

MINUTES

COLLIER TOWNSHIP BOARD OF COMMISSIONERS

REGULAR MEETING

April 22, 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 – Absent

- C. **EXECUTIVE SESSION** – Was held to discuss personnel and legal issues.
D. **SWEARING IN** of Officer Benjamin Wenzel by Judge Maureen McGraw Desmet.

Officer Wenzel was sworn and pictures were taken. The Board of Commissioners welcomed Officer Wenzel.

- E. **PROCLAMATION** for the Chartiers Valley Bocce Team.

Assistant Manager, Dana Slizik read and gave proclamations to Coach Courtney Chiurazzi and all the Chartiers Valley Bocce Team.

The Board of Commissioners congratulated everyone and pictures were taken.

- F. **PRESENTATION** was given by Rob Shazer and Travis Stanczyk, Township Engineer of the ballfield plan at Collier Park.

A discussion took place regarding the fields, lights, concessions, parking and the cost estimate being around 8 million dollars to do everything. There was

also discussion about how to build the fields at a lower cost to the taxpayers and whether to have a bond or a loan to pay for them. Revenue coming in from the use of the fields and concessions could help pay for the fields.

The Board would like to see different scenarios and costs for the ballfield plans because if we want the fields there needs to be concessions. The Township could apply for grants, look for sponsorships, rent or leasing the fields and raise taxes.

II. APPROVAL OF MINUTES

A. Board of Commissioners Workshop Meeting March 11, 2024

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

B. Board of Commissioners Regular Meeting March 25, 2024

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

III. REPORTS OF OFFICIALS AND COMMITTEES:

A. Solicitor

Commissioner Cupples asked the Solicitor to start submitting reports. These reports do remain confidential.

B. Engineer

Commissioner Benvenuti questioned if the items from the 2023 road paving contract have been completed.

Mr. Stanczyk there is seeding and backfill that needs to be completed. The Scott's Run tar and chipping was taken off the 2023 contract and will be placed on the 2024 road paving list. Youngblood is due to start in May on the 2024 road paving.

C. Management

Commissioner Cupples thanked the Police, Public Works and all the volunteers that helped with Earth Day. There were 170 bags of garbage collected, 18 tires, tv's and lots of other junk.

The Commissioners thanked the Directors, Administrative Staff and Police for everything they do and gave the Managers permission to have a luncheon for them on Administrative Day.

D. Building/Codes

E. COG

F. Finance

G. Parks and Recreation

Commissioner Cupples informed everyone that at the Friends of Collier Board meeting there was discussion about cameras with license plate readers in the parks costing \$8,600.00. The Friends of Collier Board has offered to pay for one (1) park. Mr. Shazer would like to start with Webb Park.

H. Planning/Development/Zoning

I. Public Safety – Fire

J. Public Safety – Police

Commissioner Cupples questioned if the Police Department received a grant for body cameras.

Chief Campbell informed the Board the paperwork is being completed. The Township has to spend the money to get the money. The District Attorney's Office has given money towards the body cameras and they have also pledged to do cameras at the intersection of Noblestown Road and 179.

A discussion took place regarding the body cameras and how the cost is spread out within two (2) years.

Commissioner Benvenuti asked for clarification on the police car order.

A discussion took place regarding the police cars that were ordered.

K. Public Works

Commissioner Cupples met with Congressman Deluzio regarding flooding in Collier. Congressman Deluzio is meeting with all communities affected by the flood along with the Army Corp of Engineers. Mr. Palmosina is going to get all the flooding issues together in Collier. She thanked the Public Works Department for working with the flooding issues.

Commissioner Chiurazzi thanked the Public Works Department for everything they do.

L. Sewer Department

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

IV. Public Comment/Comment on New Business Items:

Terry Bell of 793 Marigold Court and spokesperson for the Collier Gardens HOA Board approached the Board with four (4) questions regarding the conditional approval that is coming up.

Question 1: Does the application for this conditional approval include the variance granted by the Township's Zoning Hearing Board in July of 2023 relative to the vegetation of steep slopes?

Question 2: Is the Township waiving Chapter 9-127 of its ordinance for this approval? The waiver was recommended by Garvin, Boward, Beitko in it's July 13, 2023 and July 18, 2023 engineer review reports. If so, what is the exact nature of the waiver?

Question 3: Does this final application include an approved mine grouting plan?

Question 4: Does this application come with written evidence that compliance with all other applicable Township, County, State or Federal regulations or permits? An approved soil erosion and sedimentation erosion control plan, an NPDES permit and an NPDES permit number?

Mr. Caun stated the following:

- Question 1 on the application. We did reach out to Garvin, Boward, Beitko on the Township's behalf and as the Geotech for the Township, he recommended the waiver. The waiver is part of the approval.
- Question 2. The waiver is part of the approval.
- Question 3. Mine grouting plan. They did submit a plan. Mr. Stanczyk stated Garvin, Boward, Beitko reviewed this.
- Question 4: Mr. Caun did not know if they had the NPDES permit yet. Mr. Stanczyk stated they probably did not have this because they are waiting for approval.

A person from the audience stated they had their application meeting with the conservation district last week to go over everything and they will be submitting it in a couple of weeks.

Mr. Bell questioned the NPDES permit and stated it is a technical violation of the Ordinance. The Ordinance says for you to make this final approval, you have to have this permit and they do not have it yet.

Mr. Caun stated the application has been made.

Mr. Bell stated it has not been approved.

Mr. Stanczyk stated it is a conditional approval.

Mr. Caun stated you never get the NPDES before it is approved. We need to change the Ordinance.

Mr. Bell agreed the Ordinance needs changed but as for know it reads you have to have the NPDES permit.

Mr. Caun stated the Township can do a conditional approval before the NPDES permit is received.

Mr. Santicola stated this is a conditional approval and they have to have a NPDES Permit and any language that is on the agenda has to state a conditional approval.

Mr. Caun stated it is on the condition that they comply with the GTE letter which covers that issue.

Mr. Bell then spoke on the ballfield plan and stated that Commissioner Cupples was correct that you have to do as much as you can up front otherwise it will cost a lot more. It is correct on getting sponsorships.

A discussion took place regarding the ballfield plan.

Chip Misner of 2 Dorothy Street approached the Board with his concerns of flooding to his property. It has been 13 years that his property is being flooded from the retention pond and would like to have this addressed. He would like to know why it is taking 13 years to solve a problem. He has gotten flooded from the retention pond twice in the last 2 weeks. April 2nd and April 11th. He met with Mr. Palmosina and Mr. Stanczyk last August. We had something happen in September but then absolutely nothing has happened in 13 years. The pond still floods. It stopped raining when the fire department came out on April 11th and the water was at his garage so it didn't make it into the basement. He would like to get a concrete plan in the future. Are we going to address this or not address it and he will have to take his concerns somewhere else. He needs to know this because it has been too long. 13 years.

Commissioner Chiurazzi stated what suggests it is somehow Collier's issue.

Mr. Misner stated it is and always has been.

Commissioner Chiurazzi stated he does not know if it is. Nobody has come to the Board.

Mr. Misner stated that Commissioner Chiurazzi has said that before.

Commissioner Chiurazzi stated no one has brought this to this Board that it is a Collier issue.

Mr. Misner stated he brought this three (3) years ago to Commissioner Chiurazzi's attention himself and Commissioner Chiurazzi says the same thing.

Commissioner Chiurazzi stated he needs to be told it is a Collier issue.

Mr. Misner stated how could it not be a Collier issue? The Board had the information three (3) years ago. Everyone knows this that has been sitting here from three (3) years ago.

Commissioner Chiurazzi stated we rely upon our Directors and our professionals and no one has sat there and said this is an issue that Collier has to take care of and if it is, we need to know that and questioned where we are on this.

Mr. Palmosina stated Public Works has continued to clean it out and he believes it has something to do with the new development up there and believes the pond is incorrectly built. For some reason, that pond was built to hold the water and it is a big slope and it does not hold the water. He was there at the last storm and the water just goes.

Commissioner Chiurazzi stated the Township professionals need to tell us it is a Collier issue; we need to get a solution. We need to get an answer.

Commissioner Cupples stated she knows Public Works has tried to clean it out and has looked at the pipe. She did not know why but knows they have been working on it.

Commissioner Chiurazzi asked that the Township figures this out within the next week or so. We need to get the engineers down there and get to a solution.

Mr. Palmosina stated he felt it is the pond. The previous engineers thought it was not, but he believes the pond is not working correctly.

Commissioner Chiurazzi questioned if it was a Township pond.

Mr. Palmosina stated it is the developers, Patel, pond.

Commissioner Chiurazzi stated it is not the Township's pond and it is not Collier's issue and this is where it gets sticky that we are taking on someone else's liability and we look terrible to you. The taxpayers will say what is the Township fixing this pond for and not fixing their pond.

Commissioner Chiurazzi stated the Township needs to get Mr. Misner an answer. We have an obligation to the Township and if there is a pond that someone else owns, that could be the stumbling block.

V. New Business:

1. Consider action to approve the Final Land Development and Final Subdivision application of Woodville Associates for Neville Park II, Phase One with the condition of satisfactorily addressing all items in the Township Engineers letter dated April 9, 2024, and also all review letters from Garvin Boward Beitko Engineering. The Planning Commission has reviewed and recommends approval.

Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to approve the final land development and final subdivision application of Woodville Associates for Neville Park II as stated above. By unanimous vote, the motion passed.

2. Consider action to approve a bond release in its entirety for Bank of America as recommended by the Township Engineer.

Motion was made by Commissioner Benvenuti, seconded by Commissioner Suter, to approve the bond release for Bank of America as stated above. By unanimous vote, the motion passed.

3. Consider action to approve a PRD revision for Lot #208 Settlers Pointe as requested by Stambrosky Homes to allow a covered porch to encroach 10 feet into the 35' rear yard setback.

Motion was made by Commissioner Vaughn, seconded by Commissioner Cupples, to approve the PRD revision for Lot #208 Settlers Pointe as stated above. By unanimous vote, the motion passed.

4. Consider action to adopt Ordinance #735; an Ordinance accepting dedication of Francis Way within the Sunrise Junction Plan of Lots as public streets and appurtenant storm sewers.

Motion was made by Commissioner Suter, seconded by Commissioner Benvenuti, to adopt Ordinance #735 as stated above. By unanimous vote, the motion passed.

5. Consider action to adopt Ordinance #736; an Ordinance accepting dedication of Trailside Drive within the Sunrise Junction Plan of Lots as public streets and appurtenant storm sewers.

Motion was made by Commissioner Suter, seconded by Commissioner Cupples, to adopt Ordinance #736 as stated above. By unanimous vote, the motion passed.

6. Consider action to set a public hearing date of Monday, May 20, 2024, at 4:30 p.m. for the proposed Digital Billboard Ordinance amendment.

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

7. Consider action to amend the Official Sewage Facilities Plan to include PetSmart at the Chartiers Valley Shopping Center.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Cupples, to amend the Sewage Facilities Plan as stated above. By unanimous vote, the motion passed. ** This is Resolution 042224-01 ***

8. Consider action to approve the Employee handbook.

Motion was made by Commissioner Cupples, seconded by Commissioner Suter, to approve the Employee Handbook. By unanimous vote, the motion passed.

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

- Invoices Paid, Checks Written and Bills Requested April 9 ,2024 to April 22, 2024:
 - General Fund in the amount of \$384,211.30
 - Capital Fund in the amount of \$26,818.32 and
 - Sewer Fund in the amount of \$759,516.05

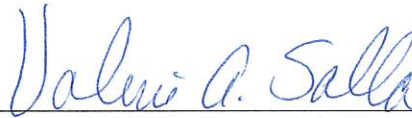
Motion was made by Commissioner Benvenuti, seconded by Commissioner Vaughn, and carried, to approve the General, Capital and Sewer Account items as stated above. By unanimous vote, the motion passed.

VII. Adjourn

Motion was made by Commissioner Vaughn, seconded by Commissioner Suter, to adjourn the meeting at 6.26p.m. By unanimous vote, the motion passed.



Wayne M. Chiurazzi – President
Board of Commissioners



Valerie A. Salla, Township Secretary

