



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

COLLIER TOWNSHIP - BOARD OF COMMISSIONERS

WORKSHOP MEETING MINUTES

May 12th, 2025

5:00 P.M.

I. CALL TO ORDER

Meeting called to order at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

The following Commissioners were present for this meeting:

Commissioner Wayne Chiurazzi, President of the Board
Commissioner MaryAnn Cupples, Vice-President of the Board
Commissioner Dawnlee Vaughn
Commissioner Gabriel Benvenuti
Commissioner Kari Suter

Additionally present were the following members of Township staff:

George Macino, Township Manager
Amy Medway, Township Secretary

C. EXECUTIVE SESSION

Executive session was held from 4:15 PM to 5:00 PM concerning legal and personnel issues.

II. Board Discussions for Committees (2025)

A. Administration/Public Affairs (Dawnlee Vaughn and MaryAnn Cupples)



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Review of managerial and administrative activities. The new Collier Township administration sign has been arranged to be installed on the week of May 19th. The Civil Service Commission will be holding a meeting on May 14th to begin the process of compiling a list of candidates to fill future open positions on the police force. The HVAC company Bactronix will perform a thorough cleaning of the administrative HVAC system for the first time since its installation.

The severe storms on April 29th caused a loss of power, phone, and Internet connection at the Township building. While the Township's staff were able to rely on their iPhones and tablets to continue serving the community, the idea for a generator to power the police department, sewer department, and administrative department in the event of a loss of electricity was suggested, as this has been approached before due to multiple power outages but the cost of such an industrial-sized generator was considered prohibitive. Discussion was held concerning the merits and costs of the idea, with Commissioner Chiurazzi suggesting that if there was a way to leverage the purchase of the Township's generator to have a company provide bulk generator purchases to reduce costs for residents also affected by frequent power outages, such an idea would be worth researching provided there are no legal issues that could arise from it. This may not be possible through the Township's bidding process due to the associated specifics when bidding for government projects, but the Southwest Regional Chamber of Commerce may be a good source of information concerning something like this. Mr. Macino will have a follow-up meeting with Tom Plietz and Mitch Montani to determine the specifications and see if something like this would be an option.

B. Building/Codes (MaryAnn Cupples and Kari Suter)

Review of Building and Codes report, issued permits and occupancies, and code enforcement items. Discussion was held concerning the entry of a new business in the former Big Lots location.

C. Council of Governments (Gabe Benvenuti and Kari Suter)

Review of COG meeting minutes from 4/17. North Fayette has implemented an autism care center for supporting parents who have children with autism. This is not limited solely to residents of North Fayette—any interested individual can utilize this service. The next COG meeting is scheduled for 5/15 at 6:30 PM at the Community Center, where Collier will be hosting. Discussion was held concerning how to potentially spruce up the



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Community Center if needed and to ensure that everything is in top shape to impress the COG attendees and showcase Collier Township as a community that takes pride in its facilities and residents.

D. Finance (Gabe Benvenuti and Wayne Chiurazzi)

Review of Finance department report and routine finance matters, with appreciation from Commissioner Benvenuti for Collier's Finance Director, Greg Butler, for taking the time to review, reconcile, and correct the budgets and accounts from the prior year to ensure that all budgets are kept up to date. The Board also expressed appreciation for Mr. Butler's thorough corrections and attention to detail concerning the Finance department and for Commissioner Benvenuti for his attention and comprehension of the Finance department operations. General fund revenues are expected to be bolstered once property tax revenues begin to come in.

E. Parks & Recreation (Kari Suter and Dawnlee Vaughn)

Review of Parks and Recreation report, including routine maintenance, current event successes, and upcoming events and programs.

F. Planning/Zoning (MaryAnn Cupples and Kari Suter)

Zoning Board will meet on Tuesday, May 20th for 550 Mayer Street concerning operating a retail store at that location and the Presto Quick Stop concerning operating a seasonal ice cream truck at an adjacent lot. The Planning Commission will meet with Mackin Engineering for an update to the existing zoning ordinance and to update the Subdivision and Land Development Ordinance (SALDO). They will also meet with HRG to update the traffic impact program. The next Planning Commission meeting will be held on Tuesday, 6/24, in observance of Memorial Day taking place in late May.

Discussion was held concerning the appearance of the billboard on I79 and the replacement of the existing entrance signs with larger upgraded signs as part of the Comprehensive Plan implementation.

G. Public Safety (Wayne Chiurazzi and Dawnlee Vaughn)

Review of routine fire department responses and calls, with a police report to be provided



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at future workshop meetings. Question was addressed concerning the expense of cameras on police cars through Axon and body worn cameras. Recognition provided to Dan Wauthier of the Presto Volunteer Fire Department for putting out a post on Facebook detailing how the Board assisted the fire department by providing enough funds to staff the fire department with paid individuals.

H. Public Works (MaryAnn Cupples and Kari Suter)

Review of routine maintenance by Public Works Department, including handling of resident requests, pothole patching and road maintenance, installation and repair of signs, and park maintenance and repairs. The Paving Program is scheduled to begin starting 5/15. A list of trees was created for emergency management to review and significant cleanup was completed after the storm with 103 loads of yard waste removed. 11 loads of yard waste was removed as part of Collier Clean-Up Day.

Recognition was provided to Jeff Chilleo for his first successful emergency managed as the Township's official Emergency Management Coordinator. Recognition was provided to Tim Ault for his excellent performance at the Collier Cleanup Day.

I. Sewer Department (Gabriel Benvenuti and Dawnlee Vaughn)

Review of Sewer Department report, including received sewer tap applications, dye tests, current violations, and CCTV camera pipe footage review.

III. Public Comment/Comment on New Business Items

Sam Yurchak of 71A Noblestown Road: Mr. Yurchak attended the previous Board of Commissioners meeting to discuss the vibrations that he feels within his property, and he attended this meeting to reiterate certain facts and restate that he is still experiencing problems due to these vibrations. The vibrations are still being felt in his front yard, back yard, his home, and the neighboring home where his brother lives. He feels them at all hours of the day, with certain vibrations picking up over the course of the day and night corresponding with lights and vehicle movement from Industrial Way, though this is by no means the definite cause. Mr. Macino explained for the Board's benefit that he has been working with Mr. Yurchak in attempting to ascertain any cause of these vibrations, most recently investigating for mine subsidence and any streams, springs, or drainage under the property. All investigations have been to no avail: despite multiple visits by different



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individuals and the involvement of Code Enforcement and the police, no one except Mr. Yurchak is able to feel any vibrations. The next possible follow-up action is to refer back to Gibson-Thomas Engineering to see if there is any additional information they can provide and to contact the County to see if their staff is able to perform any tests or take any further action to investigate for Mr. Yurchak, as the Township's ordinance states that vibrations must be able to be felt or sensed without the use of tools or measuring devices to constitute a nuisance occurrence. Commissioner Chiurazzi assured Mr. Yurchak that insofar as the vibrations constitute a problem caused by the Township, they will be investigated and the root cause determined; however, since it largely appears that this does not involve the Township, the Township is approaching limitations as to what else can be done, although any remaining steps such as contacting the Township's engineer and potentially escalating the matter to Allegheny County will still be completed as far as they are able.

IV. New Business

1. Motion to approve the 2025 First Quarter payment to the Allegheny County Sanitary Sewer Authority (ALCOSAN) in the amount of \$715,058.64.

Motion to approve made by Commissioner Cupples, seconded by Commissioner Suter. All ayes, motion carried.

2. Motion to approve Evan Grimes and Francesco Gaccetta as Public Works' part-time summer workers at the approved rate of \$16/hour.

Motion to approve made by Commissioner Vaughn, seconded by Commissioner Suter. All ayes, motion carried.

V. Approval of General, Sewer and Capital Account items

Invoices Paid, Checks Written and Bills Requested from April 28th, 2025, to May 12th, 2025:

- General Fund in the amount of \$146,902.54
- Capital Fund in the amount of \$446.94
- Sewer Fund in the amount of \$716,558.50



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Motion to approve invoices, checks, and bills by Commissioner Suter, seconded by Commissioner Benvenuti. All ayes, motion carried.

VI. Adjournment

Motion to adjourn made by Commissioner Cupples, seconded by Commissioner Vaughn. All ayes, meeting adjourned at 5:41 PM.