

MINUTES

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

January 29, 2024

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.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

BOARD

Vacant Seat – Absent
Gabriel Benvenuti – Present
Dawnlee Vaughn – Present
Mary Ann Cupples – Present
Wayne Chiurazzi – Present

STAFF

Kate Diersen, Solicitor - Present
Travis Stanczyk, Engineer - Present
Craig Campbell, Police Chief - Present
Bob Caun, Planning Director - Present
Tom Plietz, Bldg/Fire Codes – Present
Bob Palmosina, PW Director – Present
Rob Shazer, Parks Director – Present
Jennifer Foster, Finance Director - Present
George Macino, Twp. Manager Present
Dana Slizik, Asst. Manager – Present
Valerie Salla, Twp. Secretary – Present

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

II. APPROVAL OF MINUTES

A. Board of Commissioners Workshop Meetings:

- November 13, 2023

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

- December 11, 2023

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

B. Board of Commissioners Regular Meetings:

- November 27, 2023

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

C. Board of Commissioners Special Meeting

- December 19, 2023

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

III. REPORTS OF OFFICIALS AND COMMITTEES:

A. Solicitor

Commissioner Cupples asked for an update on Empower for the Public Works.

Mrs. Diersen informed the Board that she received an email from Empower and we are dealing legally with what can be done with that plan. There are limitations on the options because Public Works had a 401A plan and the Township is part of a larger group through ALOM. It is not just a Collier plan and Collier does not have complete control. Collier tagged along with ALOM because it was favorable to our employees and it is expensive to set up those plans so it took away those costs and made it something the Township could do for the employees. Now that they are wanting to stop contributing, the Township is bound by an agreement that the Township didn't start. We are bound by what the 401A plan says. One of the things it says is how old a person can be before they can withdraw and if they are still an employee of the Township. We are looking at alternatives right now to see if there is another way to move it forward. This plan could just sit there and the employees could not contribute any more and the money would still be there when they hit the qualifying event of either leaving employment or reaching a certain age, then the money becomes available. But, unless they reach a qualifying event, which is not the Township no longer doing that plan, it is going to be difficult to withdraw the money. There are a lot of rules. There have been a couple of delays including Empower taking over the plan not long before the Township took action to change the way they were doing it and there is a freeze period when new management comes in and you can't do anything at all.

Commissioner Cupples questioned if they are close to a decision.

Mrs. Diersen stated we are and there are just a few more avenues to figure out every possibility and it is not the easy answer of us hoping that Empower would write the employees who contributed checks.

Commissioner Cupples stated that is what the employees want.

Mrs. Diersen stated that option is not on the table.

Commissioner Cupples stated she thought that and has already relayed that to one of the public works employees.

Commissioner Cupples thanked Mrs. Diersen for the update.

B. Engineer

C. Management

D. Building/Codes

Commissioner Chiurazzi stated he had asked Mr. Durisko to look into the rusted skid loader that is sitting by Dorrington Road. It has been for sale forever and sitting there for a year and a half. It is a complete eye sore. He thought that LAD Construction owns it. He would like this looked at.

Mr. Plietz stated he has seen it and had a conversation with Mr. Durisko about it and he is looking into what Ordinance is enforceable.

Commissioner Chiurazzi asked that they be called and asked to have it sold at an auction or something and have it removed.

Mr. Plietz stated that is the alternative to call them and see if they can move it or remove it and if not, any enforceable action will be taken.

Commissioner Cupples stated when she saw it, she was wondering why we are allowing it.

Commissioner Chiurazzi stated at some point we need to say it can not be there sitting in your front yard.

Mr. Plietz stated Mr. Durisko is looking into this before we can say "you can't do this" and then nicely ask him to remove it.

E. COG

F. Finance

G. Parks and Recreation

H. Planning/Development/Zoning

Commissioner Cupples stated she noticed in the Signal Item paper that Hawk Hill sold for 1 million 900 thousand dollars and questioned if they are building there yet.

Mr. Caun stated not yet.

Commissioner Cupples questioned if that was to buy the property.

Mr. Caun stated there have been several lots that sold and been transferred but they are not ready for building permits.

Commissioner Chiurazzi questioned if this development is moving forward and did the developer get bonded.

Mr. Caun stated no.

Commissioner Chiurazzi questioned how this is possible.

Mr. Caun stated the developer is trying and has met with their proposed bonding company. Last week he sent the developer, some samples and they are working to get a bond.

Commissioner Chiurazzi stated we have some good tax paying properties sitting there not progressing because of this. He is concerned that a lot of these individuals are going to say they are out. It is a year overdue. This is not Collier's issue. We are very much in favor of this development. Can Collier help in any way?

Mr. Caun stated we have done and continue to do everything we possibly can to help this developer. The Township cannot bond him.

Commissioner Chiurazzi stated they have graded the land.

Mr. Caun stated they did apply for grading permits and have done some grading on one (1) small lot. They also got some storm water controls in.

Commissioner Chiurazzi questioned what their next step is.

Mr. Caun stated once they get their bond....

Commissioner Chiurazzi questioned when that will happen?

Mr. Caun stated a bond should not take more than a couple of weeks to get and hopes to hear something within the next week. If they get the bond and the performance bond is submitted, there are fees and escrow deposits, stormwater fees, they owe some fees to the Township and then we can start issuing building permits.

Commissioner Chiurazzi stated this could be a great development.

Commissioner Cupples stated she hoped when she saw the sale that this development would be moving forward but apparently it is not.

Mr. Caun stated a couple of people bought lots and a couple of people have loans.

Commissioner Chiurazzi questioned if all the lots are sold.

Mr. Caun stated no.

Commissioner Cupples stated someone in her plan bought a lot and then sold it because they were tired of waiting.

A discussion took place on the 1 million 900-thousand-dollar sale and what it might be for.

Mr. Macino stated he saw the sale in the paper and was wondering if it was the house that is already there.

Mr. Caun stated it could be Cozzo's house.

Commissioner Chiurazzi questioned if this is the same developer there.

Mr. Caun said yes.

Commissioner Chiurazzi stated Collier Township is very much in favor of this development and the Township will do whatever that Developer needs and it has been this way for a year and a half.

I. Public Safety – Fire

Commissioner Chiurazzi questioned what happened at LA Fitness the other day.

Chief Dan Wauthier of the Presto VFD stated it was an HVAC issue.

Chief Wauthier questioned if the 2024 Budget was finalized and if it has been finalized what the fire departments will be getting.

Mr. Macino stated we do not have the final number on this yet. Once the year 2023 is closed out, then we will actually know what we brought in relative to taxes. The third that is on the budget right now has already been marked for each of the stations. What we don't know is what the difference is when the 2023 year closes out and what is in the 2024 budget.

Commissioner Chiurazzi questioned when we will have this number.

Chief Wauthier stated hopefully soon because their first allocation payment is due in January.

Mr. Macino stated their first third allocation payment is already on its way. It is a third of what is in the budget. We are not holding it up pending resolution of 2023.

Chief Wauthier questioned if the payment went out.

Mr. Macino stated he could not answer if the check was signed yet.

Mrs. Slizik stated she remembers seeing a check.

Mr. Macino informed the Board we may have already signed the check today.

Commissioner Chiurazzi stated if the check is signed, do not mail it. Give it to him.

Mr. Macino stated once the Board approves everything on the agenda for invoices, if we don't get the check to him tonight, he asked if Chief Wauthier could stop tomorrow morning. We will not mail it.

Chief Wauthier stated yes and that Rennerdale and Kirwan Heights VFD's allocation checks are coming up also in February.

Chief Wauthier then stated last year the Board approved \$30,000.00 towards the daylight shift. Will this happen again this year because he has not heard anything.

Commissioner Chiurazzi asked Mr. Macino to answer this.

Commissioner Cupples stated it is in the budget as far as she knows.

Mr. Macino stated the money is there for it and we need to talk about how it is distributed. He was not sure what the plan is. Commissioner Cupples and the fire departments have been in meetings and we are trying to resolve how we distribute the funds. We have instituted a monthly meeting with the departments and hopefully with the February meeting we will have this all worked out.

Commissioner Chiurazzi stated why doesn't the Commissioners get together with these department heads because he has things he would like to talk about with each one. The EMS has given him information to look at and he would like to give them some money. Presto we would like to give you money. Rennerdale we would like to talk to you and then maybe give you some money. He would like to get the Commissioners together with the Managers and fire department heads and get it all worked out so everyone is happy. If the money is budgeted, they should get the money.

Commissioner Cupples questioned if all five (5) of the Commissioners can be in the room at the same time.

Commissioner Chiurazzi stated we will have a meeting.

Chief Wauthier stated one of the main topics with Commissioner Cupples and Mr. Macino was communication.

Commissioner Chiurazzi stated we will have a special meeting, Mr. Macino, Mrs. Slizik, the three (3) heads of the fire departments and the EMS.

Commissioner Cupples met with Mr. Andy Giroski of Rennerdale VFD last week and he had some great proposals that she would love for him to share with everyone. She gave all the Commissioners papers regarding Collier

EMS. She went over it. Mrs. Slizik went over it. They are getting the last \$10,000.00 payment. This is the last year that Dan Styche and she arranged for the departments to get. The \$30,000.00 is still in the budget. She hoped to be able to meet with everyone because her meeting with Chief Andy and Austin was terrific and she learned so much. It would behoove all the Commissioners to spend the time with the fire departments and get things done.

Commissioner Chiurazzi asked the Solicitor, Mrs. Diersen, when they could have a special meeting.

Mrs. Diersen stated it depends on when you can advertise. It has to be advertised 24 hours in advance of the meeting.

A discussion took place on when to have the meeting. The Board liked 5:30pm on Monday and have the agenda posted Friday night on the website.

Mr. Macino stated we will need to place an ad also on Thursday.

Commissioner Cupples stated she thought it did not have to be advertised because the meetings have already been advertised for every Monday of the year.

Mrs. Diersen questioned Ms. Salla and stated to clarify the meetings. When are the Monday meetings advertised. What time and for what purpose?

Ms. Salla stated we advertised that we could have meetings every Monday at 7:00p.m. and for any purpose.

Mrs. Diersen stated the Board of Commissioners can meet at 7:00p.m. If you want to meet at 5:30p.m. then it needs to be advertised.

Commissioner Chiurazzi stated the meeting will happen on Monday, February 5th at 7:00p.m.

J. Public Safety – Police

K. Public Works

L. Sewer Department

Motion was made by Commissioner Vaughn, seconded by Commissioner Chiurazzi, to accept all the reports by the Directors. By unanimous vote, the motion passed.

IV. Public Comment/Comment on New Business Items:

Steve Bruckner of 140 McClaine Drive and representing the residents of McClaine Manor HOA, approached the Board questioning if their road could be paved. Their asphalt road is 18 to 21 years old now. He also informed the Board they just had the retention pond excavated and everyone is not happy about paying for it. All the gravel from the road is going down into it.

Commissioner Chiurazzi questioned where McClaine Drive was located.

Commissioner Cupples stated it is off of Ewing Road.

Commissioner Chiurazzi stated we will have to look at it. There is a process and some of the roads getting paved this year are 27 years old. We have an Engineer that drives around looking at the roads. We will put McClaine on the list. Also, we will be getting in touch with the HOA about putting up license plate readers in your neighborhood.

Commissioner Chiurazzi questioned who owns the retention pond?

Mr. Bruckner stated the HOA owns it.

Commissioner Cupples asked what his question was about it.

Mr. Bruckner stated everyone is concerned about the gravel going into the pond from the road and filling it back up.

Commissioner Chiurazzi asked Mr. Palmosina to drive over there and let the Board know what is going on.

Mr. Palmosina stated he will take a look at things.

The Board thanked Mr. Bruckner.

V. New Business:

1. Consider action on Resolution No.012924-01; A Resolution amending the Official Sewage Facilities Plan to include Neville Park Phase II.

Mr. Caun stated this is a standard Resolution to allow them to go into the sewage system.

Motion was made by Commissioner Vaughn, seconded by Commissioner Benvenuti, to approve Resolution 012924-01 as stated above. By unanimous vote, the motion passed.

2. Consider action on Resolution No.012924-02; A Resolution for the destruction of specific records in the Police Department.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve Resolution 012924-02 as stated above. By unanimous vote, the motion passed.

3. Consider action to approve bond reduction No. 2 for Creekside Meadows. Township Engineer LSSE recommends the Township reduce the bond amount from \$420,758.25 to \$365,546.50, which is 110% of the total cost for the remaining improvements.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve the bond reduction No. 2 for Creekside Meadows as stated above. By unanimous vote, the motion passed.

4. Consider action to approve bond reduction request No. 2 from Kossman Development for Starbucks at Chartiers Valley Shopping Center. Township Engineer LSSE recommends the Township reduce the bond amount from \$236,104.40 to \$40,782.90, which is 110% of the total cost for the remaining improvements.

Commissioner Chiurazzi questioned if Starbucks was going well.

Mr. Caun stated that Mr. Plietz stated they are moving along with the construction.

Commissioner Cupples questioned when it may be open.

Mr. Plietz stated they were drywalling last week and he felt it may open within the next month or so.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve the bond reduction No. 2 from Kossman Development for Starbucks as stated above. By unanimous vote, the motion passed.

5. Consider action to advertise an Ordinance for Sanitary Sewer Inspections requiring CCTV inspections of newly constructed sewers and maintenance structures.

Motion was made by Commissioner Benvenuti, seconded by Commissioner Cupples, to approve advertising an Ordinance for Sanitary Sewer Inspections requiring CCTV inspections as stated above. By unanimous vote, the motion passed.

6. Consider action to hire Jennifer Foster as the Finance Director effective January 16, 2024.

Mr. Macino introduced Mrs. Foster and stated she has been on the job for a little over a week and is off to a great start using her accounting skills to help us get things under control. He thanked Mrs. Foster and also Ms. Salla for helping get things caught up. Mrs. Foster has done a great job getting this started and Ms. Salla has been a helpful resource on that.

Commissioner Cupples thanked Ms. Salla and welcomed Mrs. Foster.

All the Commissioners welcomed Mrs. Foster.

Commissioner Chiurazzi questioned where Mrs. Foster was from.

Mrs. Foster stated Washington, PA.

Commissioner Chiurazzi stated to Mrs. Foster if she needs anything here to talk to Ms. Salla.

Mrs. Foster stated Ms. Salla is a wealth of knowledge.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn, to hire Jennifer Foster as stated above. By unanimous vote, the motion passed.

7. Consider action to hire Alanna Sullivan as Codes Technician effective January 29, 2024.

Commissioner Cupples thanked Mr. Plietz for helping get this started because he is going to have an extra duty and the Board appreciates it.

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to hire Alanna Sullivan as stated above. By unanimous vote, the motion passed.

8. Consider action to renew the Animal Control Services contract through December 31, 2024.

Commissioner Chiurazzi questioned if this is a competitive bid.

A discussion took place on what animals were picked up and if this is really needed and do they handle dog bites.

Chief Campbell stated this is needed and the other option is considerably more expensive.

Mr. Macino stated the price has been the same for a while and there has been no change in the price this year. They do handle dog bites.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn, to renew the Animal Control Services as stated above. By unanimous vote, the motion passed.

9. Consider action to accept nominations for the vacancy on the Board of Commissioners.

Commissioner Chiurazzi nominated Kari Suter to fill the vacancy on the Board of Commissioners.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Benvenuti, to nominate Kari Suter as stated above. By a 3 to 1 vote, the motion passed. Commissioner Cupples was opposed.

10. Consider action to approve Resolution 012924-03; A Resolution appointing Commissioner Kari Suter to fill the vacancy for the remaining term of Mr. Tim Young until December 31, 2025.

Motion was made by Commissioner Benvenuti, seconded by Commissioner Vaughn, to approve Resolution 012924-03 as stated above. By a 3 to 1 vote, the motion passed. Commissioner Cupples was opposed.

VI. Approval of General, Capital and Sewer Fund Operating Account items:

- Invoices Paid, Checks Written and Bills Requested January 9, 2024, to January 29, 2024:
- General Fund in the amount of \$391,430.04,
- Capital Fund in the amount of \$19,489.50, and
- Sewer Fund in the amount of \$10,084.90.

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

VII. Adjourn

Commissioner Chiurazzi thanked everyone that came to run for the vacancy. It was an awesome crowd. This was not a popularity contest; a lot of things go into this and is grateful for everyone and felt he spoke for the Board on this one. A lot of factors went into this and thanked everyone. We will congratulate Mrs. Suter when we see her.

Motion was made by Commissioner Vaughn, seconded by Commissioner Benvenuti, to adjourn the meeting at 7:35 p.m. By unanimous vote, the motion passed.



Wayne M. Chiurazzi – President
Board of Commissioners



Valerie A. Salla
Township Secretary