

**MINUTES  
COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

**WORKSHOP MEETING**

**July 10, 2023**

**7:00 P.M.**

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

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:**

**BOARD**

Tim Young – Present  
Dawnlee Vaughn – Present  
Debra Zymroz – Present  
MaryAnn Cupples – Present  
Wayne Chiurazzi, Esq.– Present

**STAFF**

Kate Diersen, Solicitor – Absent  
Travis Stanczyk, Engineer – Absent  
Craig Campbell, Police Chief – Absent  
Bob Caun, Planning Director – Absent  
Amy O’Neill, Finance Director – Absent  
Tom Plietz – Bldg/Fire Codes – Absent  
Bob Palmosina, PW Director – Absent  
Rob Shazer, Parks Director – Absent  
George Macino, Twp. Mgr. – Present  
Dana Slizik, Asst. Twp. Mgr. – Present  
Valerie Salla, Twp. Secretary – Present

- C. EXECUTIVE SESSION:** Was held prior to the meeting to discuss legal and personnel issues.

**II. Board Discussion for Committees**

**A. Administrative/Public Affairs**

Commissioner Zymroz reported the following:

- Reviewing contracts and service agreements on copiers, phones, internet and cyber security prior to budget preparation.
- Evaluating existing servers for the sewer department, administration and community center.
- *Township building generator.* Did service repairs. We will obtain quotes for a new generator.
- *Staff meeting.* Included training opportunities and establishing safety committees for all departments.

Commissioner Chiurazzi questioned if the generator needs to be replaced.

Commissioner Zymroz said yes.

Mr. Macino stated we have a small generator that is only designed to turn the emergency lights on and some of the outlets. It is not designed to run the entire building. We can replace the current one that we have checked twice and will not pay the current bill until the generator is fixed.

Mr. Macino stated he was under the impression the Board was looking at a generator that will run the building. That is a much different kind of generator and will be in the six (6) figure range. The theory is, if there is an emergency, the generator comes on and you will have about 10 to 15 minutes to gather your stuff and exit the building. To do it the other way, the generator will come on, the lights come on and everyone feels comfortable, so you stay but you do not know what is going on. We are in the process now of collecting bids/quotes for a super generator that can run both the public works building and the township building. We could run conduit to the public works building. This would be a large generator. Not a small one like we have now.

Commissioner Zymroz stated "it is very old. When she and Commissioner Cupples were here for a meeting, she felt like she was at a concert. The lights went out, came back on and then went out again. We were sitting at this meeting with our cell phone flashlights on trying to continue the meeting. None of the exit lights were on. We were in the dark and thank God it wasn't a fire or something."

Mr. Macino We are in the process of addressing this. We repaired the current generator and tested it on Friday and got it working for now. We will put the bids together for the Board to review and make a decision. If we choose to do a full-blown generator, this building could become a warming center in an emergency.

Commissioner Zymroz stated the Recreation Center is a warming center.

Mr. Macino stated it is but that is 5 to 7 minutes from here.

The Board thanked Mr. Macino for the information.

## **B. Building/Codes**

Commissioner Cupples reported the following:

1. Building Department:
  - 30 permits issued.
  - 10 New Residential construction including one townhome with five (5) units.
  - 3 Residential Occupancies
  - 1 New Business – Five Below located at 1025 Washington Pike
2. Codes:
  - 13 Code actions
  - 13 New Tenant Registration Inspections
  - 1 grant awarded from Allegheny County Department of Economic Development for demolition of 302 Nesbitt Street for \$37,800.00.

Commissioner Cupples thanked whoever did the work to get the grant money.

**C. COG**

Commissioner Vaughn reported the COG is on summer break and will resume in September.

**D. Finance**

Commissioner Young reported the following:

1. *Township Debt.* There are two (2) bonds out for the Community Center and Collier Park. One in 2016 and one in 2020. One of the bonds is around 2 million 800 thousand. The other bond is around 2 million 250 thousand. The total debt is 5 million 64 thousand dollars. After looking at the payments, we pay over 700 thousand a year for the two (2) bonds and at that rate, we will have everything paid off by August 2031.

**E. Parks & Recreation**

Commissioner Zymroz reported the following:

1. *Summer Camps.* Are sold out. She thanked all the Volunteers for this.
2. *Musical Theater Camp.* Starts July 17<sup>th</sup>. We are a few people away from being sold out.
3. *Chess Camp.* Is from July 17<sup>th</sup> to July 21<sup>st</sup>. There are 20 people registered.
4. *Yoga.* Begins July 11<sup>th</sup>.
5. *Basketball League and Zumba.* Are going well. Basketball has 445 kids registered.
6. *CSI program for Youth and Adults.* Starts October 7<sup>th</sup>.
7. *Employee Appreciation Day.* Cookout will be on July 13<sup>th</sup> from 11:00AM to 1:00PM at the Community Center. Thanks to all the employees.
8. *Collierfest.* Will be September 22<sup>nd</sup> and 23<sup>rd</sup>. We are looking for vendors and volunteers.
9. *Crusin Collier Park.* Booked Michael Christopher

Commissioner Chiurazzi questioned what we typically pay the bands.

Commissioner Zymroz stated it varies. The range is from \$400 to \$2,000.00.

Commissioner Zymroz stated the concert on July 9<sup>th</sup> was cancelled due to the weather. It will be rescheduled. We have had to reschedule two (2) bands due to the weather.

Commissioner Cupples stated the one band has been rescheduled to August 20<sup>th</sup>.

Commissioner Zymroz reminded the residents that the Friends of Collier are at all the concerts selling 50/50 raffle tickets to fundraise for items the parks may need. There is also a food truck and the Grist House is there. She invited everyone to attend the concerts in the park.

#### **F. Planning/Zoning and Land Use Development**

Commissioner Cupples reported the following:

1. *Planning Commission*. Meets Tuesday, July 25<sup>th</sup> to continue working on updating the Comprehensive Plan.
2. *Zoning Hearing Board*. Will meet on Tuesday, July 18<sup>th</sup> to hear the following requests.
  - Robert and Judy Fosters, 2619 Hilltop Road, are requesting to operate a landscaping business in an R-2 Zoning District.
  - James Palmer, 19 Fifth Street, requesting a front yard variance for a home addition.
  - 580 Mayer Street is requesting to operate a boxing gym and a hockey group in an Industrial one district.
  - Neville Park Developer is requesting to disturb steep slopes in excess of the Ordinance.

#### **G. Public Safety**

Commissioner Young reported the following:

1. *Fire and EMS Departments*. Thanks for all their dedication and going to all the calls no matter what the situation is.
2. *Accident on I79*. A concrete truck and pickup truck collision. All three (3) fire departments and the Police department responded. There were no serious injuries.
3. *Accident on Walkers Mill Road*. An electric pole was hit and knocked over. All three (3) Fire Departments responded as well as the Police Department.
4. *Accident on Noblestown Road by the Log Cabin*. All three (3) fire departments and the police responded. They had to use the jaws of life to cut the person out of the vehicle.
5. *Kirwan Heights Fire Department Audit*. Has not been received yet.
6. *Collier EMS calls*. There were 75 calls last month in Collier Township. There were another 59 calls in other areas. The highest number of calls in one month so far was in March with 119 calls.
7. *Public Works Thanks*. For fixing the manhole located in front of Presto VFD.
8. *Thanks to EMS*. For helping at the concerts in the park and in Pittsburgh. Two (2) ambulances were at the Taylor Swift concert.

Commissioner Chiurazzi asked the Board what their thoughts were on having a parade. Bridgeville shuts down a street and South Fayette Township does also for different events. We could have a parade in front of Presto VFD and shut down Thoms Run Road.

Chief Wauthier stated we could shut down whatever he wants.

Commissioner Zymroz stated Collier Days used to be at Webb Field and there was a parade in Rennerdale.

Commissioner Chiurazzi stated everyone loves a parade and we should do something.

All the Commissioners loved the idea of having a parade. The high school band could perform in the parade.

Commissioner Chiurazzi asked Mrs. Slizik to look into having a parade.

Commissioner Cupples stated she would help.

Commissioner Cupples also asked why Collier does not have a library and would like someone to get her an answer.

Commissioner Young stated this was brought up when we were building the Community Center and one of the reasons why we do not have one is there are several near us. Scott Township, Carnegie and Bridgeville all have libraries.

Mrs. Slizik stated she would look into that.

## **H. Public Works**

Commissioner Vaughn reported the following:

1. *Generator*. Was worked on.
2. *Weekend Work*. Has started and has been successful.
3. *State Roads*. Cutting back overgrowth has started on State Roads.
4. *Presto Manhole cover*. Is finished.

## **I. Sewer Department**

Commissioner Cupples reported the following:

1. 20 sewer inspections completed.
2. 11 dye
3. 9 laterals
4. 4 deduct meters.
5. 2 inspections resulted in failure which have been repaired.
6. *Replacement Generator*. Has been delivered to the Hilltop pump station.
7. *Three River Wet Weather*. One virtual meeting was attended.
8. *Tap in applications*. Ten (10) Developer applications for new construction were processed.
9. *Delinquent payments*. Received \$4,587.00 from Jordan Tax for past due sewer liens.
10. *Certification letters*. 14 sanitary sewer letters processed for property sales transfers.

Commissioner Young commented we are in good shape for the sewer funds. The Engineer mentioned there are some projects that are coming up that could take up the money quickly.

### **III. PUBLIC COMMENT ON NEW BUSINESS ITEMS:**

**Chip Misner** of 2 Dorothy Street approached the Board with concerns of his house being flooded and questioned when the Township will take care of the retention pond from Prestley Heights on Shadow Drive. This has been going on for 12 years. He had already emailed Mrs. Slizik all the information back in February. He has spoken to several different Commissioners, Management, Lawyers and Engineers regarding the flooding and even showed a video at one of the meetings of the water running down onto his property. Nothing has happened to correct this issue from the flooding water from Prestley Heights. There has to be something that can be done. When it rains, he wonders if his house is going to be safe. He calls the fire department and they come out, but they do not have the equipment to take care of this. Water is still in his basement.

Mrs. Slizik stated we just had a meeting after our last meeting two (2) weeks ago. The Director of Public Works and the Engineer are going out to take a look at the situation. She was not sure if they had been out yet.

Mr. Misner stated the Public Works Director was there on Sunday.

Commissioner Chiurazzi stated if it is a Collier issue, let's take care of it. If it is not a Collier issue, we will not take care of it.

Mrs. Slizik stated the director of Public Works and the Engineer were looking into this to see if it is Collier's property or to see whose line it was.

Commissioner Cupples stated that someone was done yesterday. He said something when we met at 4:00pm that he may have some answers and advised Mrs. Slizik to talk to him tomorrow about it.

Commissioner Zymroz apologized to Mr. Misner that he has to go through this for 12 years and appreciates his patience and respects the problems he is having and this needs to be addressed. Twelve (12) years is ridiculous whether it is the Township's fault or Mr. Misner's fault. This needs to be resolved.

Mr. Misner the pond was never intended to be a retention pond. The pond was never an issue until Prestley Heights.

Commissioner Zymroz stated the public works director walked her through his place last year and showed me the water runoff. It was a lot of water and she saw it firsthand.

Commissioner Chiurazzi advised management to have the engineer or the public works director contact Mr. Misner.

Mr. Misner stated the Township has maintained that area for 12 years so if it were not an issue, why would you take on that responsibility? Nothing has been done since Mr. Thauvette left as far as dredging that pond.

Commissioner Young stated this problem has been on his mind since the flood in 2013 when that was first being constructed up above Mr. Misner. In 2003, the Developer came to the Township and asked to develop up on that hill. The Township said no. Commissioner Young was on the Board at this time. The Developer took the Township all the way to the State Supreme Court. In 2011 or 2012, the Court told the Township we have to let the Developer develop this land. The night the Commissioners had to vote, Commissioner Young stated he looked at the engineer, Mr. Souleret, and asked if he could assure the Township there would not be any flooding down there if there was a 100-year storm. Mr. Souleret said yes so Commissioner Young voted yes to the development. In July 2013 when the Township got hit in five (5) different places, Mr. Misner's being the worst, this has been on his mind ever since and we do not have that same engineer. This is one of the main reasons when he came back to being a Commissioner to try to get a new Engineer whose specialty is stormwater. At the meeting two (2) weeks ago, two (2) Commissioners brought this up because it was in the engineer's notes and we asked the Engineer about this again.

Mr. Misner stated he understands it is a problem. It was not the Township's in the beginning, but it is now his.

Commissioner Young stated it is the Township's.

Commissioner Chiurazzi stated we do not know if it is the Township's problem yet.

Commissioner Cupples stated we have to figure that out.

Commissioner Zymroz stated she appreciates Mr. Misner's patience.

**James Uniatowski** of 1 Dorothy Street stated he lives next to Mr. Misner and the water comes down and in three (3) different ways. Everything comes down off Prestley Heights and branches off into three (3) different creeks and ends up in the retention pond. It is not even a retention pond; it is a cesspool. Mr. Misner even put a wall to try and stop the water from coming into his home.

Commissioner Zymroz questioned if this was part of Carnegie as well and asked if they went to Carnegie for help.

Mr. Uniatowski stated Carnegie is halfway down the hill.

Commissioner Zymroz asked if they went and talked to Carnegie because it may be their issue.

Mr. Uniatowski stated he lives in Collier. This is Collier Township.

Commissioner Zymroz stated maybe the water is coming from Carnegie.

Mr. Uniatowski stated no, it is all Collier at the top of the hill. As you go down the hill, it turns into Carnegie. This has actually been going on for 35 years and all that is ever done is Collier comes out and digs out the pond. It got worse when the homes were built on top of the hill. Mr. Misner gets wiped out and deserves some kind of help.

Commissioner Zymroz stated we will look into it and hopefully come up with a solution whether it is a Township issue or your issue.

Commissioner Young stated at the top of the hill, the houses are in Collier, if you go to the far right where the townhouses are, that is Carnegie.

Mr. Uniatowski stated yes, once you get over by the tower it is Carnegie.

Commissioner Chiurazzi thanked Mr. Misner and Mr. Uniatowski for coming.

#### **IV. NEW BUSINESS:**

There was no new business.

#### **V. Approval of General, Capital and Sewer Fund Operating Account items:**

- Invoices Paid, Checks Written and Bills Requested June 27, 2023, to July 10, 2023:
  - General Fund in the amount of \$521,089.06  
Commissioner Young stated that \$314,000.00 goes to paying the debt for the community center. This is done a couple times a year.
  - Capital Fund in the amount of \$1,618.78.
  - Sewer Fund in the amount of \$26,624.73

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

#### **VI. ADJOURNMENT:**

*Motion was made by Commissioner Vaughn, seconded by Commissioner Chiurazzi; to adjourn the workshop meeting at 7:33p.m. By unanimous vote of the Board the motion passed.*

---

Wayne M. Chiurazzi, President  
Board of Commissioners

---

Valerie A. Salla  
Township Secretary