

**MINUTES
COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

RE-ORGANIZATION AND WORKSHOP MEETING

January 8, 2024

6:00 P.M.

- I. **CALL TO ORDER:** Commissioner Chiurazzi called the meeting of the Board of Commissioners to order at 6:00 P.M.

A. **PLEDGE OF ALLEGIANCE**

B. **Swearing In of New Commissioners:**

The Honorable Maureen McGraw Desmet administers the oath of office to Commissioners, Dawnlee Vaughn and Gabriel Benvenuti.

C. **ROLL CALL:**

BOARD

Open Commissioner Seat – Absent
Gabriel Benvenuti – Present
Dawnlee Vaughn – Present
MaryAnn Cupples – Present
Wayne Chiurazzi, Esq.– Present

STAFF

Kate Diersen, Solicitor – Present
Travis Stanczyk, Engineer – Present
Craig Campbell, Police Chief – Absent
Bob Caun, Planning Director – Present
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

II. **REORGANIZATION OF BOARD / ELECTION OF OFFICIALS:**

Solicitor Diersen called for nominations for a President of the Board of Commissioners.

NOMINATIONS FOR PRESIDENT:

Motion was made by Commissioner Benvenuti, seconded by Commissioner Vaughn to nominate Commissioner Chiurazzi as President. By unanimous vote, the motion carried.

NOMINATIONS FOR VICE- PRESIDENT:

Motion was made by Commissioner Vaughn, seconded by Commissioner Chiurazzi to nominate Commissioner Cupples as Vice-President. By unanimous vote, the motion carried.

III. PUBLIC COMMENT ON NEW BUSINESS ITEMS:

Commissioner Chiurazzi questioned if the public comment should be done now or wait till 7:00PM

Mrs. Diersen stated for clarification, the meeting was advertised as a re-organization and a voting meeting all at 6:00p.m. and there is a public hearing scheduled for 6:30 p.m. This meeting can go up until the public hearing which happens at 6:30 p.m. This public comment can be on general items only. If someone is here to comment on the public hearing for the liquor license transfer, we ask that those comments be held until the public hearing starts.

Commissioner Chiurazzi questioned if the Board agrees, if we run up until the time of 6:30 p.m. for the public hearing, the Board will pause this meeting, have the public hearing and then re-start this meeting after the hearing.

The Board all agreed.

Aaron Yonash, he is an attorney at Reid Smith and represents DDI. DDI has its headquarters at the Route 50/179 junction. He is here tonight not as a hindrance to the economic development of the Tidal Wave Auto Spa to be located next to the DDI campus. He is here to seek a practical community solution related to safety. DDI has been a community member and has great concern for the safety of the community, its employees and its visitors. Over the past two (2) months, we have been present at the Zoning Hearing Board meetings and Planning Commission meetings expressing our concerns about this development, especially related to safety. If you look at the site plan, you will see it is a very tight fit. There are things on the site plan like two (2) parking stops located within the parking lot area adjacent to the property lines. They are located next to a guardrail that blocks access to private access roads, however, there is going to be greater traffic in an already congested area due to this car wash coming in. Over the past two (2) months we have brought up a 2015 traffic study, a 9-year-old traffic study, which has data related to different uses that was for the former Peter's Place Restaurant. There is no actual use related to peak hours for the car wash. When is the car wash traffic going to be the highest? Is it going to be during rush hour? Tonight, he came from downtown Pittsburgh to Collier Township. His GPS told him 20 minutes. It took him 35 minutes. We don't know what this car wash will be and what about if there is an emergency. There was a fire at DDI which Helen will talk about. Also, with the Penndot road widening, there could potentially be a barrier separating North and South traffic on Route 50. If a barrier is there, the fire truck might not be able to make a left hand turn into Murray Avenue which is DDI's main access road. The truck will have to go to

the Vanadium Road intersection which could be blocked by a guardrail, 2 parking stops or there could be a line of cars supporting a new business in the community. We ask the Board on new business agenda item 11 to carefully consider all safety aspects regarding the Tidal Wave Auto Spa approval. They understand the Planning Commission has approved it, but we ask the Board to take a look at the safety concerns not only for DDI as a community member but all community members and visitors in Collier Township.

Helen Spalaris, the Manager of Administration of DDI as well as the Building Manager. One of her responsibilities for the company, a company that has been in Collier Township for over 40 years, is our safety. The safety of our employees, the safety of tenants, our visitors, guests and her colleagues. DDI has always been a great supporter of Collier Township, its local businesses, local communities and we encourage this for people to support like our tenants coming in, we tell them the local businesses to support to be part of the community and DDI supports them and DDI understands the growth of the community is on all of us. She asked the Board for their partnership and to help her do her job better. On March 25, 2023, their building had two (2) transformer fires. It required eight (8) fire companies, 126 fire personnel, to come into play at 11:00 p.m. If this fire had been at 11:00 a.m. there would have been a bigger problem because she would have had 150 people trying to leave our property while I have these eight (8) great fire companies as well as the EMS Team coming onto the property, including a team that is right across the street from them. All the people within their campus are growing more and more afraid of their safety coming in and out of the building because of the widening process of Route 50 as well as the restructuring of the intersection at Vanadium Road. We hope to never have a catastrophic event but, what are we going to do if something happens and what is going to happen if the EMS Team must go down the street, turn around and come back in to be able to enter into our building? We all know those moments are precious and we have all heard it and may have experienced it. She is asking to not hinder the growth of any development because she and DDI are all about development. She is asking for the Board's partnership; the Boards help in trying to come up with a good plan that will make it easier for all of us to come in and out of the building safely and securely. They are open to suggestions and thanked the Board for their time and partnership.

Commissioner Chiurazzi stated speaking for the Board, DDI is a great business for the Township. It is a balancing act and we will figure it out.

Terry Bell of 793 Marigold Court approached the Board questioning the solid waste fee, Resolution 121923-03. The 2024 Budget estimates the solid waste disposal costs for residents will be \$880,000.00. Does this amount in the contract with Republic Services to remove solid waste from individual residents and multi-family residents, less than 4 units, in the Collier Township budget of 2024 correct?

Commissioner Chiurazzi asked the Managers to get back to Mr. Bell with an answer.

Mr. Macino stated we will get back to Mr. Bell with the information.

Mr. Bell stated the 2022 census report shows Collier Township has approximately 3953 residential units, both individual and multi-family and questioned if is that correct?

Commissioner Chiurazzi stated he did not know what that meant. 3953 houses?

Mr. Bell stated the census bureau says Collier Township has 3953 residential homes and he thought that was a little low.

Commissioner Cupples stated that is the number that Mr. Macino has told her.

Mr. Macino stated that number is close.

Mr. Bell stated that if the budget number is accurate and you divide 880,000 by 3953, you get \$223 a month that is burned into our property taxes. The incremental fee represents a 54% increase in waste disposal costs. Was the Board expecting this for 2024 that we are getting a 54% increase in the waste disposal for this year?

Mr. Macino stated he was not sure how the math works but it is roughly about \$20.00 per stop per month for the trash. The reason the number is so fluid, as we grow, that number changes and will continue to change. That number has exceeded what we have in the budget now based on the fact that we have more pickups.

Mr. Bell stated the answer is we will be paying more than \$880,000.00.

Mr. Macino stated it is likely that will be the case.

Mr. Bell stated until you check the contract, the contract amount and the budget amount is \$880,000.00....

Mr. Macino stated the contract amount is scaled back to a per pick up, per stop.

Commissioner Chiurazzi stated if you are talking about what was put out for bid, we had one company place a bid.

Mr. Bell stated he hoped it was a competitive bid and questioned if in the contract it states a limit or annual increase.

Commissioner Cupples stated there is an annual increase.

Commissioner Chiurazzi stated there is an annual increase and it goes up every year. It is a five (5) year deal.

Commissioner Cupples stated this is the second (2nd) year.

Commissioner Chiurazzi asked Mr. Macino to supply those numbers to Mr. Bell.

Mr. Bell stated so it is a five (5) year deal. This year it costs \$880,000.00 in the contract and the Board thinks it will go up.

Commissioner Cupples stated it is going to go up.

Mr. Bell stated it actually says there is an increase and that is what the \$10.00 a month is for.

Commissioner Chiurazzi stated yes.

Commissioner Cupples stated yes and after the five (5) years, it is supposed to go up over a million dollars and that is why we did the \$10.00 a month fee.

Mr. Bell stated than it is not an anticipatory fee.

Commissioner Chiurazzi stated in fairness to the other speakers, the three (3) minutes are up and advised Mr. Bell to talk to George about the numbers and if we had any say in it. If we could have three (3) or four (4) refuge companies bid, it would be fantastic, but we had one (1).

Mr. Bell stated he found it interesting that ours went up 54% and we are Republic Services and Scott Township went up 54% and they are Waste Management. It sounds odd. He will forward more questions to George.

Mr. Macino stated he would get back to Mr. Bell.

Commissioner Chiurazzi thanked all the speakers.

IV. Appointment of Board Committees (2024 Board Committees listed below)

- A. Administration/Public Affairs
- B. Building/Codes
- C. Council of Governments (COG)
- D. Finance
- E. Parks & Recreation
- F. Planning/Zoning
- G. Public Safety
- H. Public Works
- I. Sewer Department

The Board tabled the Committee appointments until another meeting for discussion and when another Commissioner is appointed.

V. NEW BUSINESS:

1. Consider action to accept the resignation of Commissioner Tim Young effective 12/31/23.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn, to accept the resignation of Commissioner Young as stated above. By unanimous vote, the motion passed.

2. Consider action to appoint the Post-Gazette as the Collier Township official newspaper of record for public advertising in 2024.

Commissioner Cupples questioned if we had a choice.

Mr. Macino stated we do not. We discussed this with our Solicitor about advertising and unfortunately the Post Gazette is the only way we can officially advertise.

Motion was made by Commissioner Vaughn, seconded by Commissioner Benvenuti, to appoint the Post-Gazette as stated above. By a 3 to 1 vote the motion passed. Commissioner Cupples was opposed.

3. Consider action to set 2024 compensation for all non-bargaining unit employees as set forth in the 2024 adopted budget.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn to set the 2024 compensation for all non-bargaining unit employees as stated above. By unanimous vote, the motion passed.

4. Consider action to re-appoint Mark C. Turnley and Associates as the Collier Township Auditor for audit year 2024.

Motion was made by Commissioner Cupples, seconded by Commissioner Benvenuti to re-appoint Mark C. Turnley and Associates as stated above. All Commissioners were opposed. The motion did not pass.

5. Consider action to re-appoint Goehring, Rutter and Boehm as the Collier Township Solicitor for 2024 as per the rate schedule submitted.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples to re-appoint Goehring, Rutter and Boehm as stated above. By unanimous vote, the motion passed.

6. Consider action to retain Gibson-Thomas Engineering as the Collier Township Engineer for 2024.

Motion was made by Commissioner Vaughn, seconded by Commissioner Benvenuti to re-appoint Gibson-Thomas Engineering as stated above. By unanimous vote, the motion passed.

The Board paused the meeting to have the Public Hearing.

The Board started New Business again.

7. Consider action to adopt Ordinance 732; An Ordinance accepting the dedication of Arno Drive within the Amalfi Ridge Plan Phase IV as Public Streets and appurtenant storm sewers.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn to adopt Ordinance 732 as stated above. By unanimous vote, the motion passed.

8. Consider action to grant Preliminary Major Land Development approval to TAJ properties for the construction of a restaurant with the condition of addressing all items in the Township Engineers Letter dated December 1, 2023. The Planning Commission has reviewed and recommends approval.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Benvenuti to approve the Preliminary Major Land Development for TAJ Properties as stated above. By unanimous vote, the motion passed.

9. Consider action to grant Preliminary Major Subdivision and Preliminary Major Land Development approval to Woodville Associates for Neville Park Phase II with the following conditions:
 - a. Satisfactorily addressing all items in the Township Engineers letter dated December 1, 2023.
 - b. Submittal of a grouting plan and technical specifications for mine grouting activities prior to final approval and that no site construction be allowed until receipt of such documents and review and approval by the Township Geotechnical Engineer.
 - c. Submittal of a letter from a Geotechnical Engineer at the end of the project stating that all work was done in accordance with the Geotechnical report.
 - d. A waiver of Section 9-127.1. A and 1.B of the Standards of Grading is granted to allow for 2:1 slopes greater than 20' in height without benching. The Township Geotechnical Engineer has reviewed and recommends approval of this waiver.

The Planning Commission has reviewed and recommends approval of the Subdivision and Land Development plan and the requested waiver.

Motion was made by Commissioner Benvenuti, seconded by Commissioner Cupples to approve the Preliminary Major Subdivision and Preliminary Major Land Development with conditions for Woodville Associates for Neville Park Phase II as stated above. By unanimous vote, the motion passed.

10. Consider action to set a public hearing date of Monday February 26, 2024 at 6:00 pm for the proposed Digital Billboard Ordinance Amendment.

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples to set a public hearing as stated above. By unanimous vote, the motion passed.

11. Consider action to grant Preliminary and Final Major Land Development approval to New Potato Creek Holdings LLC for the construction of a Tidal Wave Car Wash at 1199 Washington Pike with the condition of addressing all items in the Township Engineers Letter dated December 8, 2023 and to approve the following waivers:

- a. A waiver from Section 22-804, Sidewalks, to eliminate the installation of a sidewalk along the access road.
 1. A waiver from Section 22-910.A to exceed the allowable light spillover onto adjacent properties.
 2. A waiver from Section 27-2102.A to exceed 5 footcandles of lighting beneath the canopies.

The Planning Commission has reviewed and recommends approval of the Land Development Plan and also the requested waivers.

Commissioner Chiurazzi questioned 11a. Sidewalks. If the sidewalks are waived, then we should get something in return that beautifies Collier Township. What would the developer do in lieu of this?

Lauren Breslin of Bohler Engineering approached the Board stating the sidewalk is along the property line of Eat N Park. In lieu of the sidewalk, we could put in a row of trees.

A discussion took place as to where the sidewalk would be located. PennDot will be putting in a sidewalk along Route 50.

Commissioner Chiurazzi reminded Ms. Breslin there needs to be Collier Township branding.

Ms. Breslin stated they could plant red bud trees along there and they have great color in Spring and Fall.

Commissioner Cupples stated bushes might be nicer than trees.

Commissioner Chiurazzi advised Ms. Breslin to communicate with Mr. Caun as to what is being done and we hope the neighbors will be happy.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples to approve the Preliminary and Final Major Land Development for New Potato Creek Holdings LLC with conditions as stated above. By unanimous vote, the motion passed.

Commissioner Chiurazzi stated he would love the Engineers to put in their letters that they are branding Collier Township.

12. Consider action to grant Preliminary Major Land Development approval to Kossman Development for the construction of a PetSmart at the Chartiers Valley Shopping Center with the condition of addressing all items in the Township Engineers Letter dated November 30, 2023. The Planning Commission has reviewed and recommends approval.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Vaughn to approve the Preliminary Major Land Development for Kossman Development with conditions as stated above. By unanimous vote, the motion passed.

13. Consider action to hire Toni Papariella as the Public Works Secretary effective January 2, 2024.

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

Commissioner Chiurazzi advised the managers that we need to talk about hiring another employee in executive session.

14. Consider action on Resolution 010824-01; A Resolution approving the intermunicipal transfer of restaurant liquor license No. R-7597 Lid 108032 into Collier Township, Allegheny County, PA from the Borough of Munhall, Allegheny County, PA to Scar Scar Taqueria, Inc. for use at 1025 Washington Pike, Unit G-4, Bridgeville, (Collier Township), PA 15017.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Benvenuti to approve Resolution 010824-01 as stated above. By unanimous vote, the motion passed.

VI. Account Transfers:

- Approval of the transfer of \$275,000.00 from the General Fund Account to the Capital Fund Checking Account.

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

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

- Invoices Paid, Checks Written and Bills Requested December 21, 2023, to January 8, 2024:
 - General Fund in the amount of \$159,973.97
 - Capital Fund in the amount of \$161,134.28 and
 - Sewer Fund in the amount of \$8,723.24.

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

VII. OTHER BUSINESS:

Mr. Macino stated he wanted to congratulate Mr. Caun on becoming a grandfather again.

Everyone congratulated Mr. Caun.

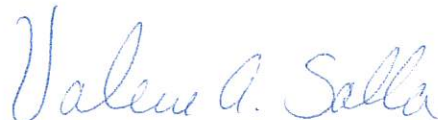
Commissioner Chiurazzi congratulated the new commissioners.

VIII. ADJOURNMENT:

Motion was made by Commissioner Vaughn, seconded by Commissioner Chiurazzi; to adjourn the workshop meeting at 6:48p.m. By unanimous vote of the Board the motion passed.



Wayne M. Chiurazzi, President
Board of Commissioners



Valerie A. Salla
Township Secretary