constructing a 2500 foot long trail system within the plan which the Ordinance allows.

Commissioner Zymroz questioned where this trail in the woods would go.

Mr. Cooper stated the Planning Commission mentioned getting a trail off towards the park system so we have proposed a trail coming to the property line so in the future the trail could be connected to another trail. Also, to put the sidewalks in, we would need a highway occupancy permit from PennDot and from Allegheny County. Currently on the plan there is over 5,000 feet of sidewalks within the plan on both sides of the road giving plenty of ability to walk. They feel that sidewalks on Thoms Run Road that do not go to anything will be catching rocks coming down the hill with a 2 to 1 slope that does not stabilize.

Commissioner Styche questioned what the purpose of the trail going through the plan and does it meet the definition of the option in the Ordinance.

Mr. Caun stated another point the Planning Commission made was given the demographic that would probably buy these homes would have kids given the proximity to the park and were trying to figure out how to get kids to the park safely. There is a section in the Ordinance that says if it is technically unfeasible to do sidewalks; the Commissioners may allow an internal trail system that meets the same criteria. The problem we have with this trail system is when it goes to the HOA; the HOA does not want to maintain the trails and doesn't want to carry the insurance on them. The Township has had HOA's come and ask that the trail systems be eliminated which we have granted and now there are no sidewalks or trail systems.

Commissioner Styche questioned what the purpose of the sidewalk is on the perimeter.

Mr. Caun stated it is for connectivity. The Comprehensive Plan has a connectivity chapter where we are trying to establish a network of sidewalks and to try and be a more walkable community. We have connectivity maps that show sidewalks linking to the Panhandle Trail and park systems. The comment is we have to start somewhere.

Commissioner Styche stated since this Ordinance has been enacted, has the Board ever granted to deny them not putting in the sidewalks.

Mr. Caun stated we did not let Legacy on Ridge Road was not granted to put in sidewalks but the Carpenters Union was granted a waiver because the argument was they were going to be made to put a sidewalk into nowhere and at the time there was not a development purposed for that area and now the Board looks back and wishes they made the Carpenters Union put in sidewalks.

Commissioner Chiurazzi stated if there are not two arguments and one is out. It makes no sense. Either this Board wants development or we don't. The Planning Commission obviously struggled over it being a 3 to 2 vote. These sidewalks cannot be built and we are not going to have this development if we deny 3a. Denying it says built the sidewalks for get out of Collier.

Commissioner Styche stated that is going on Mr. Cooper's recommendation that the sidewalks can't be built.

Mr. Cooper asked the Township Engineer if the sidewalks could be built.

Mr. Brett stated it would be a difficult task and when they apply for a highway occupancy permit is not a simple task and some of these sidewalks would be on PennDot and County properties. PennDot would come back to the Community and they require the Community to indemnify the district if something happens. This topography is very difficult to describe as the drawings indicate. The internal trail system that is purposed, we have seen this be much more favorable then ones that go behind houses.

Commissioner Cupples stated her only concern is that it would be nice if the children could walk to the Community Center and without sidewalks that is not going to happen.

Mr. Cooper stated he feels that PennDot and the County will not let sidewalks get that close to the winding roads.

Commissioner Cupples stated she is worried about the safety of the children on that road without sidewalks.

Commissioner Ruffennach stated if there were sidewalks on that road, He would not be on that road at all because that road is getting busier because of the development out this way. If he was buying in this plan, and the Community Center was two (2) minutes up the road, his kids would never see this road. He would drive them. He lived about this road and he didn't like walking across the street to get to his mailbox. He agrees no sidewalks. He would rather see someday a trail going out behind some of these properties.

Commissioner Chiurazzi stated connectivity is a great idea and would be great here on Hilltop Road in which kids do walk on this road and it is very dangerous and we never built sidewalks.

Motion was made by Commissioner Ruffennach, seconded by Commissioner Chiurazzi, to approve the modification requested in 3(a) as stated above. By a 3 to 2 vote, the motion carried. Commissioners Styche and Cupples were opposed.

- b. Modification request from the SALDO Section 904.C.1 to provide only one access point and not install the required emergency access road. The applicant has increased the width of the entrance road from 24' to 30' up to the first intersection.

Commissioner Zymroz questioned if there was an accident at the entrance, how will people in the plan get out.

Mr. Cooper showed the Board on the map the only road into the site with adequate site distant so the other option was to have a secondary emergency lane which is a 30 foot cart way for vehicles to pass.

Mr. Caun stated Chief Wauthier of the Presto VFD and Chief Campbell wrote letters supporting the waiver of the emergency access. The wider road makes sense.

Commissioner Chiurazzi asked Mr. Brett if there was a solution for the second access for this plan.

Mr. Brett stated the solution Mr. Cooper is presenting is what we have seen multiple times and in other communities. A 30 foot wide street is the common solution and this is not a large plan.

Commissioner Cupples questioned who will own that road when it is built.

Mr. Cooper stated it will be a Township road.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve the modification requested in 3(b) as stated above. By unanimous vote, the motion carried.

- c. Modification request from the Grading Ordinance Section 9-127.4 to allow grading within the setback of Steen Hollow Road, only to the extent needed to achieve proper site distance.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Ruffennach, to approve the modification requested in 3(c) as stated above. By unanimous vote, the motion carried.

- d. Modification request from the Grading Ordinance Section 9-127.1.B to not install the required benches every 20 vertical feet on steep slopes. The applicant provided a report from a GeoTech Engineer stating the slopes would be stable.

Commissioner Cupples questioned if there are any homes being built in front of the steep slope and where will the water go.

Mr. Cooper stated yes but there will be back yards of 20 to 25 ft. and the geotechnical report shows there will be drains.

Mr. Brett stated the water will be running away from the homes.

Motion was made by Commissioner Styche, seconded by Commissioner Zymroz, to approve the modification requested in 3(d) as stated above. By unanimous vote, the motion carried.

4. Consider action on bond reduction request No. 2 from Cozza Enterprises for Nevilleside PRD. The Township Engineer recommends the Township reduce the bond amount from \$62,166.51 to \$46,886.91, which is 110% of the remaining improvements and 10% contingency of the completed items.

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to approve the bond reduction request No. 2 from Cozza Enterprises for Nevilleside PRD as stated above. By unanimous vote, the motion carried.

5. Consider action on bond reduction request No. 6 from Maronda Homes for Amalfi Ridge Phase 1. The Township Engineer recommends the Township reduce the bond amount from \$139,593.24 to \$90,084.49, which is 110% of the remaining improvements and 10% contingency of the completed items.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Zymroz, to approve the bond reduction request No. 6 from Maronda Homes for Amalfi Ridge Phase I as stated above. By unanimous vote, the motion carried.

6. Consider action to enter into agreement with Maronda Homes LLC. for conditional tap-in application approval for the Amalfi Ridge Phase 4 and 5 Developments.

Motion was made by Commissioner Styche, seconded by Commissioner Ruffennach, to approve the agreement with Maronda Homes LLC for conditional tap-in applications for Amalfi Ridge Phase 4 and 5 as stated above. By unanimous vote, the motion carried.

7. Consider action to advertise Requests for Proposal for Township Engineering Services.

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to advertise requests for proposals for Township Engineering Services. By 4 to 1 vote, the motion carried. Commissioner Chiurazzi was opposed.

8. Consider action to approve Resolution 092721-01; A Resolution to enter into agreement with the Allegheny County Health Department's Phase 2 Consent Order and Agreement (COA)

Motion was made by Commissioner Styche, seconded by Commissioner Cupples, to approve Resolution 092721-01 as stated above. By unanimous vote, the motion carried.

9. Consider action to accept the 2022 Financial Requirement and Minimum Municipal Obligation (MMO) for the Non-Uniform Pension Plan in the amount of \$167,578.00, the Police Pension Plan in the amount of \$362,049.00 and the Collier Township Sewer Fund Plan in the amount of \$4,890.00.

Motion was made by Commissioner Cupples, seconded by Commissioner Chiurazzi, to accept the 2022 Financial Requirement and Minimum Municipal Obligation (MMO) for the Non-Uniform Pension, the Police Pension Plan and the Sewer Fund Plan as stated above. By unanimous vote, the motion carried.

IX. Approval of General Fund Operating Account items:

- Invoices Paid, Checks Written and Bills Requested September 14 to September 27, 2021, in the amount of \$785,560.93.

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

XI. Approval of Sewer Account items:

- Invoices Paid, Checks Written and Bills Requested September 14 to September 27, 2021, in the amount of \$6,382.99.

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

XII. Adjourn

The Commissioners thanked everyone for making CollierFest a success.

Motion was made by Commissioner Styche, seconded by Commissioner Chiurazzi, to adjourn the meeting at 8:30p.m. By unanimous vote, the motion passed.

Wayne M. Chiurazzi – President
Board of Commissioners

Valerie A. Salla
Township Secretary