

**MINUTES**

**COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

**REGULAR MEETING**

**March 25, 2024**

**5:00 P.M.**

- I. CALL TO ORDER:** President Chiurazzi called the meeting of the Board of Commissioners to order at 5:00 P.M.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:**

**BOARD**

Kari Suter – Present  
Gabriel Benvenuti –Present  
Dawnlee Vaughn – Present  
Mary Ann Cupples – Present  
Wayne Chiurazzi – Present

**STAFF**

Michael Santicola, 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 Meeting February 12, 2024**

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

- B. Board of Commissioners Regular Meeting February 26, 2024**

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

### III. REPORTS OF OFFICIALS AND COMMITTEES:

- A. Solicitor**
- B. Engineer**
- C. Management**
- D. Building/Codes**

Commissioner Cupples questioned when the Wet Go will be starting.

Mr. Plietz stated it is still under plan review.

Commissioner Chiurazzi questioned what that means.

Mr. Plietz stated there are some discrepancies and things that are prolonging the permit being issued and until their architect or engineer gets this figured out, it could be a week or month.

Commissioner Chiurazzi questioned if we issue the permit and what is the discrepancy.

Mr. Plietz stated yes and the discrepancy is whatever the problem is with the building whether not meeting code or other issues.

Commissioner Chiurazzi questioned if we are working on this to get it resolved.

Mr. Plietz stated yes.

- E. COG**
- F. Finance**
- G. Parks and Recreation**

Commissioner Chiurazzi questioned what the restrictions on building anything at the Community Center fields. What do we have to do with the government?

Mr. Caun stated it has to be recreation related, owned by the Township. We cannot lease it to any entities. It has to be for the public and for the enjoyment of the public.

Commissioner Chiurazzi stated so when we rent to a soccer association, which is fine, it is not like a lease or an annual thing, is there a time frame on us?

Mr. Caun questioned if Commissioner Chiurazzi remembered when Beadling Soccer wanted it.

Commissioner Chiurazzi stated yes.

Mr. Caun stated that was forbidden. If it is Township owned fields and wanted to lease it every once in a while, to a team, that is fine.

Commissioner Chiurazzi questioned if there is a restriction on time for a lease.

Mr. Caun stated he did not know but he would have to send the request to them.

Commissioner Chiurazzi questioned what the standards are and when do we have to get government approval on anything we do at the Community Center. Is it always or only when it is a three (3) month deal for something like that?

Mr. Caun stated that when working with the government out of Atlanta, National Parks, the minute you say lease, they say no. We need to avoid looking like we are leasing to teams. We do not want to use the word lease because it implies a long-term commitment to a private organization and they will not let that happen.

Commissioner Vaughn stated the Chartiers Valley Girls Softball Team could play their home games there.

Mr. Caun stated he thought they could because it is not a for profit organization. The government would frown on a for-profit organization.

Solicitor Michael Santicola questioned if you could do a single use event there for one day.

Mr. Caun stated he thought you could for a non-profit organization. We can not enter into a long term seasonal wide lease. The park is supposed to be for the enjoyment of the residents.

Commissioner Cupples stated that with Beadling, no one else would be able to use the fields so that was probably why it was turned down.

Mr. Caun stated that was correct. We were going to enter into a contract with a profitable corporation and that is what happened with the cell tower also.

Commissioner Chiurazzi thanked Mr. Caun for the information.

#### **H. Planning/Development/Zoning**

##### **I. Public Safety – Fire**

##### **J. Public Safety – Police**

Commissioner Cupples stated she noticed in the Chiefs report that he needed permission to get body and in car cameras and then questioned if they have been ordered.

Chief Campbell stated he is still waiting on the bids.

Commissioner Cupples stated his report says the old system can no longer be updated and wanted to make sure he is purchasing new equipment.

Chief Campbell stated the current supplier of body and car cameras unexpectedly went out of business. He found this out when he tried to order some new equipment and there are only two (2) major companies doing this and he is getting bids from them. We need to go with something. The equipment we have now is currently working however, there is no hardware or software support and there is no one to help fix any problems that may occur.

Commissioner Cupples stated she saw there where some charges filed at the middle school regarding bullying. She is a big component of anti-bullying and was wondering what the position is of the police. What is done to the person that bullies?

Chief Campbell stated if it is a criminal charge, then the SRO will file a charge and if not, the school has internal discipline that the school handles.

#### **K. Public Works**

Commissioner Cupples thanked Mr. Palmosina for getting the streetlights fixed on Thoms Run Road.

Commissioner Cupples mentioned this is for County Council, there was not a discussion at the meeting with Anita Kulik and Devlin Robinson staff representative about the light at the corner of Forsythe and Prestley. We are hoping that since Newbury in South Fayette is not giving us the turning lane, we would like to have an electronic no left turning sign there to help elevate the traffic that is on Thoms Run Road. This was a suggestion from one of the residents that was brought to me.

Commissioner Chiurazzi asked for an update on Vanadium Road.

Mr. Stanczyk did not have any updates or hear anything.

Mr. Macino stated we have gotten other updates from Penndot but when you ask about Route 50, Penndot says they are getting ready to start. They have not given us a firm date when they will start but they are much further along than we thought they would be. They did have problems getting manhole covers agreed too and got that fixed. This is on Penndot.

Commissioner Chiurazzi questioned if we heard anything about the tracks on Cluxton/Dorrington and is Devlin helping us.

Mrs. Slizik stated she did not get an answer back yet and will follow up again.

#### **L. Sewer Department**

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

#### IV. Public Comment/Comment on New Business Items:

**Debbie Welch, Secretary of Collier Gardens HOA**, 543 Azalea Lane, Bridgeville, PA approached the Board to read and enter into the minutes a letter that was sent to Commissioner Chiurazzi in January of 2024.

Collier Gardens HOA  
100 Neville Park Blvd.  
Bridgeville, Pa 15017

Commissioner Wayne M. Chiurazzi, Esq.  
President  
Collier Township Board of Commissioners  
2418 Hilltop Road  
Suite 100  
Collier Township, PA 15142

January 22, 2024

Dear Commissioner Chiurazzi,

The Collier Gardens Home Owners Association (CGHOA) supports responsible land development within the Township.

The best method of ensuring responsible land development is attained is to have these initiatives strictly adhere to all existing and applicable Township Ordinances.

The Township has expended measurable resources to evolve Ordinances that, if followed, give a developer the best path to reshaping land in a responsible manner.

These Ordinances represent the Township's best estimate that land, so developed, will not threaten township residents or compromise their property.

During the January 8, 2024 Board of Commissioners meeting, the Collier Township Board of Commissioners granted preliminary approval for a land development initiative on Allegheny County Parcels 144-A-1, 145-K-2 and 145-M-1.

This approval included deviations to the existing Township ordinances. Specifically:

1. A variance to Section 27.2111.2 of the Township Zoning Ordinance that regulate vegetation content on steep slopes
2. Actual waiving of Sections 9-127(A) and 9-127(B) of the Township Grading Ordinance that establish bonding requirements for steep slopes.

Before Final Approval is granted for this initiative, the CGHOA trusts the Township Board of Commissioners to act so that the aforementioned land development initiative will strictly adhere to the current Township Ordinances.

Doing so, the CG HOA hopes that the H2O instability issues our members experienced during the 2013 - 2018 time period are not repeated for current or future residents.

Collier Gardens HOA Board of Directors

The letter is also attached to the end of these minutes.

Commissioner Chiurazzi thanked Mrs. Welch.

Commissioner Chiurazzi asked Mr. Caun for an update.

Mr. Caun stated all the GeoTech has been addressed and has been approved.

#### V. New Business:

1. Consider action on bond reduction request #3 for Starbucks at Chartiers Valley Shopping Center. The Township Engineer has reviewed and recommends the Township release the remaining bond amount in its entirety from \$40,782.90 to \$0.00.

Commissioner Chiurazzi stated this place looks amazing with the solar and people are telling him it is empty and questioned if it is open.

Mr. Caun stated it is open but have not done a grand opening yet.

*Motion was made by Commissioner Suter, seconded by Commissioner Vaughn, to approve the bond reduction request #3 for Starbucks as stated above. By unanimous vote, the motion passed.*

2. Consider action on bond reduction request #1 for Chase Bank. The Township Engineer has reviewed and recommends the Township release the remaining bond amount in its entirety from \$299,517.35 to \$0.00 and also to release the landscaping maintenance bond amount in its entirety from \$4,974.15 to \$0.00.

*Motion was made by Commissioner Benvenuti, seconded by Commissioner Cupples, to approve the bond reduction request #1 for Chase Bank as stated above. By unanimous vote, the motion passed.*

3. Consider action on bond reduction request #1 for Chick Fil-A. The Township Engineer has reviewed and recommends the Township release the remaining bond amount in its entirety from \$363,756.80 to \$0.00.

*Motion was made by Commissioner Suter, seconded by Commissioner Cupples, to approve the bond reduction request #1 for Chick Fil-A as stated above. By unanimous vote, the motion passed.*

4. Consider action on bond reduction request #2 for Sheetz. The Township Engineer has reviewed and recommends the Township reduce the remaining bond amount from \$819,389.19 to \$76,034.98 and also release the landscaping maintenance bond amount in its entirety from \$7,327.50 to \$0.00.

*Motion was made by Commissioner Vaughn, seconded by Commissioner Benvenuti, to approve the bond reduction request #2 for Sheetz as stated above. By unanimous vote, the motion passed.*

5. Consider action on Resolution 032524-01; A Resolution approving that the acquisition and subsequent disposition of parcels of vacant property know as Block and Lot number; 264-P-11 (McMicheal Road) would be in accord with the Comprehensive Plan of the Municipality.

Commissioners Chiurazzi and Cupples questioned what this was.

Mr. Caun stated that Mr. Durisko is working on this through the Vacant Property Recovery Program of Allegheny County. We have done many of these. Residents are able to take possession of back taxed properties. This lot is next to a resident that built a new home and it is an unkept lot that he has been taking care of and it is in back taxes for over 20 years and the resident applied to take it over through the program.

Commissioner Cupples questioned if the back taxes have to be paid.

Mr. Caun stated the resident has to pay a fee but was not sure what the fee or back taxes would be, but it is better to get it back on the tax roles.

Commissioner Chiurazzi questioned how this applies to all the Nevillewood parcels sitting out there. They are not owned by Nevillewood.

Mr. Caun stated you get paid per parcel. We could do that but there is no benefit to the Township to take those parcels.

Commissioner Chiurazzi stated there might be a benefit to someone and questioned what the name of the company is that owns the parcels.

Mr. Caun stated CMS. The properties are not worth anything because they are in valleys and have detention facilities on them.

Commissioner Suter stated the person that asked for this, it is along their property and questioned if they are building on it.

Mr. Caun stated it used to be called the side yard program but now is called the vacant property program and there is no build on the property this person is asking for. The properties Commissioner Chiurazzi is talking about have no value to anyone for redevelopment. They are steep slope and all have problems. Mr. Caun recommended Collier not take them over.

Commissioner Chiurazzi stated Collier does not want that, but he did not like the fact there are properties sitting out there that generate zero dollars for the Township.

Commissioner Vaughn stated a few months back we approved a Resolution for run down houses to be torn down and questioned when they will be torn down.

Mr. Plietz stated the Board approved a Resolution for the COG to approve the Grant. This is in the process now and should be raised here any time soon. The one on Thoms Run Road is being actively worked on. Internally we are seeking bids for the cost without the COG because the COG slows the pace down. If we are waiting for Grant money, it could be three (3) years from now. We are trying to push this along and get bids and see what it costs. There are two (2) abandoned vehicles on the property and we want to get them removed to salvage. It is in Court, there is a bench warrant and there is no one recognized that is responding to it. We will see if the Judge will give us some leniency to get the vehicles from the property. We are actively working on these abandoned or blight properties.

Commissioner Chiurazzi questioned how many of these properties do we have.

Mr. Plietz stated in the twenties when he first started here to maybe five (5) now.

*Motion was made by Commissioner Suter, seconded by Commissioner Chiurazzi, to approve Resolution 032524-01 as stated above. By unanimous vote, the motion passed.*

6. Consider action on Resolution 032524-02; A Resolution appointing delegates to the Allegheny County Southwest District Tax Collection Committee as required by Act 32 of 2008.

Commissioner Cupples questioned if we decided who is doing this.

Mr. Macino stated yes and we have a tax collector that is assigned and we have been unable to reach him. The advice he received was to instead of using an individual, we would use positions. The positions are the Manager, the Assistant Manager and the Finance Director would have the option to attend this committee and vote. We would have more than one (1) delegate available. This recommendation was supported by the Solicitor.

Commissioner Chiurazzi stated then this is just a position.

Commissioner Cupples questioned if you have to be bonded.

Mr. Macino stated we do not need bonded because we are only voting, we are not tax collectors. This is only a delegate to this group of about eleven (11) municipalities. This gives a voice on what occurs for our tax collection.

*Motion was made by Commissioner Vaughn, seconded by Commissioner Chiurazzi, to approve Resolution 032524-02 as stated above. By unanimous vote, the motion passed.*

7. Consider action on Resolution 032524-03; A Resolution approving First National Bank (FNB) as a depository for the funds of Collier Township and for any other financial services or financial accommodations FNB may provide to Collier Township from time to time.

Commissioner Benvenuti questioned if this affects the loan with a different financial institution.

Commissioner Cupples stated it does not.

Mr. Macino stated it does not affect the loan with a different financial institution.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve Resolution 032524-02 as stated above. By unanimous vote, the motion passed.*

Mr. Macino stated that Commissioners Chiurazzi and Cupples need to sign a form on the Township's Agreement before they leave tonight.



8. Consider action to hire Benjamin Wenzel as patrolman for the Collier Township Police Department at the prevailing hourly wage rate, effective March 26, 2024.

Commissioner Chiurazzi questioned if we are going to celebrate this.

Chief Campbell stated he is starting tomorrow and hope to have the official swearing in at the next meeting.

*Motion was made by Commissioner Vaughn, seconded by Commissioner Suter, to approve Benjamin Wenzel as stated above. By unanimous vote, the motion passed.*

9. Consider action to retain Babst Calland as the Township labor counsel effective March 26, 2024.

*Motion was made by Commissioner Cupples, seconded by Commissioner Benvenuti, to retain Babst Calland as stated above. By unanimous vote, the motion passed.*

Commissioner Chiurazzi stated he is a fantastic attorney and we have a wonderful team and questioned the Attorney's name.

Commissioner Cupples and Mr. Macino stated Steve Corbel.

Commissioner Chiurazzi stated we can't get any better than Santicola and Corbel.

10. Consider action to retain Case Sabatini as the Township auditing firm effective March 26, 2024.

*Motion was made by Commissioner Vaughn, seconded by Commissioner Suter, to retain Case Sabatini as stated above. By unanimous vote, the motion passed.*

Commissioner Cupples thanked Mr. Macino and Mrs. Slizik for making this happen and we appreciate the work that went into getting this company.

11. Consider action to approve the revised start time of both the Board of Commissioners meetings and the Planning Commission meetings to begin at 5:00p.m.

Commissioner Chiurazzi stated the starting time is not about this Board, it is about our Directors and we took a lot of this into consideration and hope this is better for all of them.

*Motion was made by Commissioner Suter, seconded by Commissioner Benvenuti, to approve the revised start times of the Board of Commissioners*

and the Planning Commission as stated above. By unanimous vote, the motion passed.

12. Consider action to approve the 2024 road improvements and sewer department bids per the recommendation of the Township Engineer.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Suter, to approve the 2024 road improvements and sewer department bids 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 March 11 ,2024 to March 25, 2024:
  - General Fund in the amount of \$384,011.10
  - Capital Fund in the amount of \$12,083.00, and
  - Sewer Fund in the amount of \$48,534.41

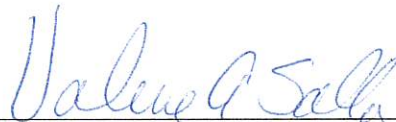
*Motion was made by Commissioner Suter, seconded by Commissioner Chiurazzi, and carried, to approve the General, Capital and Sewer Account items as stated above. By unanimous vote, the motion passed.*

**VII. Adjourn**

*Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to adjourn the meeting at 5:31 p.m. By unanimous vote, the motion passed.*



Wayne M. Chiurazzi – President  
Board of Commissioners



Valerie A. Salla, Township Secretary

**Collier Gardens HOA**

100 Neville Park Blvd.  
Bridgeville, Pa 15017

Commissioner Wayne M. Chiurazzi, Esq.  
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