

Union Township Board of Supervisors
Non-Legislative Meeting
June 12, 2019
7:00 pm

The Union Township Board of Supervisors meeting was called to order by Chairperson, Heather Daerr. Pastor Ken Barner, from Crossroads Ministries Church delivered a moment of prayer. The pledge of allegiance was recited.

Board Members in attendance by roll call were Richard Lawson, Paul Chasko, Robert Dooley, and Heather Daerr. Charles Trax was absent.

Also, in attendance, Gary Sweat-Solicitor, Nicole Wright-Secretary/Treasurer, Jessica Barringer-Engineer, Jarrod D'Amico-Zoning/Code Enforcement Officer, Ken Puglisi-Road Superintendent, and Ryan Lenzi-City of Monongahela Police.

Mr. Steven Roth, from Roth Acoustical Spoke with the Board of Supervisors, Engineer, Solicitor, and Zoning/Code Official regarding his qualifications and professional background as Sound Engineer. The Board of Supervisors and professional contracted services spoke with Mr. Roth about low frequency nuisance noise issues and his experience with helping mitigate those problems.

Public Comment on Agenda Items:

George Powell: 4297 Finleyville Elrama Road, Finleyville PA. Mr. Powell expressed his opinion regarding the new Road Superintendent and the good work getting done by the Road Department. Mr. Powell expressed his opinion about the roadside mowing.

Joe Gugliotti: (No Address Given) Mr. Gugliotti expressed his opinions and concerns regarding the Stormwater holding ponds at the Shire Plan in Union Township.

Larry Krempasky: (No Address Given) Mr. Krempasky expressed his opinion and concerns regarding both Stormwater holding ponds at the Shire Plan in Union Township.

Long discussions ensued amongst the Board of Supervisors, Solicitor, Engineer, Road Super Intendent, Zoning/Code Official, Mr. Krempasy, and Mr. Gugliotti regarding the Stormwater ponds located in the Shire housing plan.

Pete Guido: (Tuscany Estates) Mr. Guido questioned the Board regarding the status of Maronda Homes building phase five at Tuscany Estates. Mr. Guido also questioned the Board regarding Union Township adopting the roads and infrastructure once phase five is complete.

Road Superintendent, Ken Puglisi updated the Board of Supervisors regarding the status of slide repair on Lobbs Run Road. Mr. Puglisi stated the Board of Supervisors and Union Township Road Department has saved tax payers over 100k. Next, Mr. Puglisi informed the Board he needs more guide rail. He also asked the Board to consider allowing him to stock pile about 20 panels at the Nike site. He stated he will utilize the guiderail on additional scheduled projects.

City of Monongahela Police Officer, Ryan Lenzi reported to the Board of Supervisors regarding the calls for service, accidents, charges, criminal complaints, overdoses, and arrests for the month of April.

Zoning/Code Official, Jarrod D'Amico asked the Board of Supervisors to consider allowing him to keep continuing the court hearings for the open citations for the stormwater ponds at the Shire. Next, Mr.

D'Amico reported violation notices have been sent to the property owners around Ray Lane. Two notices were received, one refused, one pending pick up. Mr. D'Amico stated citations will be filed once the thirty-day notice period expires. Next, Mr. D'Amico reported Union Gardens has responded to the notice regarding their Stormwater Pond. Moving forward Mr. D'Amico reported Judge Petit has given the Finleyville Airport forty-five days to locate the gas company that installed the drain pipes on their property that are causing the flooding issues from the Airport. Next, Mr. D'Amico reported Earl Danielson was fined \$1,000.00 by Judge Petit for the Stormwater pond at Tuscan Estates. Mr. D'Amico plans to file a daily citation once the appeal process time lapses. Next, Mr. D'Amico reported on the permits issued for the month. Moving on, Mr. D'Amico stated the Zoning Hearing Board granted five variances to the Hindman's last month to build a two-story garage on their property. Lastly, another Zoning Hearing Board Hearing is scheduled for June 18, 2019 for Mr. Sherrod, on Stone Church Road to build an accessory structure on a parcel that does not have a primary structure.

Engineer, Jessica Barringer updated the Board of Supervisors on the ponding issues on Railroad Street. Next, Ms. Barringer reported she has sent the letter to PA American water regarding the paving done on Belmont without permitting. She is still waiting for a response. Next, Ms. Barringer reported the comprehensive drainage plan prepared for Coal Bluff drainage repair would be about \$14,000.00. Lastly, Ms. Barringer reserved the right to speak about agenda items as they were discussed.

Solicitor Gary Sweat reported he has received the notice for the Township to participate in a pre-hearing conference on August 2, 2019 at 10:00am with an administrative law judge for the Public Utility Commission concerning the application of Duquesne Light to reconstruct the Elrama substation. Solicitor Sweat noted he would need any direction if the Board if the Township wants to register any type of objection. Next, Mr. Sweat stated he has prepared a memo for the Board of Supervisors regarding the collective bargaining agreement with Local 205. Next, Attorney Dwight Ferguson for the Bartolotta property would like to schedule a meeting with the Township regarding their Stormwater pond. Next, Mr. Sweat updated the Board on the Barna litigation. Judge Emery suggested the Township dye test the surrounding properties on Finley-Elrama Road. Solicitor Sweat stated action needs to be taken. Next, Mr. Sweat reported he has sent a letter to Senate Engineering regarding the Act 537 study. Lastly, Mr. Sweat stated he has the Balogh settlement that needs to be signed by the Chairperson.

The following items were on the agenda for discussion and approval:

- A. NVR Request for Access Road and Bond Agreement
- B. EQT McIntosh Compressor Station
- C. Approve/Deny Change of Address Ordinance Verbiage and Advertisement
- D. Approve/Deny Dave Barkey Resignation
- E. Approve/Deny 2nd QTR 2019 Police Contract Payment in the Amount of \$90,321.25
- F. Approve/Deny 3rd QTR 2019 Police Contract Payment July 1, 2019, in the Amount of \$90,321.25
- G. Approve/Deny Finleyville Vol. Fire Dept. Request for Fireworks Display on Friday, July 26, 2019, Conditioned Upon Certificate of Liability Insurance Issued to Union Township.
- H. Approve/Deny Road Department Purchase of Rain & Safety Gear from Mon Valley Safety Supply.
- I. Approve/Deny Verbal Quote for Park Cleaning from Bob Manko in the amount of \$50.00 per Cleaning.
- J. Approve/Deny Reimbursement in the amount of \$349.95 to Asst. Secretary/Treasurer, Joan Carmen for 2019 QuickBooks Pro.
- K. Approve/Deny Filling Manholes at Maple Avenue Nike Site with Dirt.
- L. Approve/Deny 2019 Paving Project Bid Package and Advertisement

- M. Approve/Deny Secretary, Nicole Wright & Zoning/Code Official Jarrod D'Amico Recommendations for Updating Township Fee Schedule for Expediting Change of Address Permits, Municipal Lien Letters and Non-Sufficient Funds Fee for Returned Checks.
- N. Approve/Deny Payment of GWS, LLC Invoice in the Amount of \$2,250.00.
- O. Approve/Deny Accounting Action Recommendations
 - *Discuss Separate Account for Real Estate Tax Collection
 - *Discuss Savings Options with Brentwood Bank
 - *Discuss Escrow Fund Minimum Balances
- P. Approve/Deny Sound Engineer Quote
- Q. Approve/Deny Jumping Jack Quotes
- R. Approve/Deny Emergency meeting to discuss Act 537 & Finley-Elrama Road Sewerage Issues.
- S. Discuss Correspondence with Stacie Chornak for DCNR Grant
- T. Discuss WESA Liens, Tap Fees and Outstanding Balances
- U. Discuss Veterans Memorial Park New Rules and Regulations
- V. Discuss Payment for Zoning Hearing Board Members
- W. Discuss employee handbook update and circulation
 - *Employee Comp Time
 - *Employee Personal & Sick Time
- X. Discuss Insight Pipe Contracting Using Twp. Property for Truck Staging
- Y. Discuss EQM Gathering Option Agreement for Township Property
- Z. WCATO 2019 County Convention
- AA. Discuss petition of Duquesne Light Company
- BB. Discuss Mingo Circle Sewage Package Plant Costs
- CC. Discuss iPad
- DD. Discuss Jamie Williams Refund Request
- EE. Any Additional Items.

Discuss Next Steps on Open Items:

- Stormwater Pond Progress
- Diliscia Property
- Elrama Sewage Property Liens
- Elrama Sewage Uncollected Tap Fees
- Finleyville-Elrama Road Catch Basins
- Sunoco-Patterson Road Paving/Restoration of Road Project
- Ringgold Middle School
- Veterans Memorial All Purpose Field-Fence
- Abandoned Homes List
- Ridge Avenue Culvert Cement Plate
- Parks & Rec Request for Fence at Veterans Park
- Meadow Avenue Curb Installation, Catch Basins & Pipe
- 64 & 74 McChain Road Drainage
- Maronda Home Lots in Tuscany Development
- Paving Project
- Consideration Adding Rental Property-Chapter 202 to Occupancy Permit-202.7
- Township Credit Card
- Discuss Accident Procedures-Road Super/Master
- Nike Site Electrical Quotes

- Discuss Properties on Gilmore Road
- Sound Study Engineer
- Discuss Employee Handbook Changes and Circulation
- Ray Lane Stormwater
- Ridge Avenue Drainage, Inspection, and Recommendations
- Amendment to Purchasing Handbook
- Veterans Memorial Plaque
- IPADS/Laptop
- Vacation of Gilmore Road vs. Reclamation of Gilmore Road
- Dossse Property Rezoning/NVR Property Rezoning/Amendment to Union Township Zoning Map
- Clarification of Laser Level Purchase in 2017
- Pleasant View & Coal Bluff Slide Repair
- Employee Comp Time
- CDBG Funds
- Nike Site Dangerous Structures
- Purchase of Shelves for Container
- Letter to WCSC Regarding Sewerage Enforcement Letter for Finley-Elrama Road Properties
- Any additional items

Representatives from Civil Environmental Consultants were present at the Board of Supervisors meeting. Bill Moldaven, Brian Brentzel and Tom Shay were present to reintroduce the NVR/Ryan Home project to the Supervisors. Mr. Moldaven explained the new vehicular circulation concept pattern to the Board of Supervisors. Mr. Brian Brentzel spoke to the Board regarding alternative methods to the Townships requirements regarding a performance bond asking the Board to consider a set aside agreement. Discussions amongst the Board, Solicitor, and Developers ensued regarding project updates and a possible set aside agreement.

Motion to approve scheduling a meeting with EQT officials, and Union Township and Steven Roth regarding noise issues, pending Solicitor Sweat reviewing Mr. Roth's proposal.

Motion by Richard Lawson, Second by Heather Daerr

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried.

Motion to approve the change of address ordinance verbiage and advertisement.

Motion by: Heather Daerr, Second by Paul Chasko

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried.

Motion to accept Dave Barkey resignation.

Motion by Robert Dooley, Second by Richard Lawson

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried.

Motion to approve 2nd QTR 2019 Police contract payment in the amount of \$90,321.25.

Motion by Heather Daerr, Second by Robert Dooley

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried.

Motion to approve 3rd QTR Police contract payment for July 1, 2019 in the amount of \$90,321.25.
Motion by Robert Dooley, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried.

Motion to approve Finleyville Volunteer Fire Department request for fireworks display on Friday, July 26, 2019, conditioned upon certificate of liability insurance being issued to Union Township.
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-ABSTAIN, Heather Daerr-YES. Motion Carried.

Motion to approve purchase rain and safety gear from Mon Valley Safety Supply not to exceed \$500.00 and have Road Department Employees sign for gear.
Motion by Richard Lawson, Second by Robert Dooley
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried.

Motion to approve verbal quote for park cleaning from Bob Manko in the amount of \$50.00 per cleaning.
Motion by Heather Daerr, Second by Paul Chasko
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried.

Motion to approve reimbursement in the amount of \$349.95 to Assistant Secretary/Treasurer, Joan Carmen for 2019 QuickBooks Pro.
Motion by Paul Chasko, Second by Robert Dooley
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried.

Motion to approve filling manholes at the Maple Avenue Nike site with dirt.
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried.

Motion to approve 2019 Paving Project and bid package and advertisement, removing Lobbs Run from the bid package and approving Harshman CE Group to get 3 separate quotes for paving on Lobbs Run
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve Secretary, Nicole Wright and Zoning/Code Official Jarrod D'Amico to work together for recommendations in updating the Township Fee Schedule for expedition fees for Change of Address Permits and Municipal Lien Letters, and non-sufficient fees for returned checks.
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve payment of GWS, LLC invoice in the amount of \$2,250.00
Motion by Robert Dooley, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve opening a separate bank account with Brentwood Bank for Real Estate Tax collection.
Motion by Richard Lawson, Second by Robert Dooley
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve Secretary/Treasurer Nicole Wright working with Clayton Kinlan to obtain information from Brentwood Bank for saving options.
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Approve jumping jack quote from KLD Construction in the amount of \$2,400.00
Motion by Richard Lawson, Second by Heather Daerr
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve Jarrod D'Amico to move forward immediately with the dye testing of the properties on Finley-Elrama Road.
Motion by Heather Daerr, Second by Richard Lawson
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Agenda item T. Secretary/Treasurer, Nicole Wright updated the Board of Supervisors about the progress on the research on the unpaid sewer taps for the Elrama Sewerage Project. Mrs. Wright asked the Board to consider Township administrative Employees contacting the property owners via written notification and possibly setting up a payment plan.

Supervisor, Heather Daerr reported she, Supervisor Lawson and Secretary/Treasurer, Nicole Wright attended a meeting with representatives from the West Elizabeth Sanitary Authority regarding a rate increase. The rate increase was voted on by the Sanitary Authority Board. Mrs. Daerr stated the rate increase for the residents in Elrama did not come from the Union Township Board of Supervisors.

Agenda item U. Secretary/Treasurer, Nicole Wright asked the Board to consider changes to the rules and regulations regarding the rental procedures at the Veterans Memorial Park. Mrs. Wright asked the Board to consider a rate increase from \$75.00 to \$100.00 for Union Township residents, \$155.00 for non-residents due to the increase in cleaning fees. Mrs. Wright also asked the Board to consider policy changes regarding clean up procedures. Next, Mrs. Wright asked the Board to revisit the rental agreement with the Ringgold Area Youth Soccer Association. Road Superintendent, Ken Puglisi stated a Road Department employee spent four hours last week cleaning two restrooms. Mr. Puglisi also stated upon morning inspections of the park, he has found that the soccer association has not locked the restrooms after use during weekday evening practices.

Motion to approve changing the locks at the Veterans Memorial Park.
Motion by Heather Daerr, Second by Robert Dooley
Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve Ken Puglisi to speak with the RAYSA President regarding Veterans Park use.
Motion by Heather Daerr, Second by Richard Lawson

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to amend Zoning Hearing Board payment scheduled for members to receive \$45.00 per hearing attended not to exceed the monthly stipend payable to the Board of Supervisors according the Second-Class Code.

Motion by Robert Dooley, Second by Charles Trax

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-ABSTAIN. Motion Carried

Agenda item X. Supervisor Heather Daerr reported Insight Pipe Company has been contracted by Peters Creek Sanitary Authority to jet specific sanitary lines in Union Township. Insight Pipe Company is using Supervisor Richard Lawson's property as an equipment staging area. The company offered payment to Mr. Lawson. Mr. Lawson declined payment. Insight has agreed to flush additional pipes for Union Township. Solicitor Gary Sweat stated if Road Superintendent, Ken Puglisi is present while pipes are being flushed he sees no problem with a barter that will benefit Union Township.

Agenda item Y. Solicitor Sweat stated he will review and make a recommendation to the Board possibly at the next meeting.

Agenda item BB. Engineer Jessica Barringer reported three options for a package plant have been put together. Harshman CE Group, LLC. has a meeting scheduled with the DEP to review outlet locations? The three package plant designs are based on size and location. Essentially the further down stream the plant goes the more homes will be sewered. The Board received preliminary cost and plans for review.

Motion to deny refund request to Jamie Williams.

Motion by Heather Daerr, Second by Richard Lawson

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to authorize the purchase of twenty guiderails not to exceed \$1,900.00.

Motion by Heather Daerr, Second by Richard Lawson

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve the purchase of fourteen guiderail posts not to exceed \$700.00.

Motion by Heather Daerr, Second by Robert Dooley

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Motion to approve Solicitor Gary Sweats office to contact Kim Gales requesting the stormwater pond drawings for Giant Eagle.

Motion by Heather Daerr, Second by Richard Lawson

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.
Motion Carried

Supervisor, Richard Lawson stated the Board needs to consider what they want to do with the cameras at the Veterans Memorial Park. Next, Mr. Lawson reported there was a water break at the Township Building, PA American water stated the break was Township responsibility to repair. Supervisor Dooley found that the water meter was broken, and it was PA American Waters responsibility to fix. Supervisor Daerr also stated that Supervisor Lawson brought in his own personal equipment ready to help Mr.

Dooley make the repairs. Next, Supervisor Lawson questioned the status on the agreement with Sunoco for the paving of Patterson Road. Lastly, Mr. Lawson reported he attended a meeting with Ken Puglisi for radios for the Township. He stated the estimate would be about \$25,000.00. Supervisor, Heather Daerr asked the Board consider the estimate at the next meeting.

Supervisor, Paul Chasko reported he has not gotten any information from Kerry Fox with regards to the CDBG funds. Mr. Chasko asked Secretary/Treasurer, Nicole Wright to contact him for an update.

Supervisor Heather Daerr questioned Solicitor Sweat if he had any update on the Diliscia. Solicitor Sweat stated he has not received a telephone call back from Mr. Ivory. He noted he would follow up again with Mr. Ivory. Mr. Sweat stated the litigation on this case has stalled. Solicitor Sweat stated Diliscia would need to move their case along to get the defendants to talk settlement. Mr. Sweat stated the other named defendants in the case are not being pressed in court by Mr. & Mrs. Dilicia to remediate the complaint. Mr. Sweat stated the question now is does Union Township want to carry the entire burden and remediate the complaint. Discussions about the engineering costs and cost for the materials and installation ensued. Supervisor, Richard Lawson questioned the Solicitor if a pipe is installed, who then would be responsible for ownership of the pipe. Supervisor Lawson stated if the Township installs the pipe an agreement should be made that Diliscia would maintain the pipe. Supervisor, Richard Lawson stated he and Road Superintendent will go back up and look at the property again. Next, Supervisor Daerr stated the Ringgold Middle School Solicitor responded the Union Township stating the Ringgold School Board was not interested in any option agreement at this time.

Motion to go to executive session at 10:45pm.

Motion by Heather Daerr, Second by Robert Dooley

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried

The Union Township Board of Supervisors returned from executive session at 11:22 pm. and was back on record. Chairperson, Heather Daerr stated the Board discussed personnel, litigation, and the employee handbook.

Motion to approve the wording plaques for Veterans Memorial and Mr. Castor.

Motion by Heather Daerr, Second by Robert Dooley

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

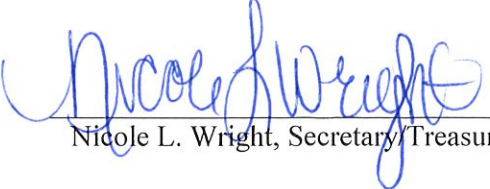
Motion Carried

Motion to adjourn at 11:24 pm.

Motion by Heather Daerr, Second by Robert Dooley

Roll Call Vote: Richard Lawson-YES, Paul Chasko-YES, Robert Dooley-YES, Heather Daerr-YES.

Motion Carried


Nicole L. Wright, Secretary/Treasurer